

## **TR2103 – IMMANUEL ROAD**

### **UTILITY RELOCATION AGREEMENT BETWEEN CITY OF PFLUGERVILLE AND MANVILLE WATER SUPPLY CORPORATION**

This Agreement (“**Agreement**”) is made and entered into by and between the City of Pflugerville, Texas (“**City**”), a Texas home-rule municipality, and Manville Water Supply Corporation (“**Manville**”), a Texas non-profit corporation, created and operating pursuant to Chapters 49 and 67, Texas Water Code. The City and Manville may hereinafter be collectively referred to as the “**Parties**.” This Agreement takes effect upon the last date of execution by the Parties (the “**Effective Date**”).

#### **RECITALS**

- A. The City intends to construct certain roadway improvements for Immanuel Road from Pecan Street to Killingsworth Lane (the “**Roadway Project**”), a project approved by voters in the City’s 2020 Transportation Bond referendum.
- B. The Pflugerville City Council and Manville’s Board of Directors jointly find that the Roadway Project will provide increased safety for persons; facilitate the improved movement of people, goods, and services; and benefit the residents of the City, residents of Travis County, and Manville’s members residing in the vicinity of the Roadway Project.
- C. The Roadway Project requires the relocation and accommodation of certain existing Manville potable water utility assets (“**Water Line Project**”), and by virtue of Manville’s property rights through existing easements, the City is financially responsible for the Water Line Project to the degree defined in this Agreement. The Roadway Project and the Water Line Project are referred to collectively in this Agreement as the “**Combined Projects**.”
- D. For purposes of cost efficiency, scheduling, and transportation planning, the Parties desire to cooperate in the development of the Water Line Project to be included with the City’s construction contract for the Roadway Project.
- E. The City and Manville will jointly participate in the costs of the relocation and accommodation of certain facilities to the extent as may be eligible for the Parties’ participation. Manville has prepared the design, plans and specifications for the Water Line Project attached hereto as **Exhibit A**.
- F. The City will bid and perform construction and inspection and will coordinate with Manville on the Combined Projects in accordance with the Manville provided plans and specifications. Manville affirms that the specification and design documents provided for the Water Line Project will be of similar quality, material, and construction type as existing Manville facilities.

- G. The City acknowledges Manville's interest in the real properties described at **Exhibit B** hereto, and/or facilities that entitle Manville to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated herein.
- H. All exhibits attached hereto are fully incorporated as part of this Agreement, for all purposes.

**NOW, THEREFORE**, in consideration of the covenants and agreements set forth herein, the Parties agree as follows:

1. Project Management.

- (a) The City of Pflugerville Capital Improvements Designated Program Director (the "**City's Director**") will act on behalf of the City with respect to the Roadway Project, coordinate on behalf of the City, receive and transmit information and instructions, and will have complete authority to interpret and define the City's policies and decisions with respect to the Roadway Project. The City's Director may designate a City Project Manager and may designate other representatives to act on behalf of the City with respect to the Roadway Project.
- (b) Manville's General Manager ("**Manville's General Manager**") will act on behalf of Manville with respect to the Water Line Project, coordinate on behalf of Manville, receive and transmit information and instructions, and will have complete authority to interpret and define Manville's policies and decisions with respect to the Water Line Improvements.
- (c) If a disagreement between the Parties arises regarding engineering, design, or construction standards; plans and specifications; inspection and testing; deficiencies and remedial action; change orders; or any other requirement or provision of this Agreement, and the disagreement is not resolved by the Parties' Project Managers, it shall be referred as soon as possible to Manville's General Manager and the City's Manager through an escalation letter.

2. Manville Rights and Responsibilities. Under this Agreement, Manville will:

- (a) Determine costs in good faith for the Water Line Project design and preparation of construction plans and specifications.
- (b) Procure engineering or other professional services for the project, in consultation with the City for input determining "demonstrated competence and qualifications" to perform the services for the specific project.
- (c) Cause the preparation of construction plans and technical specifications and allow the City to review said construction plans and technical specifications for final acceptance.

- (d) Make payment for only its proportionate share of the costs of the Water Line Project in the amounts indicated within the Reimbursement Eligibility Ratio calculations provided at **Exhibit C** of this Agreement.
- (e) Provided that the City provides reasonable prior notice to Manville, permit the City or its authorized representative to perform any activities necessary to execute the City's portion of the work to the extent it is (i) located on Manville's property, and (ii) part of the Combined Projects Area.
- (f) Abandon any property right Manville possesses to the segment of property from which Manville's facilities are being relocated, provided such abandonment is documented in the easement conveying property rights to the segment of property to which Manville's facilities are being relocated.
- (g) Have an inspector on site, and may, at its sole discretion notify the City of:
  - (i) Work that Manville reasonably determines should be corrected or rejected;
  - (ii) Manville's opinion regarding the results of any testing performed by or on behalf of the City; and
  - (iii) Manville's concerns regarding the maintenance of the Water Lines during construction of the Combined Projects.

Manville's representative shall coordinate all such inspections and all notifications through the City's representative. The City shall promptly correct any defects in construction or any non-compliance by contractors with approved plans.

- (h) Respond to notices of field changes or change orders and work with City regarding same as provided below.
- (i) May, at its discretion and expense, perform third party testing (excluding testing done by the selected contractor) of Water Lines upon completion, but before final acceptance of the Water Line Project improvements. If Manville elects to perform such testing, it shall coordinate all such testing with the City, through the City's Project Director, and provide written notification to the City, through the City's Project Director, of the results of any testing performed by Manville.
- (j) Shall assume ownership and maintenance responsibility for the Water Line Project improvements only upon (i) substantial completion of the improvements, (ii) correction of all punch-list items reasonably identified by Manville, (iii) receipt of all required testing results, warranties, record drawings, and closeout documentation, and (iv) Manville's written final acceptance of the Water Line Project improvements.
- (k) Will not bear responsibility for any design defects or construction defects. Manville's review, comment upon, approval of, concurrence with, or acceptance of any plans, specifications, shop drawings, testing results, inspections, field changes not directed by Manville, change orders not directed by Manville, construction documents, work product, or completed work shall be solely for the purpose of protecting Manville's utility system

and property interests. No such review, comment, approval, concurrence, or acceptance shall constitute an assumption by Manville of responsibility for the design, engineering, construction means and methods, contractor performance, project safety, regulatory compliance, or overall administration of the Combined Projects. Manville shall have no liability arising solely from its review, comment, approval, concurrence, or acceptance of any such matters unless directed and approved by Manville.

3. City Rights and Responsibilities. Under this Agreement, the City will:

- (a) Bid the Combined Projects and select a contractor in accordance with applicable procurement rules and regulations.
- (b) Provide Manville with the opportunity to review bid documents prior to publication to ensure completeness and acceptability.
- (c) Prepare a Schedule of Work, as attached hereto at **Exhibit D**.
- (d) Make payment for its proportionate share of the costs of the Water Line Project. The City's share of the costs shall be all costs that are not attributed to Manville under the Reimbursement Eligibility Ratio calculations provided at **Exhibit C** of this Agreement. The Reimbursement Eligibility Ratio calculations shall include Manville's engineering and legal expenses related to the Roadway Project. Manville shall provide appropriate documentation verifying any such engineering and legal expenses.
- (e) Secure all necessary permits for the Combined Projects.
- (f) Provide overall project management to monitor daily activities, contractor performance, and timely completion in accordance with approved plans, specifications, and the construction schedule.
- (g) Ensure the contractor performs work in compliance with the design and specifications provided by Manville.
- (h) Notify Manville of completed work portions and grant Manville the right to inspect, approve, and work with the city's representative as necessary throughout construction.
- (i) Permit Manville representatives access to inspect the Water Line Project with prior notice and coordination with City.
- (j) Conduct regular field observations and acceptance testing; notify Manville of results and any identified defects or deficiencies.
- (k) Cause any defects, deficiencies, or non-conforming work to be corrected by the contractor within a reasonable time after notice from Manville. If the City fails to cause such correction within ninety (90) days after receipt of written notice, or such longer period as may be reasonably necessary provided corrective efforts are diligently pursued, Manville may undertake the corrective work and the City shall reimburse Manville for its reasonable



and documented costs incurred in performing such corrective work.

- (l) Conduct and coordinate the final inspection; provide Manville a final punch list and observe correction of outstanding items.
- (m) Prepare and submit a certificate of substantial completion and a list of outstanding items to Manville for concurrence.
- (n) Negotiate and administer field changes and change orders as needed.
- (o) Make timely payment to the contractor for completed work.
- (p) Maintain complete job files.
- (q) Ensure compliance with the rules of the Texas Commission on Environmental Quality and all other applicable regulations and laws.

4. Field Changes and Change Orders.

- (a) The City shall negotiate and administer all field changes and construction contract change orders required for the Combined Projects and provide notice of same to Manville. In the case of field changes, Manville will respond to notice of field changes promptly, and in no case later than twenty-four (24) hours after notice is given. Notice of and response to field changes may be given verbally. In the case of construction contract change orders, Manville will respond to notice of construction contract change orders within forty-eight (48) hours of notice. Notice of and response to construction contract change orders shall be provided in writing, and e-mail shall constitute an acceptable form of such written communication. Failure by Manville to respond within the time periods set forth herein shall not constitute approval, consent, waiver, or acceptance of any field change, change order, or modification to the Water Line Project. No field change or change order affecting Manville's facilities shall be binding upon Manville unless expressly approved by Manville.
- (b) In circumstances in which Manville provides consent to a field change or construction contract change order, the City shall administer same and proceed accordingly. In the event Manville responds with comments or revisions and if the City agrees with such comment or revisions, the City shall incorporate same, administer same, and proceed accordingly. In the event the City does not agree with Manville's comments or revisions, the City shall notify Manville within twenty-four (24) hours of Manville's response. In the event of such disagreement, the Parties will work in good faith to establish mutually agreed upon field changes or construction contract change orders. Once agreed upon, the City shall provide Manville with a new copy of the final plans and specifications. The Parties agree that time is of the essence regarding the processing of field changes and construction contract change orders.

5. Billing and Payment.

Manville and City will pay sums owed for their respective shares of the work specified for the Water Line Project. Each Party shall maintain a complete accounting of all costs incurred, and any increased costs attributable to the Water Line Project above the approved costs in this Agreement must be reviewed and approved pursuant to Section 7(m) below. The Parties acknowledge that the reimbursement eligibility ratio set forth in **Exhibit C** applies only to eligible Water Line Project costs. Eligible costs include engineering, surveying, design, permitting, utility relocation construction, inspection, testing, easement acquisition, legal expenses related to the relocation, and approved change-order costs. Any dispute regarding cost eligibility shall be resolved pursuant to the dispute resolution procedures set forth herein, and no cost shall be allocated to Manville unless expressly identified as a Manville responsibility under this Agreement.

6. Term; Renewal; Termination.

- (a) This Agreement shall automatically renew on each annual anniversary of the Effective Date for successive one-year terms and shall continue in full force and effect until the later of (i) expiration of the warranty period for the Roadway Project and (ii) final resolution of all litigation, claims, disputes, and other matters arising out of or relating to the Roadway Project, unless earlier terminated in accordance with this Agreement.
- (b) Either Party may terminate this Agreement only upon the occurrence of a material breach by the other Party that remains uncured for thirty (30) days following written notice describing the breach in reasonable detail. No disagreement regarding a field change, change order, cost allocation, or interpretation of this Agreement shall constitute grounds for termination unless such disagreement results in a material breach that remains uncured after notice and opportunity to cure.
- (c) Within 30 days after either the completion of the Project or the termination of this Agreement, whichever date is sooner, the Parties must provide one another with a copy of:
  - (i) all executed change orders and addenda related to the Project;
  - (ii) the record drawings of the Project in .kmz, .dmg, and/or CAD formatting; and
  - (iii) all pay requests and payment records related to the Project.

7. Joint Use Agreement.

Prior to Final Completion of the project, the Parties shall work in good faith to enter into a separate **Joint Use Agreement** governing the shared use of certain facilities and rights-of-way associated with the Combined Projects. The purpose of the Joint Use Agreement will be to allow the City and Manville to efficiently share infrastructure where feasible, reduce future conflicts, and promote long-term coordination of public utilities within the Immanuel Road right-of-way.

8. General Terms.

- (a) Insurance. Contractor Risk Transfer. The City shall require its contractor and all subcontractors performing work on the Water Line Project to maintain insurance coverages customary for public utility construction projects, and name Manville as an additional insured on all applicable liability policies, which shall include a waiver of subrogation in favor of Manville where commercially available. The City shall further require the contractor to defend, indemnify, and hold harmless Manville, its officers, directors, employees, agents, and representatives from and against any claims, damages, losses, liabilities, costs, and expenses arising out of or resulting from the contractor's performance of the work, except to the extent caused by the negligence or willful misconduct of Manville.
- (b) Force Majeure. The obligations of either Party to perform under this Agreement will be excused during each period of delay caused by acts of God, pandemic, war or terrorism, or by shortages of power or materials or government orders which are beyond the reasonable control of the party obligated to perform and prevents the party from being able to perform ("Force Majeure Event"). In the event that either Party ceases to perform its obligations under this Agreement due to the occurrence of a Force Majeure Event, such Party shall:
  - (i) promptly notify the other party in writing of such Force Majeure Event and its expected duration; and
  - (ii) take all reasonable steps to recommence performance of its obligations under this Agreement as soon as possible.
- (c) Notice. Any notice given hereunder by either party to the other shall be in writing and may be effected by personal delivery in writing or by registered or certified mail, return receipt requested when mailed to the proper party, at the following addresses:

CITY: James Hartshorn, City Manager (or successor)  
P.O. Box 589  
Pflugerville, Texas 78691-

COPY TO: Michael C. Hayes, City Attorney (or successor)  
100 E Main St,  
Pflugerville, TX 78660

MANVILLE: Manville Water Supply Corporation  
Erik Prinz, General Manager  
P.O. Box 248,  
Coupland, TX  
78615

COPY TO: Manville Water Supply Corporation  
c/o ZTE Law, PC  
2900 W Anderson Lane, Ste C-200, No. 354  
Austin, TX 78757

- (d) Number and Gender Defined. As used in this Agreement, whenever the context so indicates, the masculine, feminine, or neuter gender and the singular or plural number shall each be deemed to include the others.
- (e) Entire Agreement. This Agreement contains the complete and entire Agreement between the Parties respecting the matters addressed herein, and supersedes all prior negotiations, agreements, representations, and understanding, if any, between the parties respecting the construction of the Water Line Improvements and the Roadway Project. This Agreement may not be modified, discharged, or changed in any respect whatsoever except by a further agreement in writing duly executed by authorized representatives of the Parties. No official, representative, agent, or employee of the City or Manville has any authority to modify this Agreement, except pursuant to such express authority as may be granted by the City Council of Pflugerville, Texas, and Manville's Board of Directors. The recitals set forth above and the attached exhibits are incorporated herein.
- (f) Other Instruments. The Parties covenant and agree that they will execute other and further instruments and documents as may become necessary or convenient to effectuate and conduct the purposes of this Agreement.
- (g) Invalid Provision. Any clause, sentence, provision, paragraph, or article of this agreement held by a court of competent jurisdiction to be invalid, illegal, or ineffective shall not impair, invalidate, or nullify the remainder of this Agreement, but the effect thereof shall be confined to the clause, sentence, provision, paragraph, or article so held to be invalid, illegal, or ineffective.
- (h) Current Funds. The City shall make payments arising under this Agreement from current available revenues.

- (i) No Third-Party Beneficiary. This Agreement is not intended to and shall not be construed to create any rights or remedies in any person or legal entity that is not a Party to it and the Parties are not waiving any defense or immunity to which they are entitled against any person or legal entity that is not a party to this Agreement.
- (j) Multiple Counterparts. This Agreement may be executed by the Parties in one or more counterparts, each of which shall be considered one and the same agreement. Signatures transmitted electronically by e-mail in a “.pdf” format or by DocuSign or similar e-signature service shall have the same force and effect as original signatures in this Agreement.
- (k) Amendments. This Agreement may only be amended, supplemented, or modified by a written instrument duly executed by both Parties.
- (l) Public Disclosure. Each Party is required to make any information created or exchanged with the other Party pursuant to this Agreement, and not otherwise exempted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the other Party.
- (m) Modifications. In the event it is determined that a substantial change from the statement of work contained in this Agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this Agreement, or a written change or extra work order approved by the City and Manville.
- (n) Authorities. The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the Party represented.

**CITY OF PFLUGERVILLE, TEXAS**

By: \_\_\_\_\_  
James Hartshorn, City Manager

Date: \_\_\_\_\_

**MANVILLE WATER SUPPLY CORPORATION**

By: \_\_\_\_\_  
Erik Prinz, General Manager

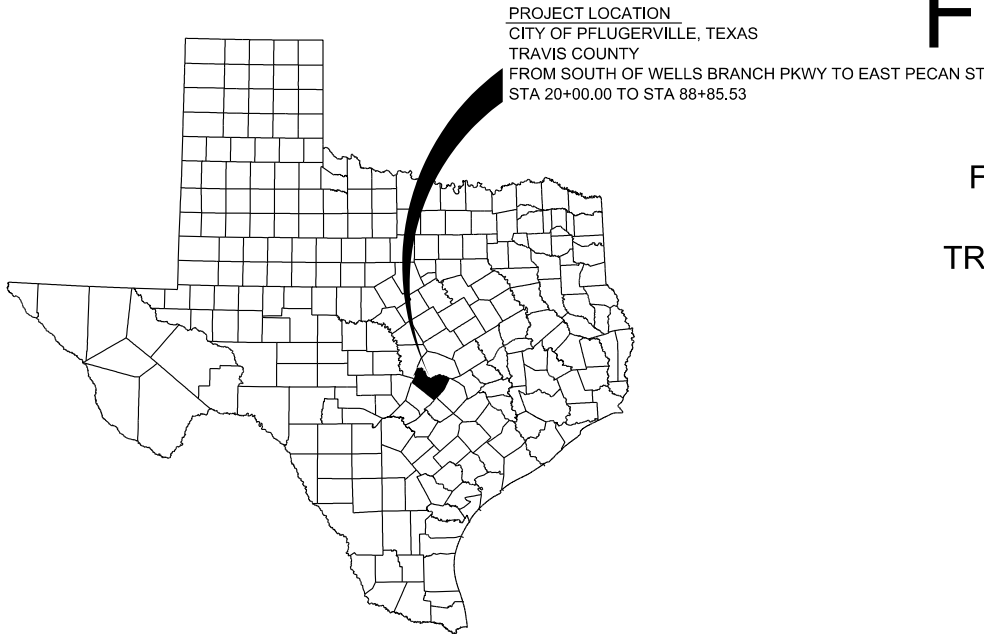
Date: 7/23/26

# EXHIBIT A

## Plans and Specifications

for the Utility Relocation Agreement Between the City of  
Pflugerville and Manville Water Supply Corporation on the  
TR2103 – Immanuel Road Project.

# CITY OF PFLUGERVILLE IMMANUEL ROAD FINAL DESIGN PLANS



TOTAL LENGTH: 6,845.53 FT / 1.30 MI  
FOR THE CONSTRUCTION OF ROADWAY, RETAINING WALLS,  
DRAINAGE, BRIDGES, SIGNING & PAVEMENT MARKINGS,  
TRAFFIC SIGNALS, ILLUMINATION, AND PEDESTRAIN FACILITIES  
EXISTING ADT 8,833 (2018)/ 7,026 (2020)  
DESIGN SPEED: 35 MPH  
FUNCTIONAL CLASS: MAJOR COLLECTOR - 70 ROW

CONTRACT DRAWINGS FOR



CITY OF PFLUGERVILLE, TEXAS

## CITY OF PFLUGERVILLE COUNCIL MEMBERS

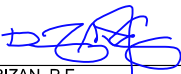
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|----------------------------------|-------------------------------|
| VICTOR GONZALES - MAYOR          | RUDY METAYER - COUNCIL MEMBER |
| KIMBERLY HOLIDAY - MAYOR PRO TEM | MELODY RYAN - COUNCIL MEMBER  |
| DOUG WEISS - COUNCIL MEMBER      | DAVID ROGERS - COUNCIL MEMBER |
| CEASAR RUIZ - COUNCIL MEMBER     |                               |

## UTILITY CONTACT INFORMATION

|                                                                                                                                                                                                                                                  |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| - WATER / WASTEWATER<br>CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT<br>ATTENTION:<br>BRANDON PRITCHETT, UTILITIES DIRECTOR<br>EVAN GROESCHEL, OPERATIONS DIRECTOR<br>15500 SUN LIGHT NEAR WAY, #B<br>PFLUGERVILLE, TX 78690<br>(512) 900-6400 | - ONCOR<br>DRAKE SMITH<br>254-342-1393<br>DRAKE.SMITH@ONCOR.COM   |
| - MANVILLE WATER<br>ERIK PRINZ<br>512-856-2488 EXT: 233<br>EPRINZ@MANVILLEWSC.ORG                                                                                                                                                                | - AT&T<br>HUGO VASQUEZ<br>737-255-4822<br>HV5621@ATT.COM          |
| - AUSTIN ENERGY<br>JOHN POWELL<br>512-505-7016<br>JOHN.POWELL@AUSTINENERGY.COM                                                                                                                                                                   | - ATMOS<br>GEORGE TURCIOS<br>GEORGE.TURCIOS@ATMOSENERGY.COM       |
|                                                                                                                                                                                                                                                  | - ZAYO<br>RUSSELL LYTLE<br>817-538-8532<br>RUSSELL.LYTLE@ZAYO.COM |

## MISCELLANEOUS UNDERGROUND LINE LOCATION

SUBMITTED FOR APPROVAL SIGNATURE BY:

DAVID W. KRIZAN, P.E.  3/2/2025  
RODRIGUEZ TRANSPORTATION GROUP DATE

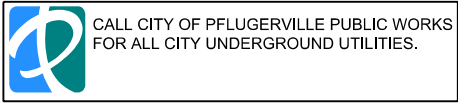
ACCEPTED FOR CONSTRUCTION:

JEFF L. DUNSWORTH, PE, CFM  
CITY ENGINEER  
ENGINEERING DEPARTMENT  
CITY OF PFLUGERVILLE, TEXAS DATE

| NO. | REVISION | BY | DATE |
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|     |          |    |      |

**RTG** | RODRIGUEZ  
TRANSPORTATION  
GROUP

FIRM #587

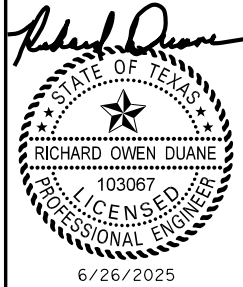


3/2/2025

6/26/2025

CITY OF PFLUGERVILLE WATER AND WASTEWATER NOTES:

- PIPE MATERIAL FOR WATER MAINS SHALL BE PVC AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-110,MIN 150). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (200 PSI, DR9).
- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150) OR DUCTILE IRON (AWWA C-121. ,MIN. CLASS 150). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (SDR 26). SDR-35 WASTEWATER IS NOT ALLOWED IN THE RIGHT OF WAY OR PUBLIC EASEMENT.
- ALL WASTEWATER MAINS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM 30 DAYS.
- WATER LINES SHALL HAVE A MINIMUM FORTY-EIGHT 48 INCHES OF COVER MEASURED FROM EITHER THE TOP OF THE PIPE OR VALVE ACTUATING NUT (WHICHEVER IS APPLICABLE) TO THE FINISHED GROUND SURFACE. WASTEWATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER BELOW THE ACTUAL SUBGRADE. THE SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES ADOPTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- WHERE A WATER OR WASTEWATER LINE CROSSES BELOW A STORM SEWER STRUCTURE AND THE TOP OF THE PIPE IS WITHIN 18" OF THE BOTTOM OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1' ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON PIPE WITH SIZES LARGER THAN 12". CONCRETE ENCASEMENT SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
- ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL BE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED. ALL MANHOLES SHALL BE COATED WITH 80 MIL OF RAVEN LINING SYSTEM OR APPROVED EQUAL.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-110,MIN. CLASS 150).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM 8-MIL POLYETHYLENE FILM PRIOR TO PLACING CONCRETE.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING LINES.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE EQUIPMENT INCLUDING PUMPS, GAUGES, SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF PFLUGERVILLE PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF PFLUGERVILLE TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF PFLUGERVILLE AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF PFLUGERVILLE.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED ADJACENT THE RIGHT OF WAY OR PUBLIC EASEMENT ON PRIVATE PROPERTY ON ALL PRIVATE FIRE LINES.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:  
WATER SERVICE "W" ON TOP OF CURB WASTEWATER SERVICE "S" ON TOP OF CURB VALVE "V" ON FACE OF CURB
- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- ALL FIRE HYDRANTS SHALL BE NATIONAL STANDARD HOSE THREAD.
- ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE CITY ONLY PROVIDES UP TO A 2" DISPLACEMENT METER. LARGER METERS MUST BE SUPPLIED BY THE CONTRACTOR AND MUST INCLUDE THE NEPTUNE E-CODER R900I READER SYSTEM. TURBINE METERS SHALL NOT BE USED EXCEPT FOR NEPTUNE PROTECTUS III OR NEPTUNE TRUFLOW. THE LOW FLOW SIDE OF THE PROTECTUS III MUST BE A T-10 POSITIVE DISPLACEMENT METER. FOR QUESTIONS CONCERNING METER SELECTION, PLEASE CONTACT THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT AT 512-990-6300.
- PRIOR TO SHUTTING DOWN THE WATER MAINS, CONTRACTOR SHALL NOTIFY CUSTOMERS AFFECTED BY THE SHUT DOWN AT LEAST 48 HOURS IN ADVANCE.





Rodriguez  
TRANSPORTATION  
GROUP

K•FRIESE  
+ ASSOCIATES



A LOCHNER COMPANY  
Firm #6535

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
WATER & WASTEWATER NOTES

| NO.          | REVISION | BY | DATE | FILE NAME                  |
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| SHEET 1 OF 1 |          |    |      |                            |



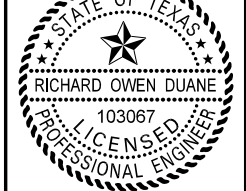


1/21/2026

| MANVILLE WATER/WASTEWATER SUMMARY                                        | W-1<br>504                     | W-2<br>504                                                | W-3<br>505                            | W-4<br>505                                                                             | W-5<br>505                                                                               | W-6<br>509                                  | W-7<br>510                                                                                                       | W-8<br>510                                                                                                        | W-9<br>510                                                                  | W-10<br>510                                                                  | W-11<br>510                                 | W-12<br>510                                   | W-13<br>510                 | W-14<br>510                               | W-15<br>511                        |
|--------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------|-----------------------------|-------------------------------------------|------------------------------------|
| PLAN<br>SHEET<br>NO.                                                     | ADJUST<br>WATER VALVE<br>TO FG | ADJUST<br>AIR RELEASE<br>VALVE AND<br>AIR PIPING<br>TO FG | CONCRETE<br>ENCASEMENT<br>(24-IN DIA) | ENCASEMENT<br>PIPE,<br>4-IN DIA,<br>STEEL, 1/4-IN<br>THCK, OPEN<br>CUT<br>(ALL DEPTHS) | ENCASEMENT<br>PIPE,<br>20-IN DIA,<br>STEEL, 5/16-IN<br>THCK, OPEN<br>CUT<br>(ALL DEPTHS) | TRENCH<br>SAFETY<br>SYSTEMS<br>(ALL DEPTHS) | PIPE, CL 150<br>RESTRAINED<br>JOINT DI OR<br>PVC C900 (1-IN<br>DIA) (ALL<br>DEPTHS), INCL<br>EXC AND<br>BACKFILL | PIPE, CL 150<br>RESTRAINED<br>JOINT DI OR<br>PVC C900<br>(10-IN DIA)<br>(ALL DEPTHS),<br>INCL EXC AND<br>BACKFILL | PIPE<br>REMOVAL,<br>(1-IN DIA) (ALL<br>DEPTHS), INCL<br>EXC AND<br>BACKFILL | PIPE<br>REMOVAL,<br>(10-IN DIA)<br>(ALL DEPTHS),<br>INCL EXC AND<br>BACKFILL | WET<br>CONNECTION<br>1-IN DIA X 1-IN<br>DIA | WET<br>CONNECTION<br>10-IN DIA X<br>10-IN DIA | DUCTILE<br>IRON<br>FITTINGS | PRESSURE<br>TAPS, 10-IN<br>DIA X 1-IN DIA | AIR RELEASE<br>VALVE<br>(1-IN DIA) |
|                                                                          | EA                             | EA                                                        | LF                                    | LF                                                                                     | LF                                                                                       | LF                                          | LF                                                                                                               | LF                                                                                                                |                                                                             | LF                                                                           | EA                                          | EA                                            | TN                          | EA                                        | EA                                 |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 1 OF 4               | 1                              | 1                                                         | 20                                    |                                                                                        |                                                                                          |                                             |                                                                                                                  |                                                                                                                   |                                                                             |                                                                              |                                             |                                               |                             |                                           |                                    |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 2 OF 4               |                                |                                                           |                                       |                                                                                        |                                                                                          |                                             |                                                                                                                  |                                                                                                                   |                                                                             |                                                                              |                                             |                                               |                             |                                           |                                    |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 3 OF 4               |                                |                                                           |                                       |                                                                                        |                                                                                          |                                             |                                                                                                                  |                                                                                                                   |                                                                             |                                                                              |                                             |                                               |                             |                                           |                                    |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 4 OF 4               |                                |                                                           |                                       |                                                                                        |                                                                                          |                                             |                                                                                                                  |                                                                                                                   |                                                                             |                                                                              |                                             |                                               |                             |                                           |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4' PLAN AND PROFILE SHEET 1 OF 2  |                                |                                                           |                                       |                                                                                        | 146                                                                                      | 400                                         |                                                                                                                  | 400                                                                                                               |                                                                             | 393                                                                          |                                             | 1                                             | 0.4                         |                                           |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4' PLAN AND PROFILE SHEET 2 OF 2  |                                |                                                           |                                       |                                                                                        | 93                                                                                       | 236                                         |                                                                                                                  | 236                                                                                                               |                                                                             | 208                                                                          |                                             | 1                                             | 0.5                         |                                           |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4A' PLAN AND PROFILE SHEET 1 OF 1 |                                |                                                           |                                       |                                                                                        | 64                                                                                       | 136                                         |                                                                                                                  | 136                                                                                                               |                                                                             | 124                                                                          |                                             | 2                                             | 0.7                         |                                           |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M5' PLAN AND PROFILE SHEET 1 OF 1  |                                |                                                           |                                       | 39                                                                                     |                                                                                          | 62                                          | 62                                                                                                               |                                                                                                                   | 60                                                                          |                                                                              | 1                                           |                                               | 0.2                         | 1                                         |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M6' PLAN AND PROFILE SHEET 1 OF 1  |                                |                                                           |                                       |                                                                                        | 80                                                                                       | 121                                         |                                                                                                                  | 121                                                                                                               |                                                                             | 117                                                                          |                                             | 2                                             | 0.4                         |                                           |                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M7' PLAN AND PROFILE SHEET 1 OF 1  |                                |                                                           |                                       |                                                                                        | 95                                                                                       | 124                                         |                                                                                                                  | 124                                                                                                               |                                                                             | 123                                                                          |                                             | 2                                             | 0.3                         |                                           | 1                                  |
| PROPOSED WATER/WASTEWATER WATER LINE 'M8' PLAN AND PROFILE SHEET 1 OF 1  |                                |                                                           |                                       |                                                                                        |                                                                                          | 104                                         |                                                                                                                  | 104                                                                                                               |                                                                             | 100                                                                          |                                             | 2                                             | 0.6                         |                                           |                                    |
| TOTALS                                                                   | 1                              | 1                                                         | 20                                    | 39                                                                                     | 478                                                                                      | 1183                                        | 62                                                                                                               | 1121                                                                                                              | 60                                                                          | 1065                                                                         | 1                                           | 10                                            | 3.1                         | 1                                         | 1                                  |

1

| MANVILLE WATER/WASTEWATER SUMMARY                                        | W-16<br>511                         | W-17<br>511                          |
|--------------------------------------------------------------------------|-------------------------------------|--------------------------------------|
| PLAN<br>SHEET<br>NO.                                                     | VALVES<br>(GATE TYPE)<br>(1-IN DIA) | VALVES<br>(GATE TYPE)<br>(10-IN DIA) |
|                                                                          | EA                                  | EA                                   |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 1 OF 4               |                                     |                                      |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 2 OF 4               |                                     |                                      |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 3 OF 4               |                                     |                                      |
| PROPOSED WATER/WASTEWATER SURFACE ADJUSTMENTS SHEET 4 OF 4               |                                     |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4' PLAN AND PROFILE SHEET 1 OF 2  |                                     |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4' PLAN AND PROFILE SHEET 2 OF 2  |                                     |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M4A' PLAN AND PROFILE SHEET 1 OF 1 |                                     |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M5' PLAN AND PROFILE SHEET 1 OF 1  | 1                                   |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M6' PLAN AND PROFILE SHEET 1 OF 1  |                                     |                                      |
| PROPOSED WATER/WASTEWATER WATER LINE 'M7' PLAN AND PROFILE SHEET 1 OF 1  |                                     | 2                                    |
| PROPOSED WATER/WASTEWATER WATER LINE 'M8' PLAN AND PROFILE SHEET 1 OF 1  |                                     |                                      |
| TOTALS                                                                   | 1                                   | 2                                    |



1/21/2026

RODRIGUEZ  
TRANSPORTATION  
GROUP

RTG

K. FRIESE  
+ ASSOCIATES



CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
WATER/WASTEWATER SUMMARY  
SUMMARY OF MANVILLE  
QUANTITIES

|          |                |  |  |  |  |
|----------|----------------|--|--|--|--|
| NO.      | 1              |  |  |  |  |
| REVISION | ADDENDUM NO. 2 |  |  |  |  |
| BY       | BMH            |  |  |  |  |
| DATE     | 01/21/26       |  |  |  |  |

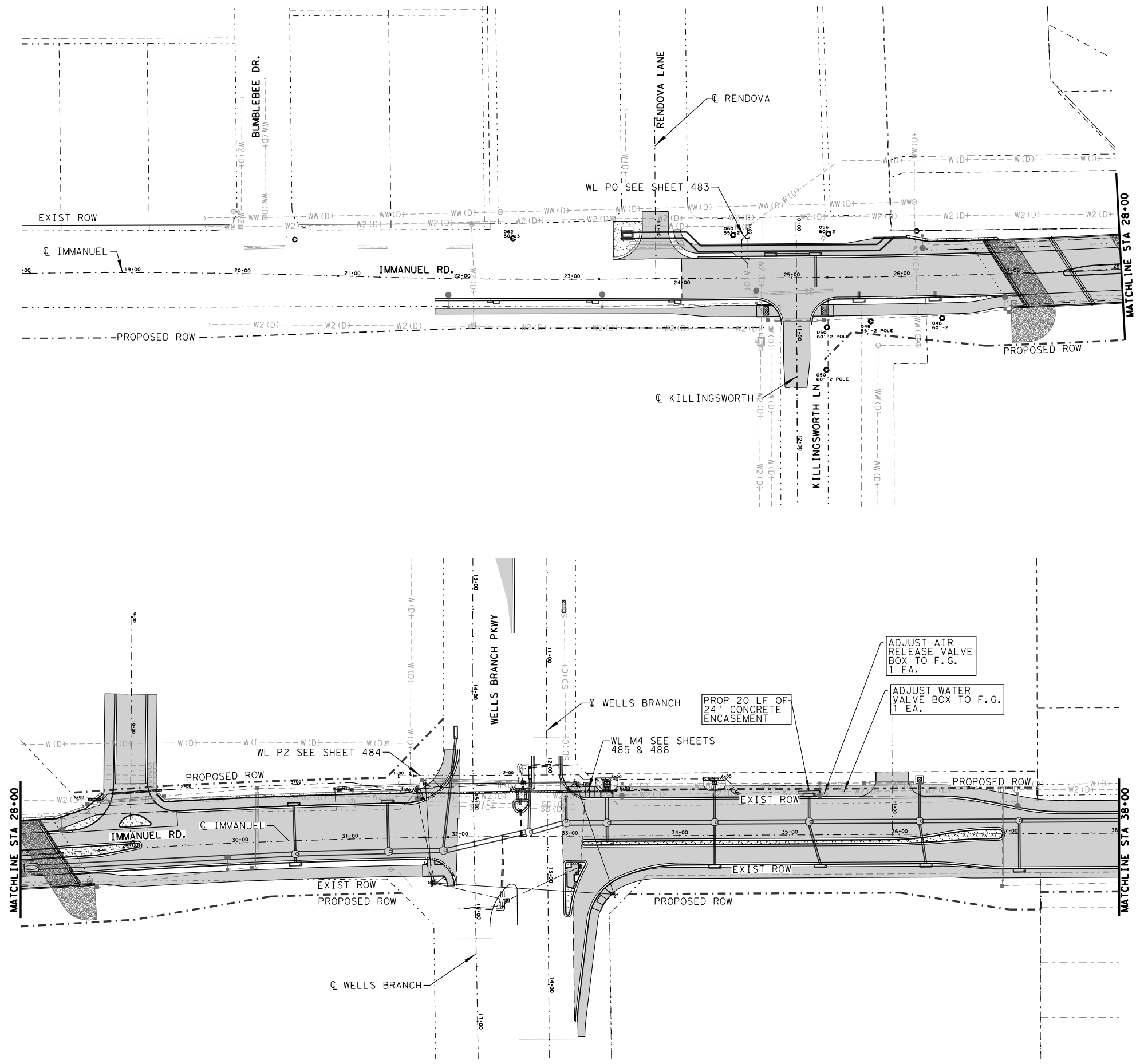
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SHEET  
478

SHEET 1 OF 1

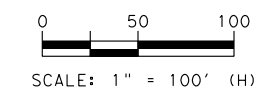
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LEGEND

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- EXISTING WATER (PFLUGERVILLE)
- EXISTING WATER (MANVILLE)
- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION



RODRIGUEZ TRANSPORTATION GROUP

RTG

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
ADJUSTMENTS SHEETS 1 OF 4

| NO. | REVISION | BY | DATE |
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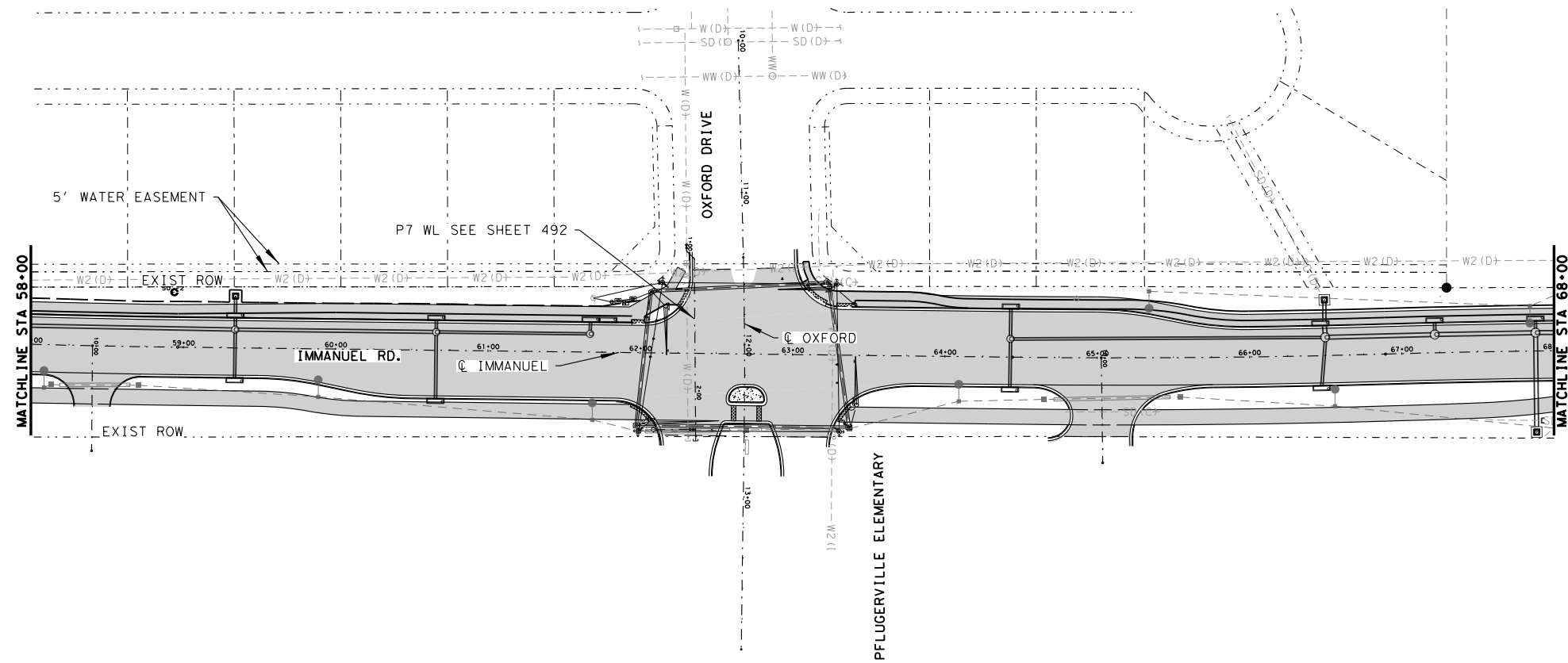
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479

SHEET 1 OF 4

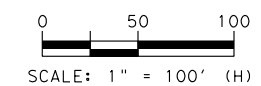
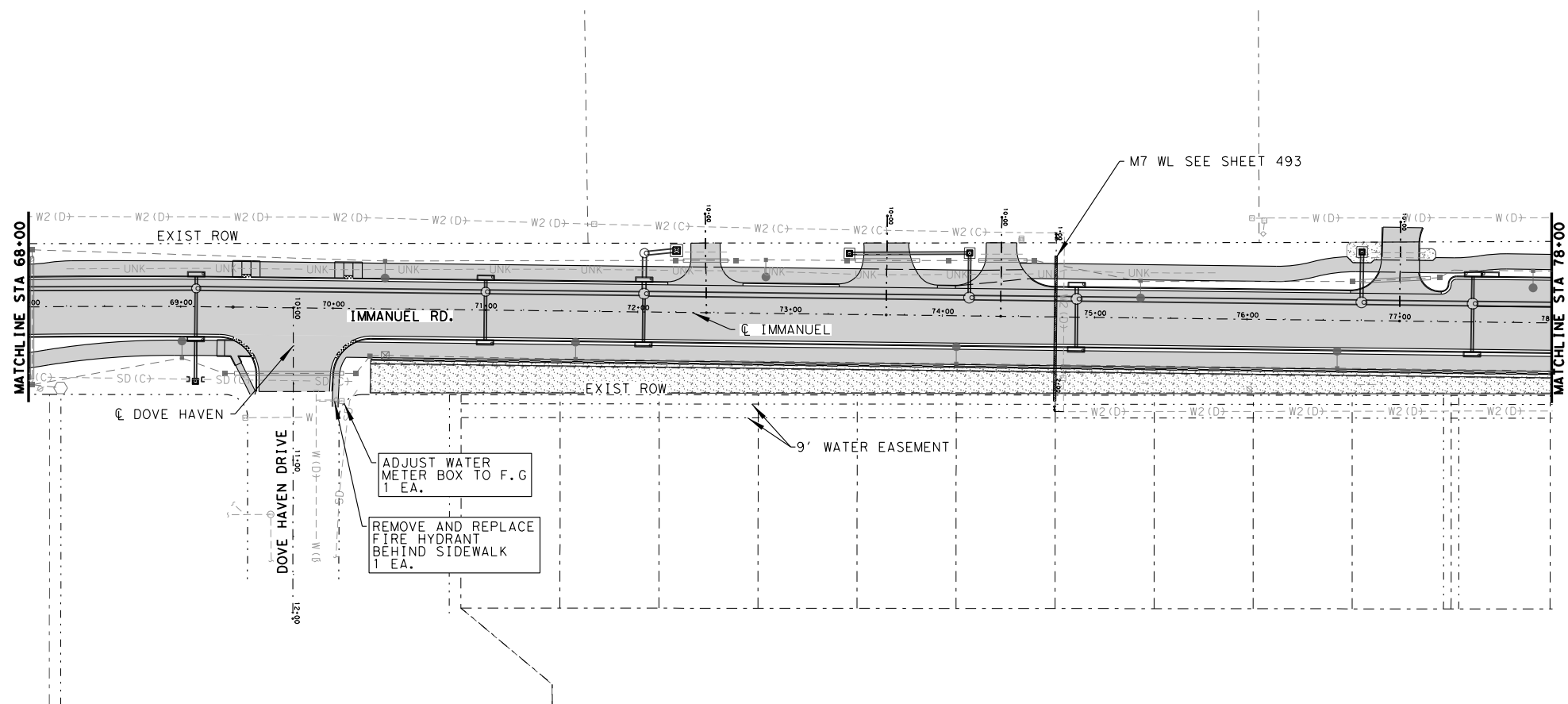


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- LEGEND**
- EXISTING ROW
  - EXISTING EASEMENT
  - PROPERTY LINE
  - PROPOSED ROW
  - PROPOSED CONSTRUCTION
  - EXISTING DRAINAGE
  - PROPOSED DRAINAGE
  - PROPOSED WATER LINE
  - W (D) --- EXISTING WATER (PFLUGERVILLE)
  - W2 (D) --- EXISTING WATER (MANVILLE)
  - WW (D) --- EXISTING WASTEWATER
  - EXISTING SIGNAL POLE
  - PROPOSED SIGNAL POLE
  - PROPOSED ILLUMINATION



*Richard Duane*

STATE OF TEXAS  
RICHARD OWEN DUANE  
103067  
LICENSED PROFESSIONAL ENGINEER  
6/26/2025

RODRIGUEZ TRANSPORTATION GROUP  
FIRM #597

**K FRIESE**  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
ADJUSTMENTS SHEETS 3 OF 4

| NO. | REVISION | BY | DATE |
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IMMANUEL\_SHT\_UTIL\_SA\_03\_KFA

SHEET  
481

SHEET 3 OF 4





PROP ID#269490  
MCDOWELL CATHY & JAMES (242559)  
2000 RENDOVA LN  
PFLUGERVILLE TX 78660-2154  
0.8183 AC.

PROP ID#967449  
MOUNTAIN CREEK LAND LP (1964574)  
1000 N LAMAR BLVD UNIT 400  
AUSTIN TX 78703-5561  
14.0638 AC.

|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|  | EXISTING ROW                  |
|  | EXISTING EASEMENT             |
|  | PROPERTY LINE                 |
|  | PROPOSED ROW                  |
|  | PROPOSED CONSTRUCTION         |
|  | EXISTING DRAINAGE             |
|  | PROPOSED DRAINAGE             |
|  | PROPOSED WATER LINE           |
|  | EXISTING WATER (PFLUGERVILLE) |
|  | EXISTING WATER (MANVILLE)     |
|  | EXISTING WASTEWATER           |
|  | EXISTING SIGNAL POLE          |
|  | PROPOSED SIGNAL POLE          |
|  | PROPOSED ILLUMINATION         |

1. THE CONTRACTOR TO FIELD VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
2. ALL PROPOSED WATER MAIN IS TO BE RESTRAINED.

*Richard Owen*

STATE OF TEXAS  
★ ★ ★ ★ ★  
RICHARD OWEN DUANE  
103067  
LICENSED  
PROFESSIONAL ENGINEER  
6/26/2025

**RTG**

**RODRIGUEZ  
TRANSPORTATION  
GROUP**

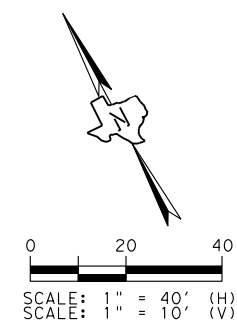
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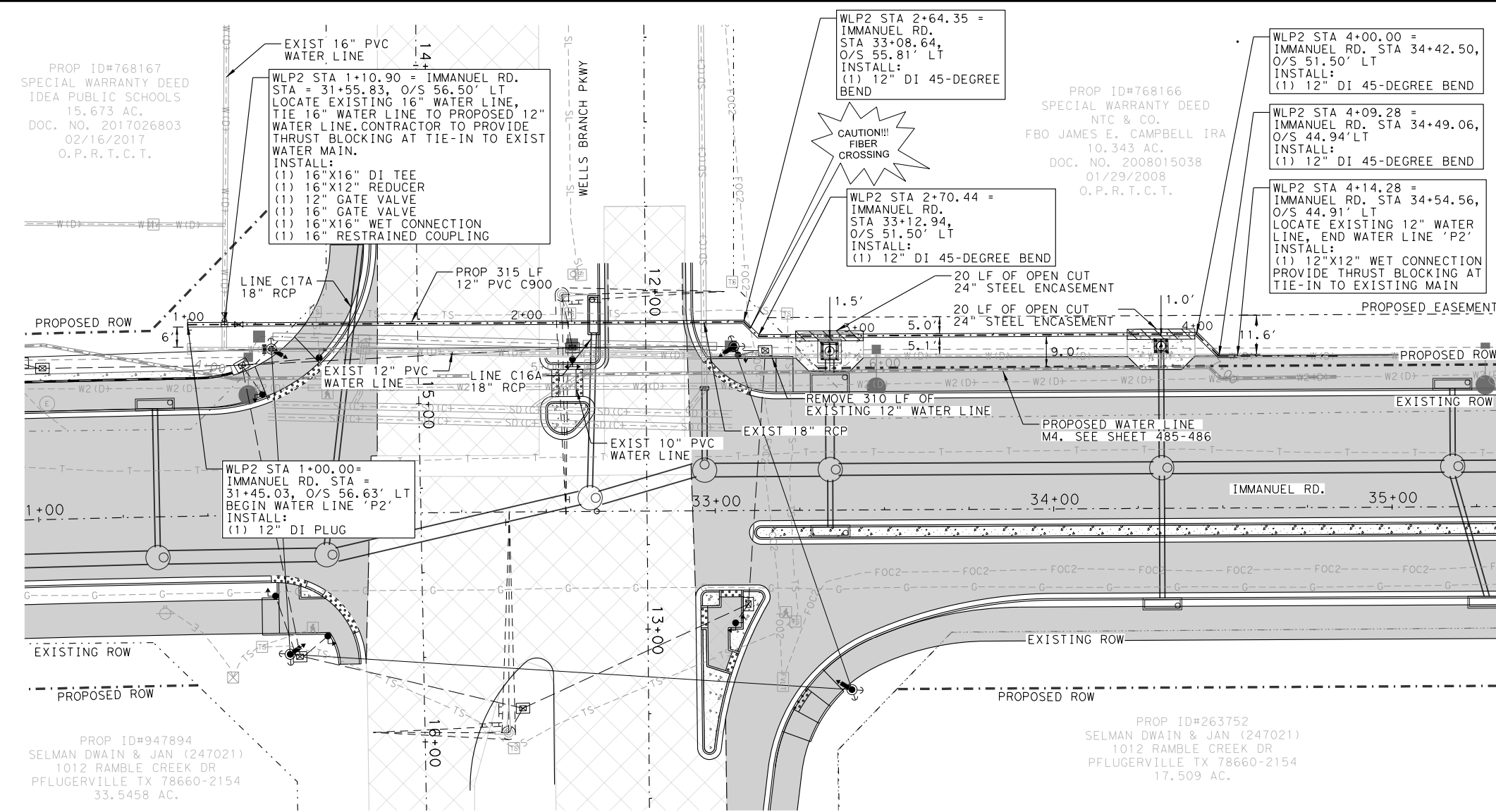
CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'PO'  
PLAN AND PROFILE SHEET 1 OF 1

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6/26/2025

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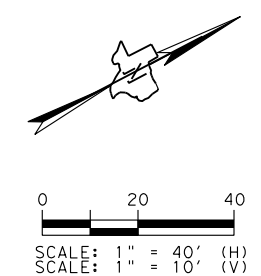
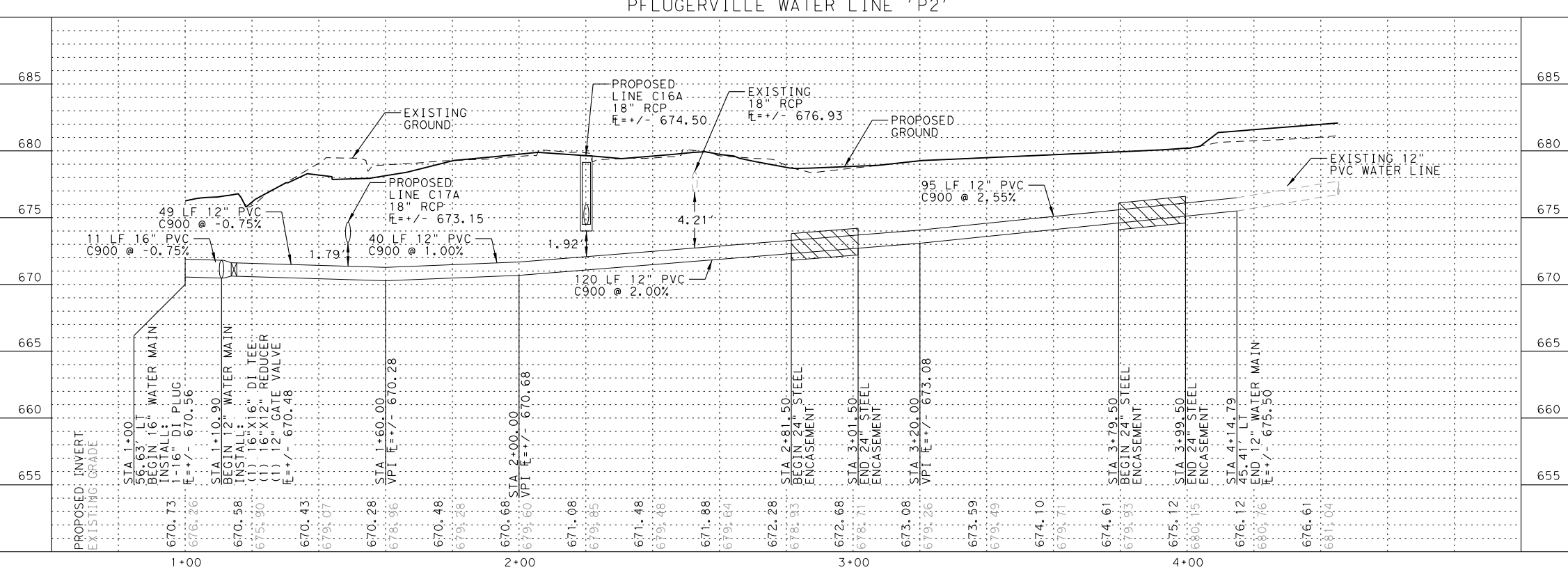




**LEGEND**

- EXISTING ROW
- - - EXISTING EASEMENT
- - - PROPERTY LINE
- - - PROPOSED ROW
- ===== PROPOSED CONSTRUCTION
- ===== EXISTING DRAINAGE
- ===== PROPOSED DRAINAGE
- PROPOSED WATER LINE
- W(D)--- EXISTING WATER (PFLUGERVILLE)
- W2(D)--- EXISTING WATER (MANVILLE)
- WW(D)--- EXISTING WASTEWATER
- ===== EXISTING SIGNAL POLE
- ===== PROPOSED SIGNAL POLE
- ===== PROPOSED ILLUMINATION

- NOTES:
1. THE CONTRACTOR TO FIELD VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
  2. ALL PROPOSED WATER MAIN IS TO BE RESTRAINED.



**Richard Owen Duane**  
STATE OF TEXAS  
RICHARD OWEN DUANE  
103067  
LICENSED PROFESSIONAL ENGINEER  
6/26/2025

RODRIGUEZ TRANSPORTATION GROUP  
FIRM 1597

**K. FRIESE**  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'P2'  
PLAN AND PROFILE SHEET 1 OF 1

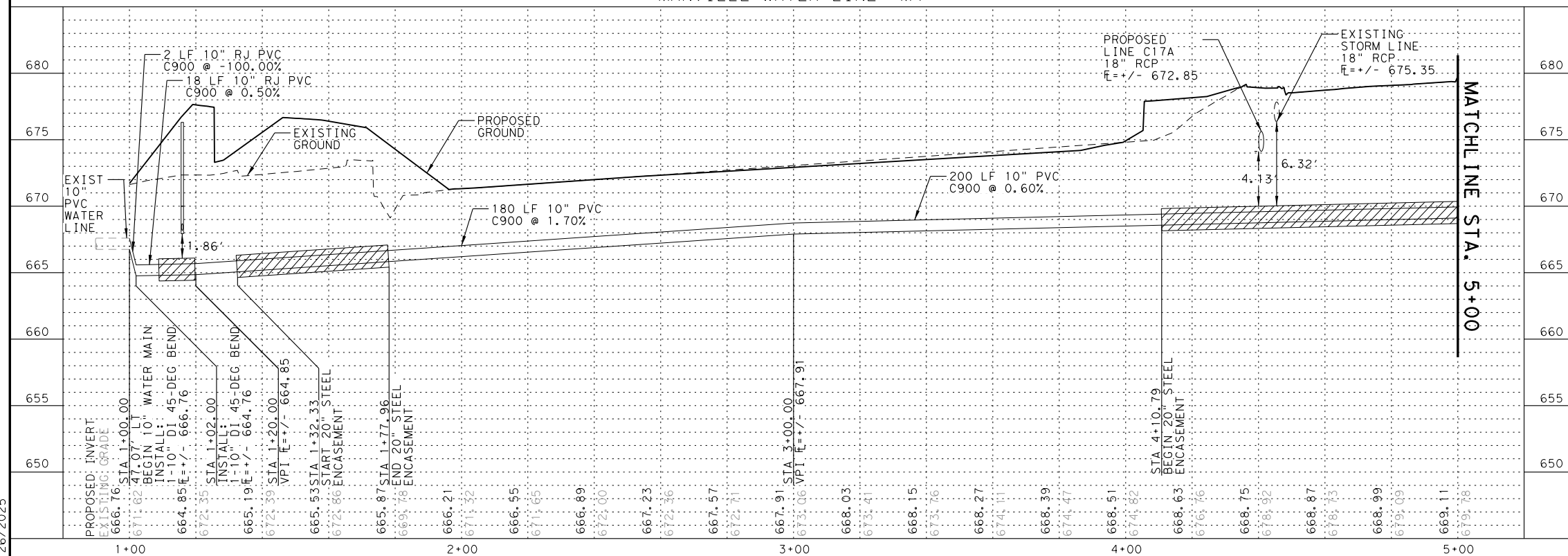
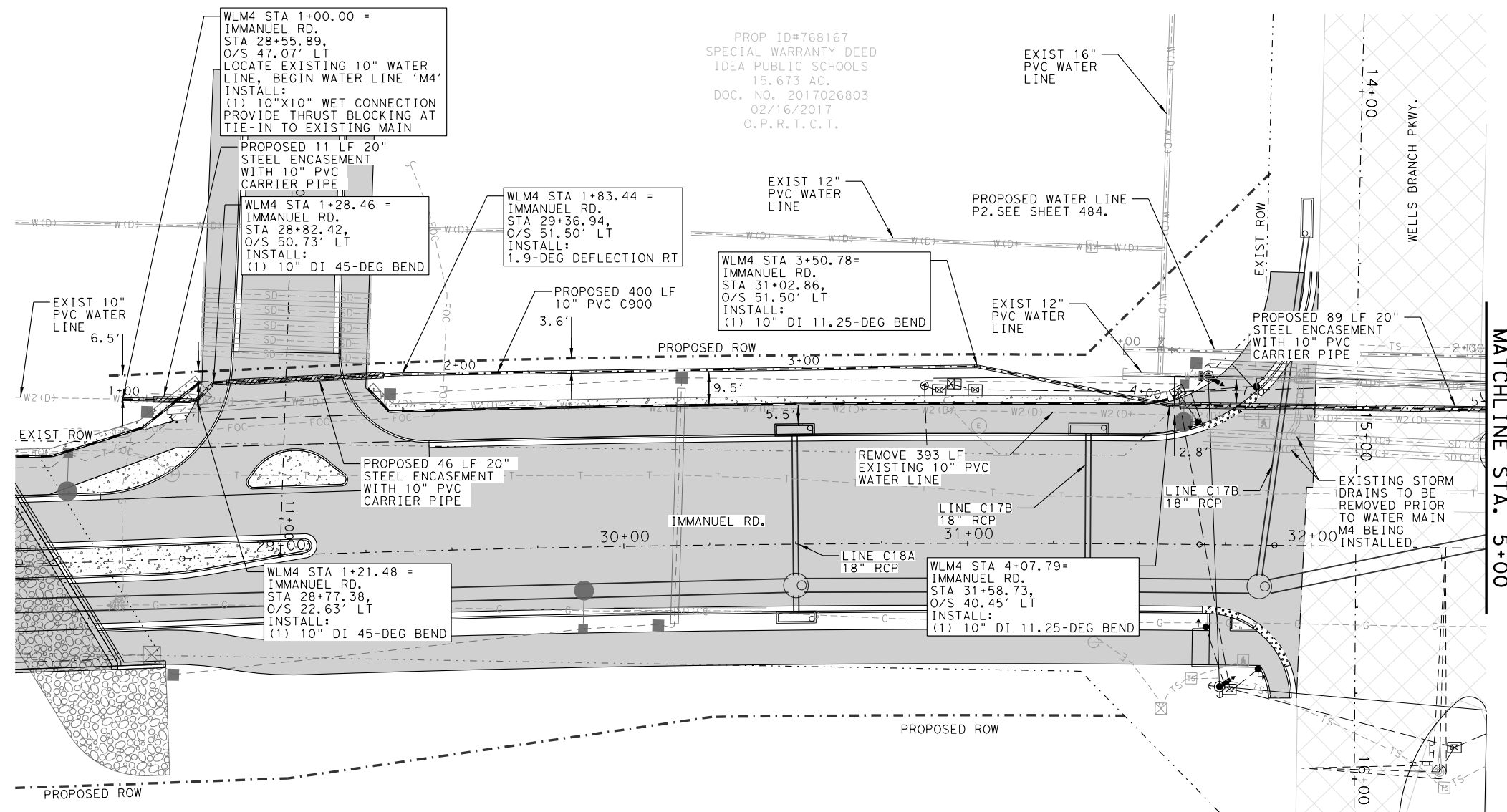
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**484**

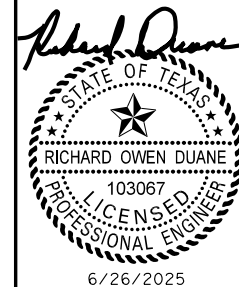
SHEET 2 OF 13





- ### LEGEND
- |                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
| .....                                                                               | EXISTING ROW                  |
| -----                                                                               | EXISTING EASEMENT             |
| -----                                                                               | PROPERTY LINE                 |
| .....                                                                               | PROPOSED ROW                  |
|  | PROPOSED CONSTRUCTION         |
| =====                                                                               | EXISTING DRAINAGE             |
| =====                                                                               | PROPOSED DRAINAGE             |
| .....                                                                               | PROPOSED WATER LINE           |
| ----- W (D) -----                                                                   | EXISTING WATER (PFLUGERVILLE) |
| ----- W2 (D) -----                                                                  | EXISTING WATER (MANVILLE)     |
| ----- WW (D) -----                                                                  | EXISTING WASTEWATER           |
|  | EXISTING SIGNAL POLE          |
|  | PROPOSED SIGNAL POLE          |
|  | PROPOSED ILLUMINATION         |

- NOTES:
1. THE CONTRACTOR TO FIELD VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
  2. ALL PROPOSED WATER MAIN IS TO BE RESTRAINED.
  3. ALL MANVILLE PROPOSED WATER MAINS SHALL BE RESTRAINED BY WAY OF BELL RESTRAINTS, FOSTER ADAPTERS, AND LOK PIPE OR EQUIVALENTS.

RODRIGUEZ  
TRANSPORTATION  
GROUP

**K. FRIESE**  
+ ASSOCIATES  
A LOCHNER COMPANY

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'M4'  
PLAN AND PROFILE SHEET 1 OF 2

[illegible]

WLM4 STA 6+95.98 =  
IMMANUEL RD.  
STA 34+46.95,  
O/S 41.69' LT  
INSTALL:  
(1) 10" DI 45-DEG  
BEND

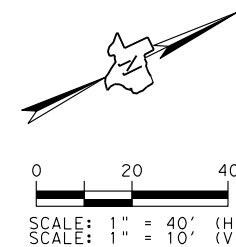
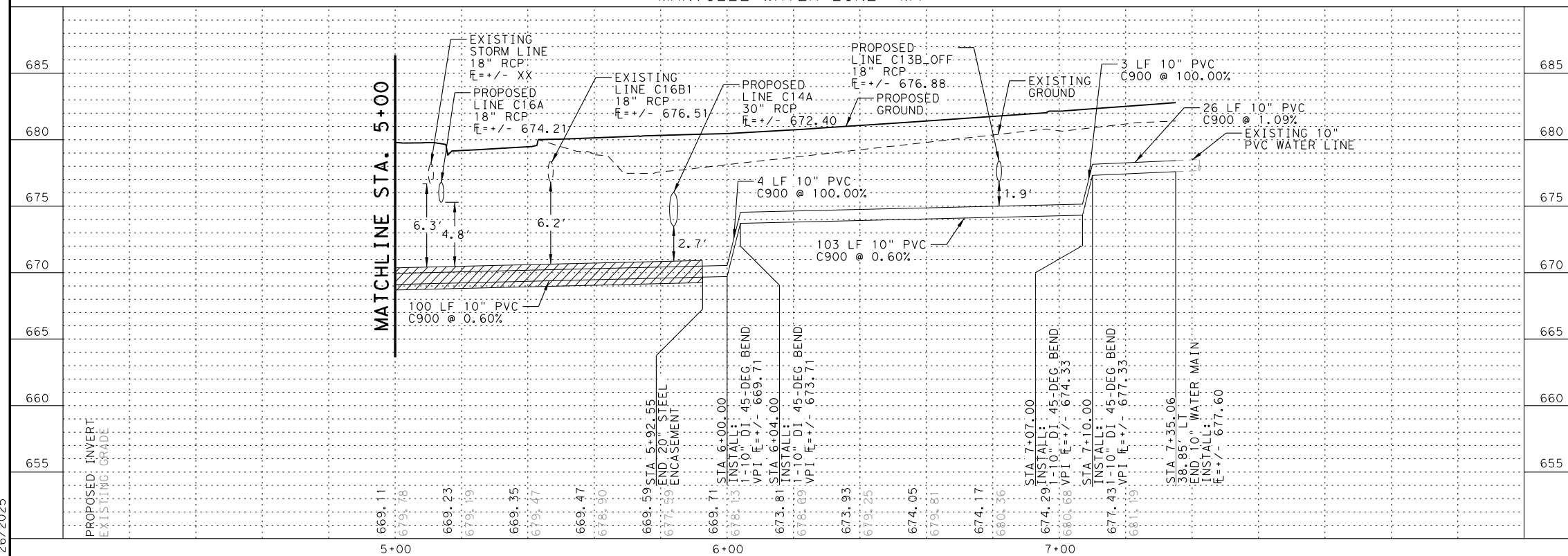
WLM4 STA 7+35.06 = IMMANUEL  
RD. STA 34+84.58,  
O/S 38.85' LT  
LOCATE EXISTING 10" WATER  
LINE, END WATER LINE 'M4'  
INSTALL:  
(1) 10"x10" WET CONNECTION  
PROVIDE THRUST BLOCKING AT  
TIE-IN TO EXISTING MAIN

|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
| ----                                                                                | EXISTING ROW                  |
| -----                                                                               | EXISTING EASEMENT             |
| -----                                                                               | PROPERTY LINE                 |
| -----                                                                               | PROPOSED ROW                  |
|  | PROPOSED CONSTRUCTION         |
| ----                                                                                | EXISTING DRAINAGE             |
| =====                                                                               | PROPOSED DRAINAGE             |
| -----                                                                               | PROPOSED WATER LINE           |
| ----- W (D) -----                                                                   | EXISTING WATER (PFLUGERVILLE) |
| ----- W2 (D) -----                                                                  | EXISTING WATER (MANVILLE)     |
| ----- WW (D) -----                                                                  | EXISTING WASTEWATER           |
|  | EXISTING SIGNAL POLE          |
|  | PROPOSED SIGNAL POLE          |
|  | PROPOSED ILLUMINATION         |

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MATCHLINE STA. 5+00

MANVILLE WATER LINE 'M4'



*Richard Owen Duane*

STATE OF TEXAS  
★  
RICHARD OWEN DUANE  
103067  
LICENSED  
PROFESSIONAL ENGINEER  
6/26/2025

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'M4'  
PLAN AND PROFILE SHEET 2 OF 2

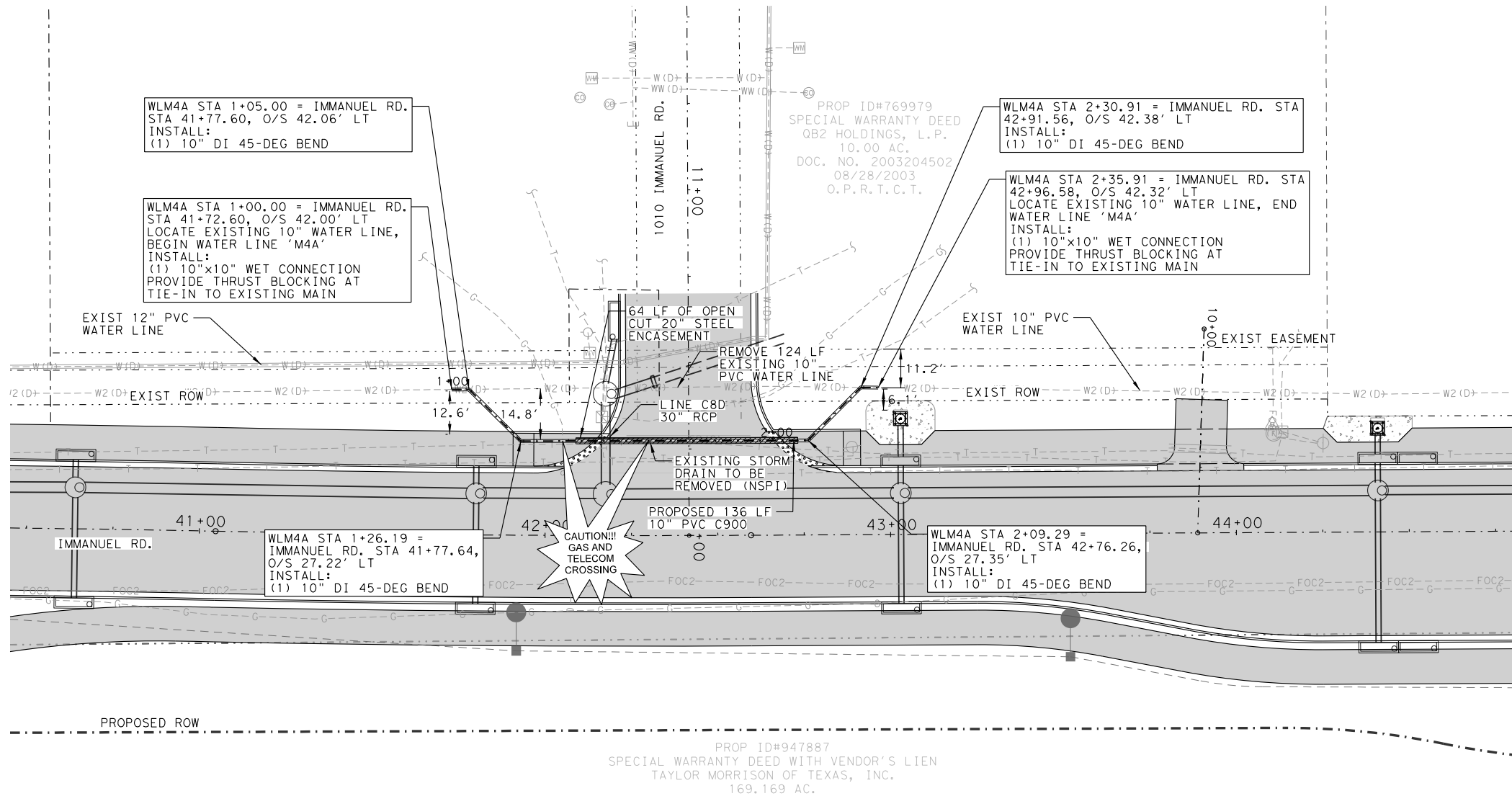
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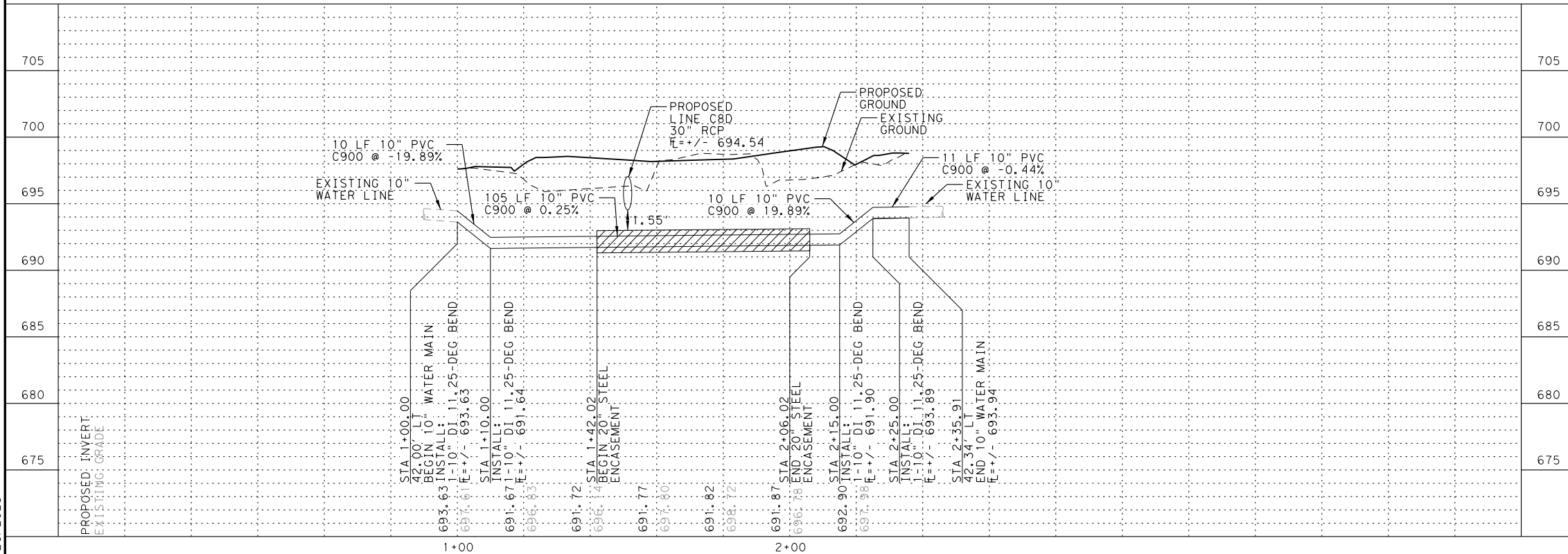
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MANVILLE WATER LINE 'M4A'

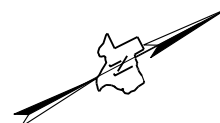


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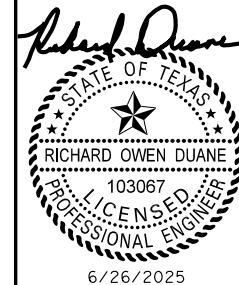
- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- EXISTING WATER (PFLUGERVILLE)
- EXISTING WATER (MANVILLE)
- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION

NOTES:

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- ALL PROPOSED WATER MAIN IS TO BE RESTRAINED.
- ALL MANVILLE PROPOSED WATER MAINS SHALL BE RESTRAINED BY WAY OF BELL RESTRAINTS, FOSTER ADAPTERS, AND LOK PIPE OR EQUIVALENTS.
- PROPOSED UTILITIES ARE REQUIRED TO HAVE 4' OF COVER AT ALL TIMES, NOT JUST TO THE PROPOSED GROUND.



0 20 40  
SCALE: 1" = 40' (H)  
SCALE: 1" = 10' (V)



RODRIGUEZ  
TRANSPORTATION  
GROUP

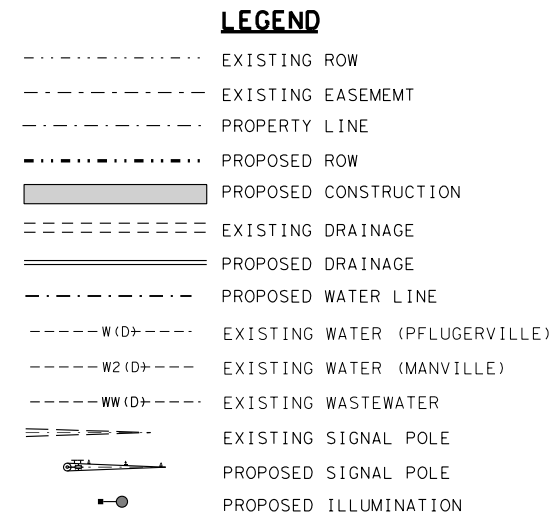


CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'M4A'  
PLAN AND PROFILE SHEET 1 OF 1

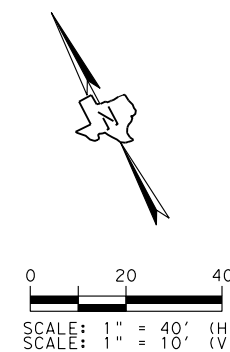
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| SHEET 487 |          |    |      | SHEET 5 OF 13                   |





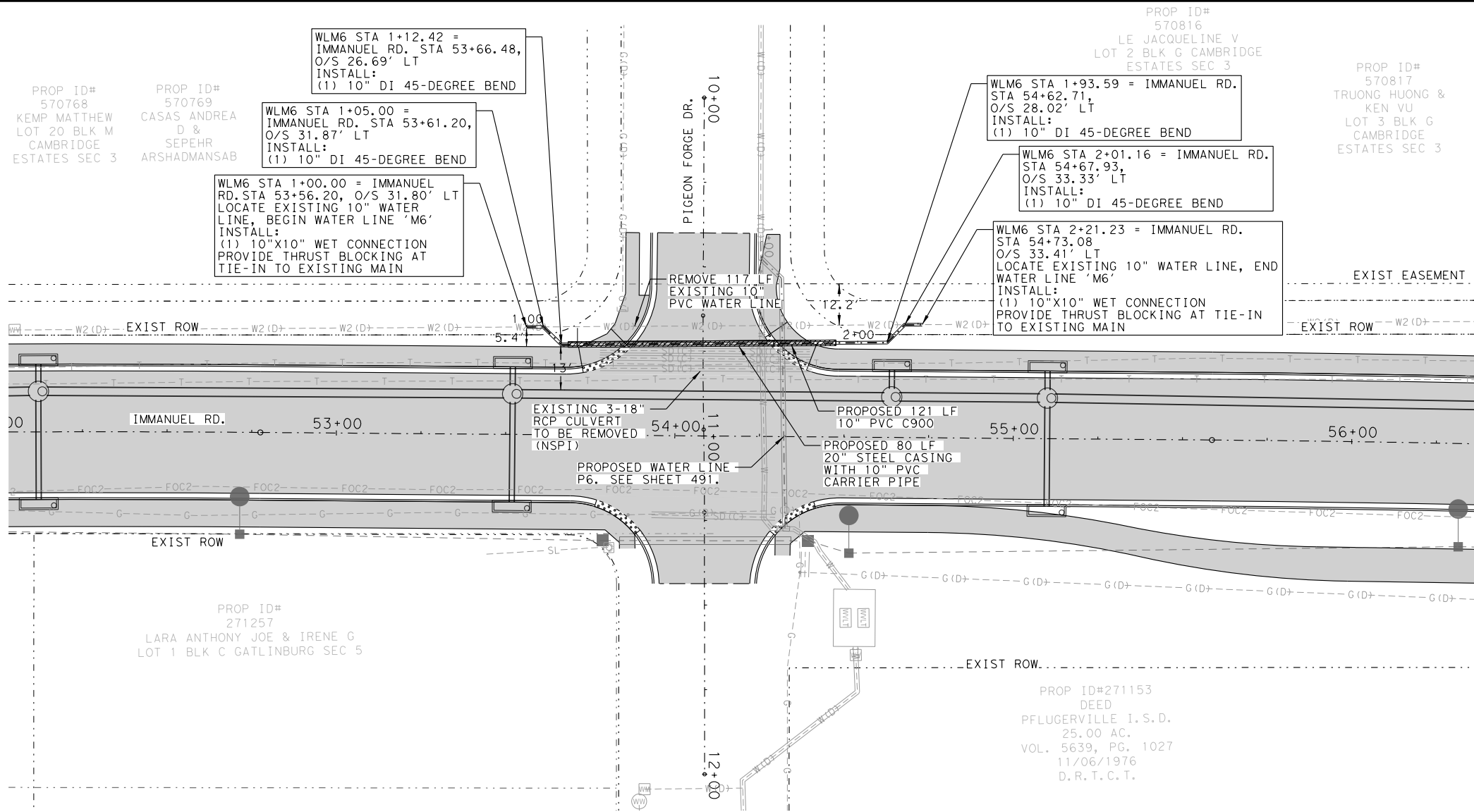
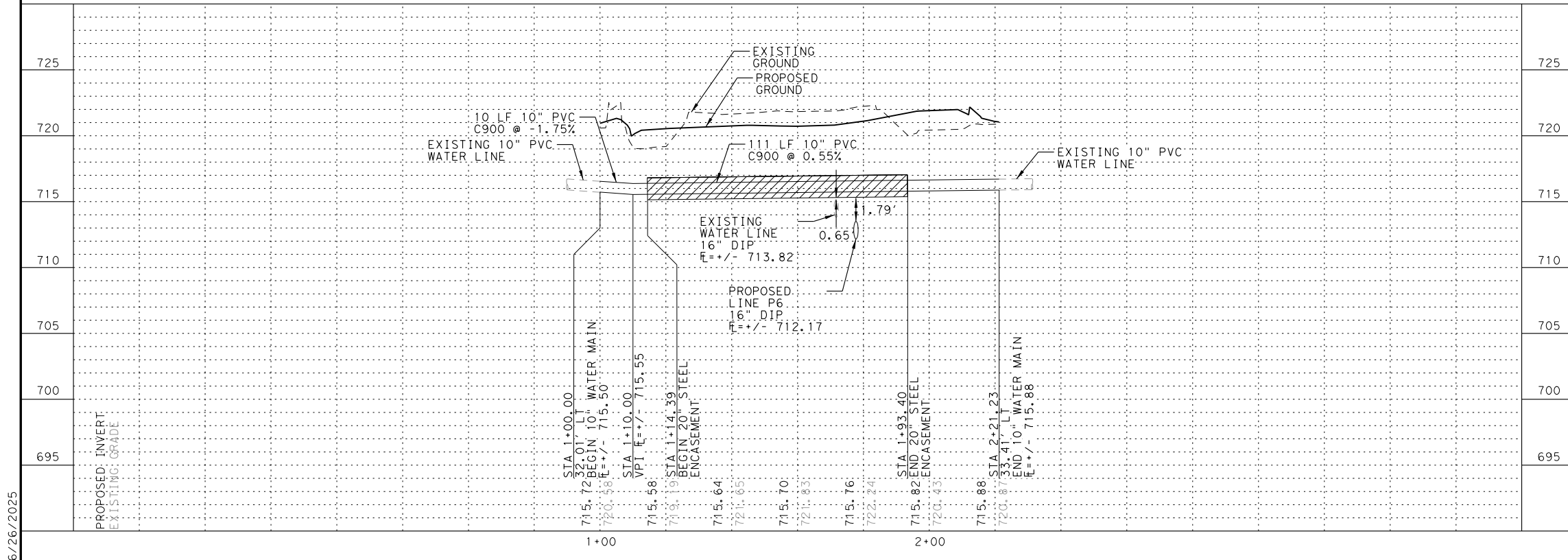


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3. ALL MANVILLE PROPOSED WATER MAINS SHALL BE RESTRAINED BY WAY OF BELL RESTRAINTS, FOSTER ADAPTERS, AND LOK PIPE OR EQUIVALENTS.



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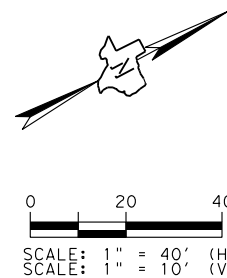


NOTES:

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LEGEND

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- W(D)--- EXISTING WATER (PFLUGERVILLE)
- W2(D)--- EXISTING WATER (MANVILLE)
- WW(D)--- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION



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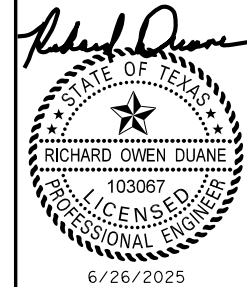
SHEET 490  
SHEET 8 OF 13

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'M6'  
PLAN AND PROFILE SHEET 1 OF 1



RODRIGUEZ  
TRANSPORTATION  
GROUP

K-FRIESE  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

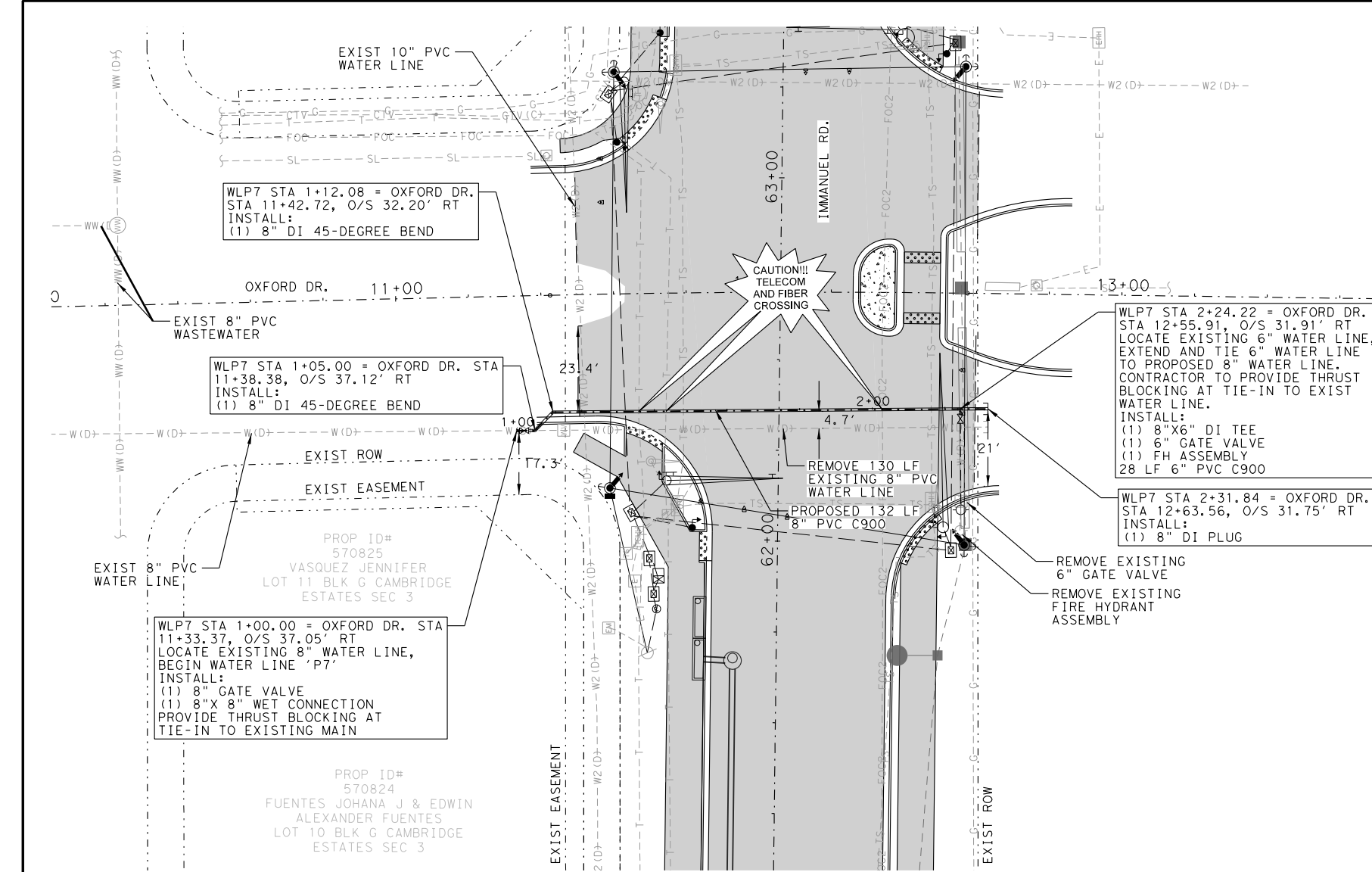
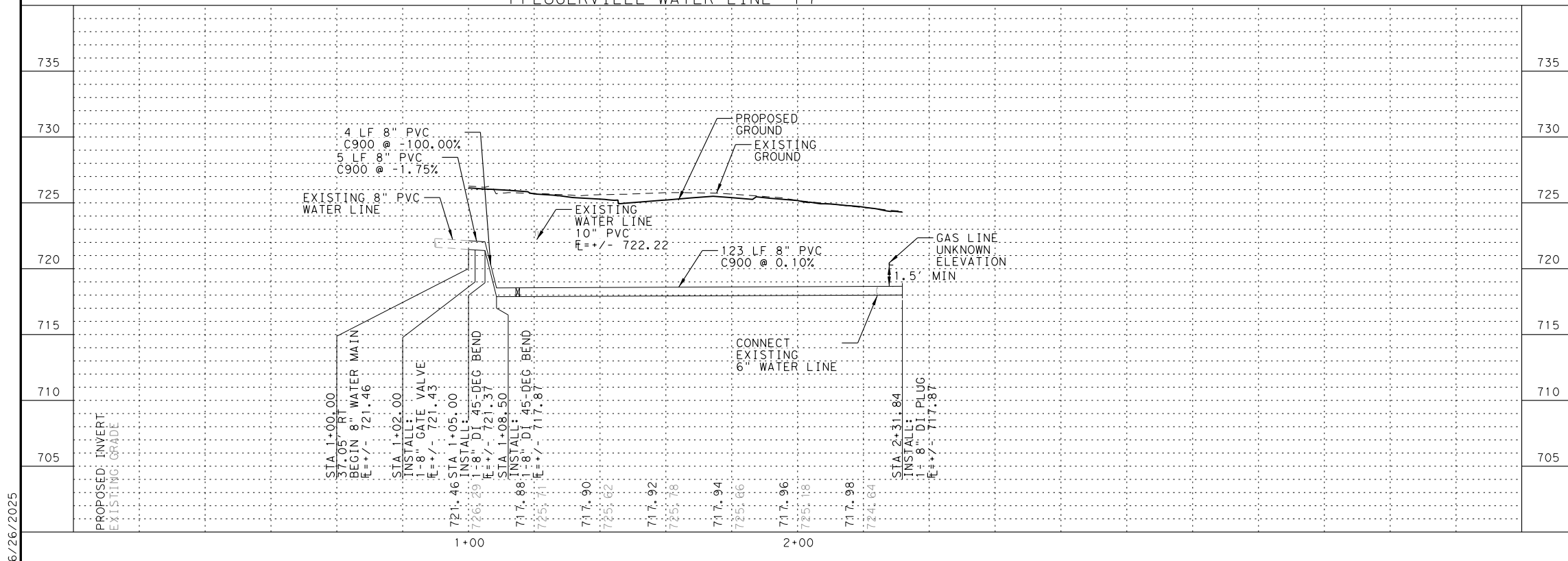






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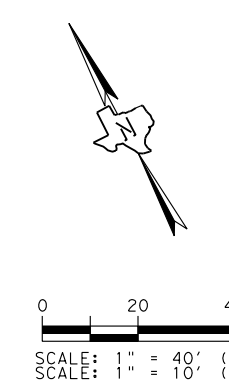


**LEGEND**

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- W(D)--- EXISTING WATER (PFLUGERVILLE)
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- WW(D)--- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION

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2. ALL PROPOSED WATER MAIN IS TO BE RESTRAINED.



*Richard Duane*

STATE OF TEXAS  
RICHARD OWEN DUANE  
103067  
LICENSED PROFESSIONAL ENGINEER  
6/26/2025

RODRIGUEZ TRANSPORTATION GROUP  
FIRM #597

**RTG**

K. FRIESE + ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'P7'  
PLAN AND PROFILE SHEET 1 OF 1

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SHEET 492

FILE NAME  
IMMANUEL\_SHT\_UTIL\_PP\_10\_KFA.dgn

SHEET 10 OF 13

REMOVE 123 LF EXISTING 10" PVC WATER LINE

EXIST ROW

LINE B4.5 36" RCP

75+00

4.9'

7.6'

12.6'

7.5'

2+00

3.7'

95 LF OF OPEN CUT 20" STEEL ENCASUREMENT

PROPOSED 124 LF 10" PVC C900

CAUTION!!! TELECOM CROSSING

CAUTION!!! GAS AND FIBER CROSSING

SEE NOTE 3

WLM7 STA 2+23.29 = IMMANUEL RD. STA 74+80.36, O/S 62.08' RT LOCATE EXISTING 10" WATER LINE, END WATER LINE 'M7' INSTALL: (1) 10"x10" WET CONNECTION PROVIDE THRUST BLOCKING AT TIE-IN TO EXISTING MAIN

WLM7 STA 2+17.27 = IMMANUEL RD. STA 74+74.34, O/S 62.08' RT INSTALL: (1) 10" GATE VALVE (1) 10" DI 90-DEGREE BEND

74+00

IMMANUEL RD.

EXIST ROW

EXIST EASEMENT

10+00

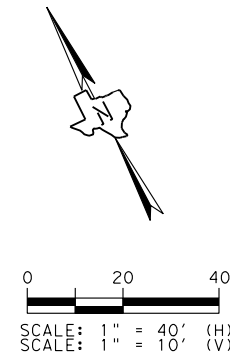
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ELM MARLA LEE &  
LOT 9 BLK H  
GATLINBURG SEC 3

PROP ID# 272871  
CERDA ANNIE S &  
ANTHONY R  
LOT 8 BLK H GATLINBURG  
SEC 3

PROP ID# 272872  
GREEN KAYLEIGH  
LOT 7 BLK H  
GATLINBURG SEC 3

PROP ID# 272873  
BOLT TOMMY A  
LOT 6 BLK H GATLINBURG SEC 3

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4. PROPOSED LINE 'M7' ALIGNMENT WITHIN EXISTING EASEMENT THAT RUNS THROUGH THE YARDS OF PROPERTIES ID#272871 AND ID#272872. CONTRACTOR TO RESTORE EXISTING FENCE AND LANDSCAPING TO EXISTING CONDITIONS (NSPI).

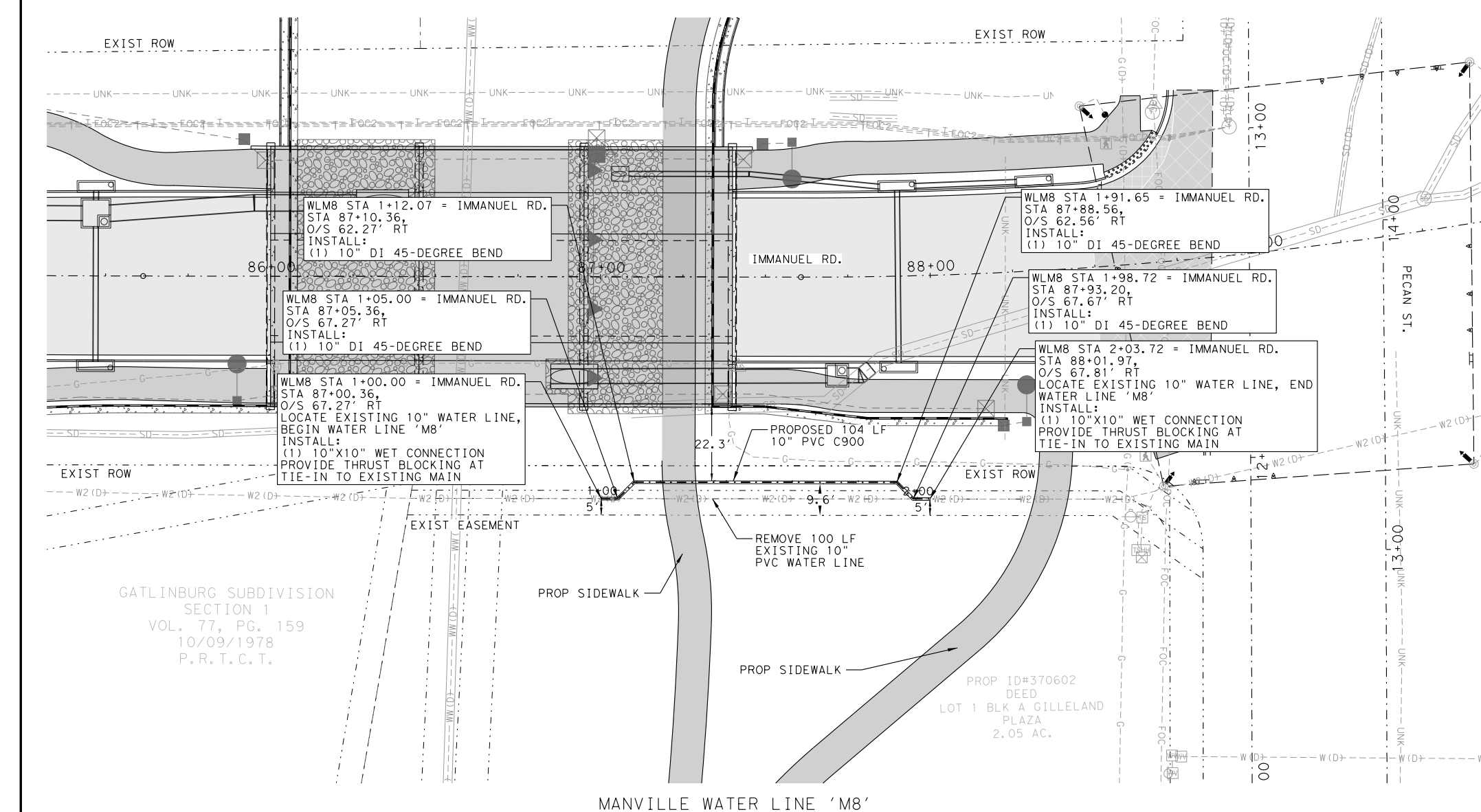
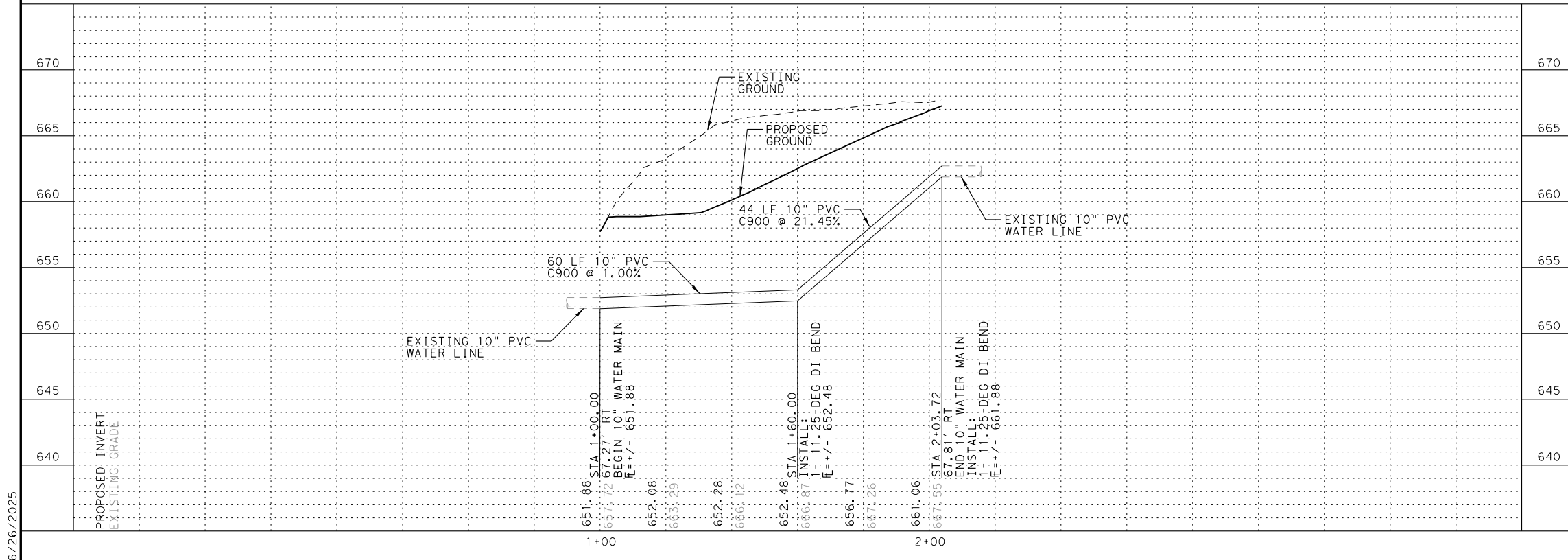


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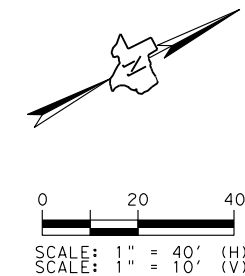


**LEGEND**

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- EXISTING WATER (PFLUGERVILLE)
- EXISTING WATER (MANVILLE)
- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION

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**RODRIGUEZ TRANSPORTATION GROUP**  
FIRM #597

**K. FRIESE + ASSOCIATES**  
A LOCHNER COMPANY  
Firm #6535

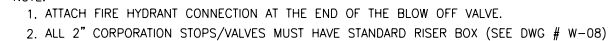
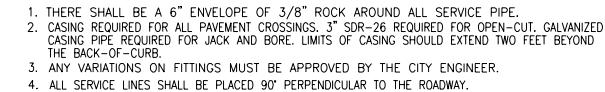
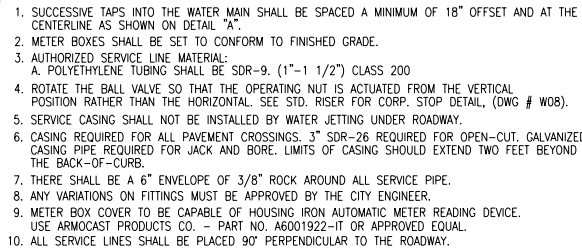
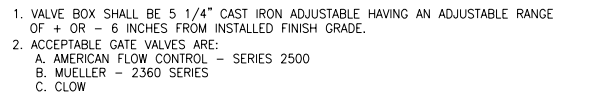
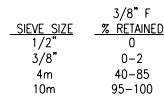
**CITY OF PFLUGERVILLE**  
**IMMANUEL ROAD**  
**PROPOSED WATER**  
**WATER LINE 'M8'**  
**PLAN AND PROFILE SHEET 1 OF 1**

| NO. | REVISION | BY | DATE |
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IMMANUEL\_SHT\_UTIL\_PP\_13\_KFA.dgn

SHEET  
**495**

SHEET 13 OF 13











The next seven sheets (485-490,493,495) are repeat design sheets from this document that illustrate the location of the Easements and M4 water line relocation on this project.





WLM4 STA 6+95.98 =  
IMMANUEL RD.  
STA 34+46.95,  
O/S 41.69' LT  
INSTALL:  
(1) 10" DI 45-DEG  
BEND

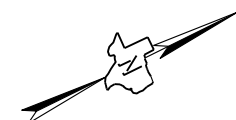
WLM4 STA 7+35.06 = IMMANUEL  
RD. STA 34+84.58,  
O/S 38.85' LT  
LOCATE EXISTING 10" WATER  
LINE, END WATER LINE 'M4'  
INSTALL:  
(1) 10"x10" WET CONNECTION  
PROVIDE THRUST BLOCKING AT  
TIE-IN TO EXISTING MAIN

|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
| ----                                                                                | EXISTING ROW                  |
| -----                                                                               | EXISTING EASEMENT             |
| -----                                                                               | PROPERTY LINE                 |
| -----                                                                               | PROPOSED ROW                  |
|  | PROPOSED CONSTRUCTION         |
| ----                                                                                | EXISTING DRAINAGE             |
| =====                                                                               | PROPOSED DRAINAGE             |
| -----                                                                               | PROPOSED WATER LINE           |
| ----- W (D) -----                                                                   | EXISTING WATER (PFLUGERVILLE) |
| ----- W2 (D) -----                                                                  | EXISTING WATER (MANVILLE)     |
| ----- WW (D) -----                                                                  | EXISTING WASTEWATER           |
|  | EXISTING SIGNAL POLE          |
|  | PROPOSED SIGNAL POLE          |
|  | PROPOSED ILLUMINATION         |

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MANVILLE EASEMENT

MANVILLE RELOCATION



0 20 40

SCALE: 1" = 40' (H)  
SCALE: 1" = 10' (V)



**K. FRIESE**  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

| FILE NAME                       |
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| IMMANUEL_SHT_UTIL_PP_04_KFA.dgn |

SHEET 4 OF 13

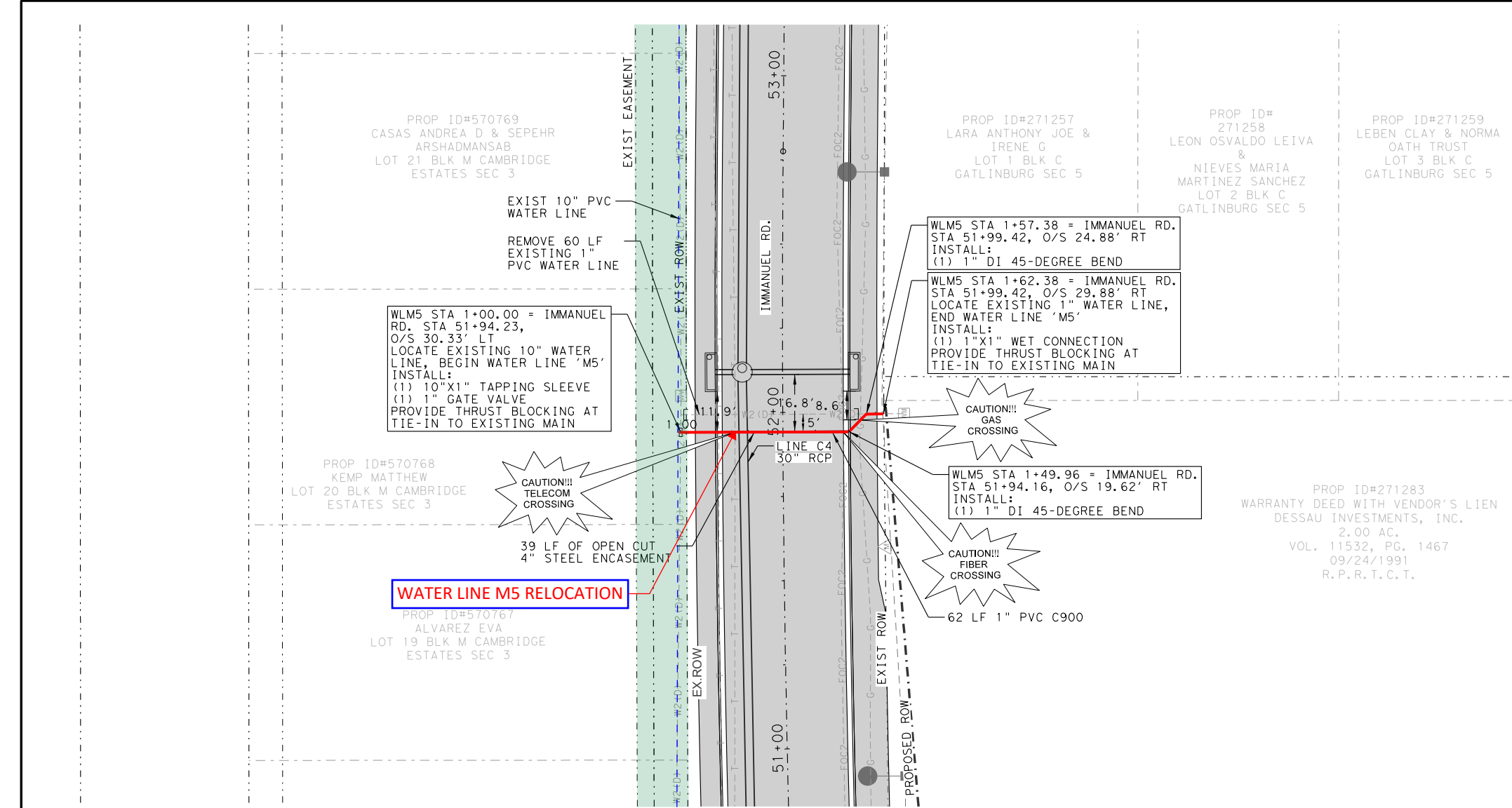
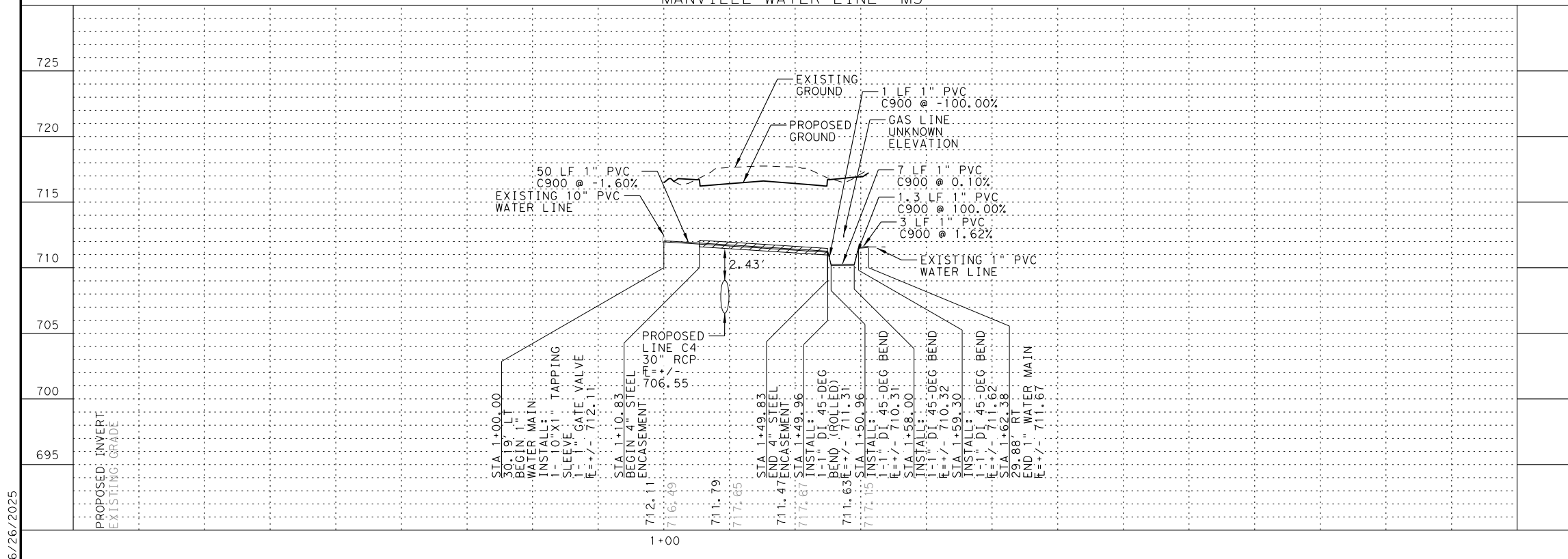
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**LEGEND**

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPOSED WATER LINE
- EXISTING WATER (PFLUGERVILLE)
- EXISTING WATER (MANVILLE)
- EXISTING WASTEWATER
- EXISTING SIGNAL POLE
- PROPOSED SIGNAL POLE
- PROPOSED ILLUMINATION

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**EASEMENT ACQUIRED; 0' x 15' = 0 SF**

- MANVILLE EASEMENT
- MANVILLE RELOCATION

**CITY OF PFLUGERVILLE**  
**IMMANUEL ROAD**  
**PROPOSED WATER**  
**WATER LINE 'M5'**  
**PLAN AND PROFILE SHEET 1 OF 1**

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**RTG**  
RODRIGUEZ  
TRANSPORTATION  
GROUP

**K•FRIESE**  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535

SHEET  
**489**

SHEET 7 OF 13



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PROP ID#272879  
IMMANUEL EVANGELICAL LUTHERAN CHURCH  
19.97 AC.  
VOL. 30, PG. 154  
VOL. 152, PG. 53  
VOL. 283, PG. 182  
VOL. 8593, PG. 227

PROP ID#  
272870  
ELM MARLA LEE &  
LOT 9 BLK H  
GATLINBURG SEC 3

PROP ID#  
272871  
CERDA ANNIE S &  
ANTHONY R  
LOT 8 BLK H GATLINBURG  
SEC 3

PROP ID#272872  
GREEN KAYLEIGH  
LOT 7 BLK H  
GATLINBURG SEC 3

PROP ID#  
272873  
BOLT TOMMY A  
LOT 6 BLK H GATLINBURG SEC 3

### LEGEND

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
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- PROPOSED DRAINAGE
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- W(D)----- EXISTING WATER (PFLUGERVILLE)
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- WW(D)----- EXISTING WASTEWATER
- ===== EXISTING SIGNAL POLE
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MANVILLE EASEMENT

MANVILLE RELOCATION

EASEMENT ACQUIRED; 0' x 15' = 0 SF

TOTAL EASEMENT WITHIN PROJECT  
4,600' x 15' = 69,000 SF  
EASEMENT ACQUIRED WITH  
PROJECT: 13,200 SF

CITY OF PFLUGERVILLE

IMMANUEL ROAD

PROPOSED WATER

WATER LINE 'M7'

PLAN AND PROFILE SHEET 1 OF 1

REVISION

BY

DATE

NO.

SHEET

493

SHEET 11 OF 13

FILE NAME  
IMMANUEL\_SHT\_UTIL\_PP\_11\_KFA.dgn

RTG  
RODRIGUEZ  
TRANSPORTATION  
GROUP

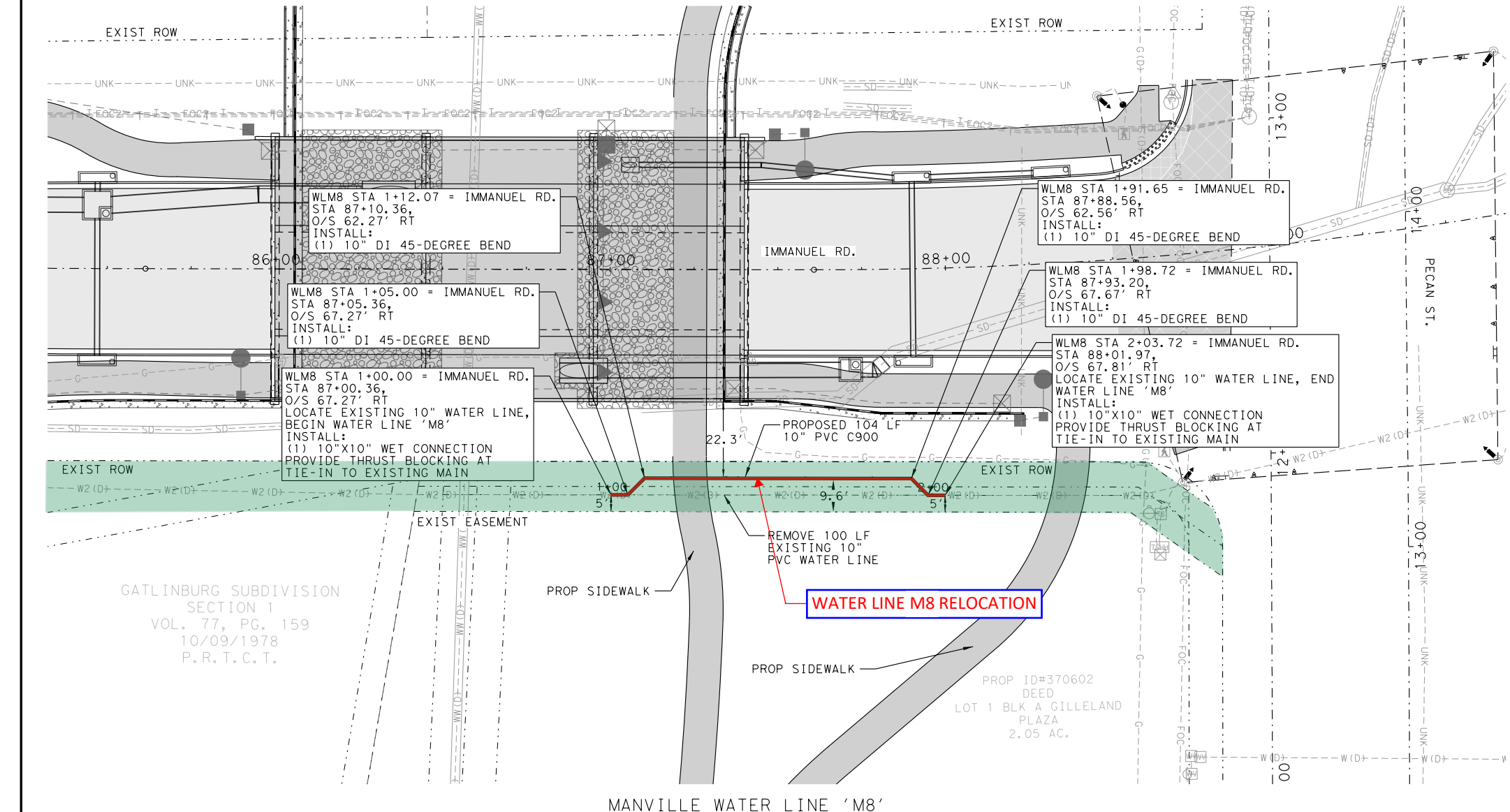
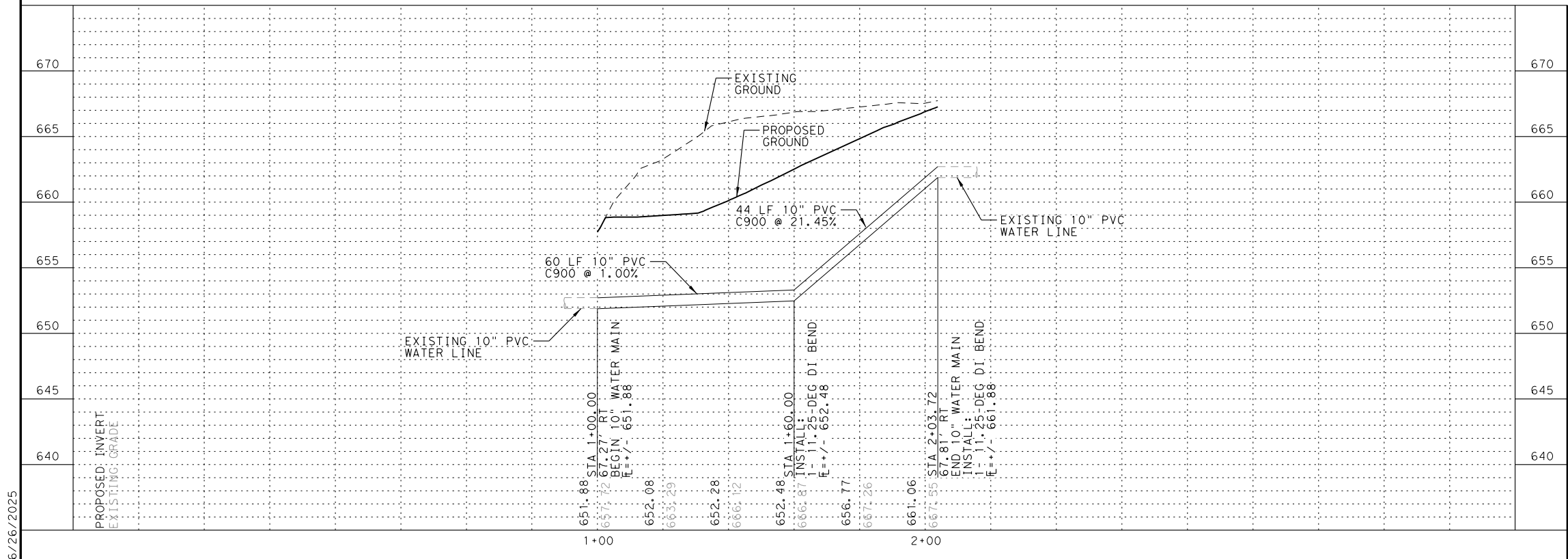
PRM #597

K. FRIESE  
+ ASSOCIATES  
A LOCHNER COMPANY  
Firm #6535



6/26/2025

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**LEGEND**

- EXISTING ROW
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CONSTRUCTION
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- PROPOSED DRAINAGE
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- PROPOSED SIGNAL POLE
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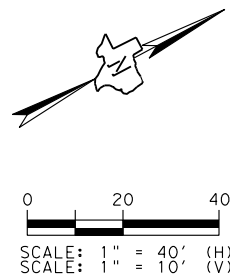
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MANVILLE RELOCATION

**EASEMENT ACQUIRED; 0' x 15' = 0 SF**



**RTG**

RODRIGUEZ  
TRANSPORTATION  
GROUP

CITY OF PFLUGERVILLE  
IMMANUEL ROAD  
PROPOSED WATER  
WATER LINE 'M8'  
PLAN AND PROFILE SHEET 1 OF 1

| NO. | REVISION | BY | DATE |
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|     |          |    |      |

FILE NAME  
IMMANUEL\_SHT\_UTIL\_PP\_13\_KFA.dgn

**K. FRIESE**

+ ASSOCIATES

**ALOCHNER**

COMPANY

Firm #6535

SHEET  
495

SHEET 13 OF 13



# EXHIBIT B

## Proof of Property Interest

for the Utility Relocation Agreement Between the City of  
Pflugerville and Manville Water Supply Corporation on the  
TR2103 – Immanuel Road Project.

## **Exhibit B Index**

for the Utility Relocation Agreement Between the City of Pflugerville and Manville Water Supply Corporation on the TR2103 – Immanuel Road Project.

Pages 3 - 8: ROW Map of Immanuel Road Pflugerville Texas

Pages 9 - 12: Parcel 1 - Metes and Bounds, and Drawings

Pages 13 - 17: Parcel 2 - Metes and Bounds, and Drawings

Pages 18 - 22: Parcel 4 - Metes and Bounds, and Drawings

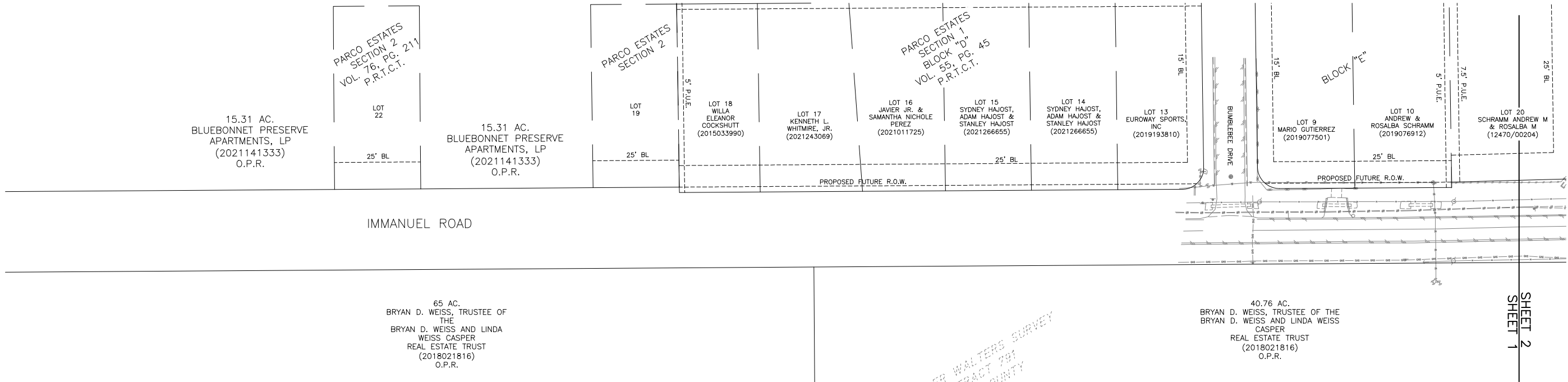
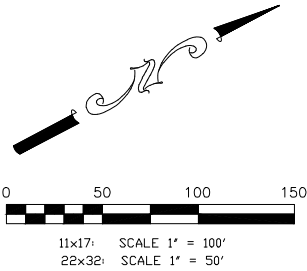
Pages 23 - 27: Parcel 7 - Metes and Bounds, and Drawings

Pages 28 - 33: Parcel 8 - Metes and Bounds, and Drawings

Pages 34 - 39: Parcel Storm Drainage Easement #1- Metes and Bounds, and Drawings

Pages 40 - 45: Parcel Storm Drainage Easement #2 - Metes and Bounds, and Drawings

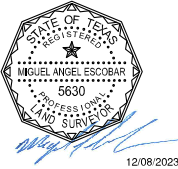
ROW MAP OF  
IMMANUEL ROAD  
PFLUGERVILLE, TEXAS



| LEGEND       |                                                               |
|--------------|---------------------------------------------------------------|
| L.E.         | LANDSCAPE EASEMENT                                            |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                       |
| B.L.         | BUILDING LINE                                                 |
| R.O.W.       | RIGHT OF WAY                                                  |
| D.E.         | DRAINAGE EASEMENT                                             |
| W.L.E.       | WATER LINE EASEMENT                                           |
| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS                             |
| P.R.T.C.T.   | PLAT RECORDS TRAVIS COUNTY, TEXAS                             |
| O.R.T.C.T.   | OFFICIAL RECORDS TRAVIS COUNTY, TEXAS                         |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS                  |
| ( )          | DENOTES RECORD INFORMATION                                    |
| ●            | 1/2" IRON ROD FOUND                                           |
| ●CH          | 1/2" IRON ROD WITH PLASTIC CAP FOUND                          |
| ●CH          | 1/2" IRON ROD WITH PLASTIC CAP FOUND STAMPED 'CHAPARRAL-4995' |
| ●            | 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'INLAND-GEO 5630' SET  |

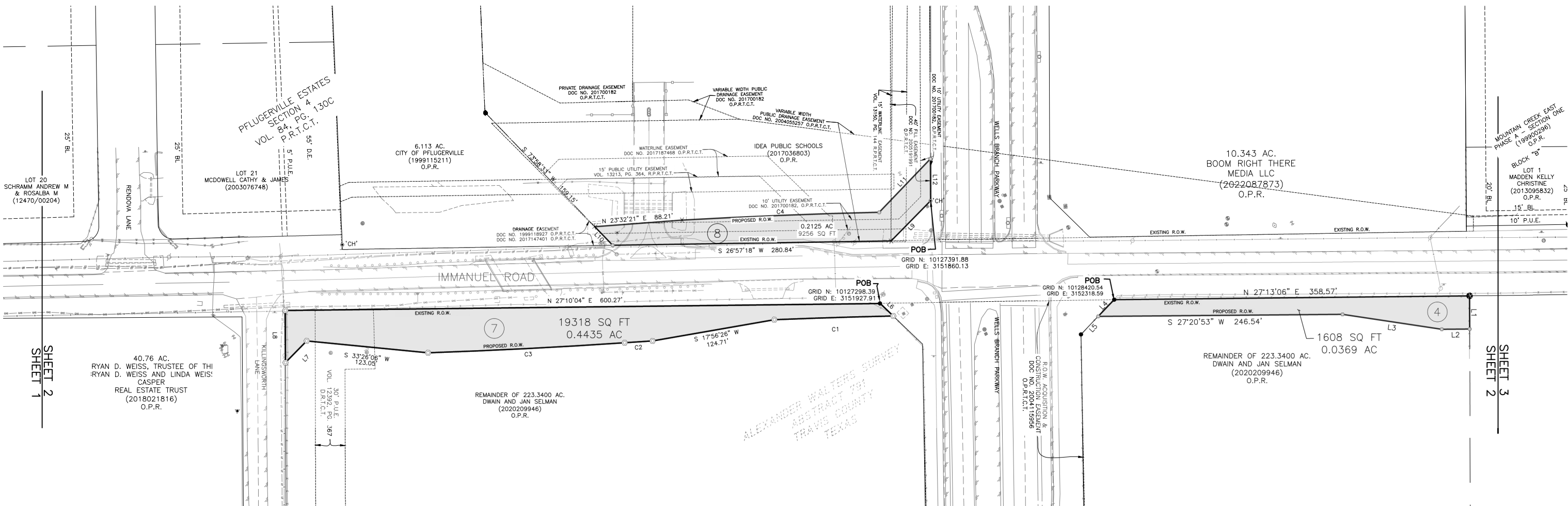
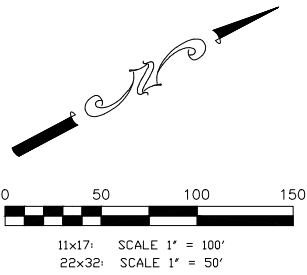
| PARCEL | AREA (AC) | OWNER                          |
|--------|-----------|--------------------------------|
| 1      | 0.04      | DESSAU INVESTMENTS, INC.       |
| 2      | 0.09      | DWAIN AND JAN SELMAN           |
| 4      | 0.17      | TAYLOR MORRISON OF TEXAS, INC. |
| 7      | 0.44      | DWAIN AND JAN SELMAN           |
| 8      | 0.21      | IDEA PUBLIC SCHOOLS            |

- NOTES:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99991001.
  - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.



**INLAND  
GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

ROW MAP OF  
IMMANUEL ROAD  
PFLUGERVILLE, TEXAS



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 62°21'35" E | 33.54'   |
| L2   | S 27°20'53" W | 28.15'   |
| L3   | S 36°26'18" W | 101.27'  |
| L4   | N 18°23'59" W | 23.35'   |
| L5   | S 18°23'59" E | 24.99'   |
| L6   | N 71°40'58" E | 18.15'   |
| L7   | S 17°45'45" E | 30.55'   |
| L8   | N 62°22'35" W | 52.56'   |
| L9   | S 17°41'39" E | 56.86'   |
| L10  | S 73°58'33" W | 26.03'   |
| L11  | N 18°23'03" W | 74.64'   |
| L12  | S 62°20'33" E | 42.33'   |

| LEGEND       |                                                               |
|--------------|---------------------------------------------------------------|
| L.E.         | LANDSCAPE EASEMENT                                            |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                       |
| B.L.         | BUILDING LINE                                                 |
| R.O.W.       | RIGHT OF WAY                                                  |
| D.E.         | DRAINAGE EASEMENT                                             |
| W.L.E.       | WATER LINE EASEMENT                                           |
| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS                             |
| P.R.T.C.T.   | PLAT RECORDS TRAVIS COUNTY, TEXAS                             |
| O.R.T.C.T.   | OFFICIAL RECORDS TRAVIS COUNTY, TEXAS                         |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS                  |
| ( )          | DENOTES RECORD INFORMATION                                    |
| ●            | 1/2" IRON ROD FOUND                                           |
| ●            | 1/2" IRON ROD WITH PLASTIC CAP FOUND                          |
| ●CH'         | 1/2" IRON ROD WITH PLASTIC CAP FOUND STAMPED 'CHAPARRAL-4995' |
| ⊙            | 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'INLAND-GEO 5630' SET  |

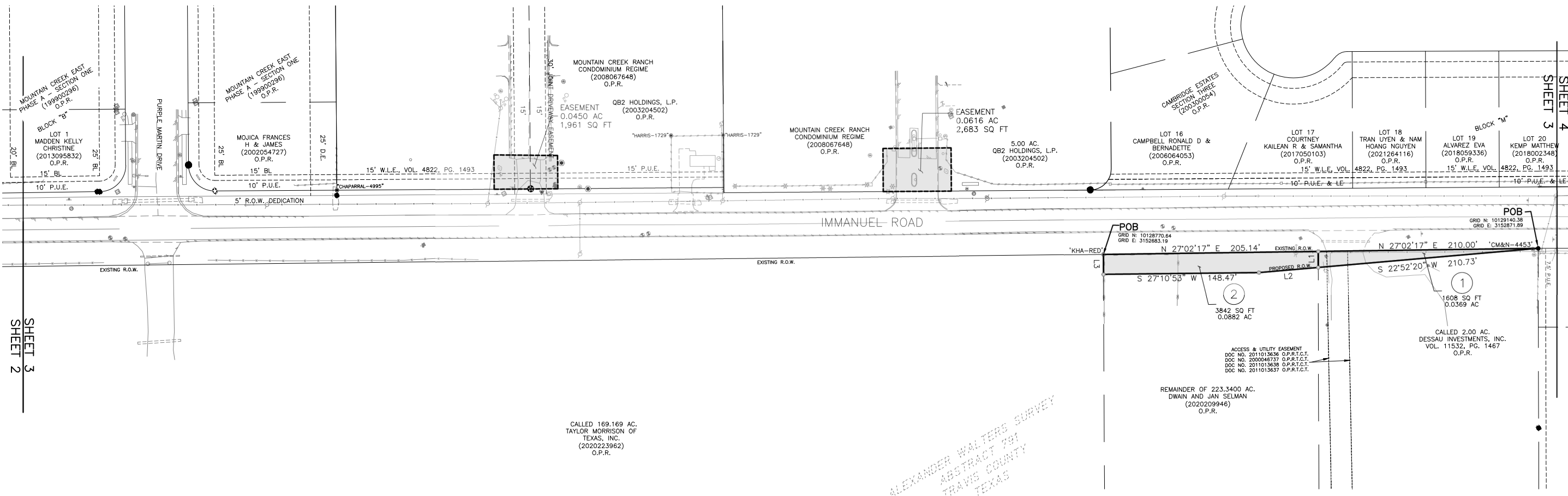
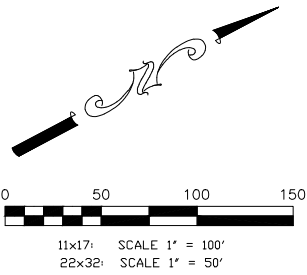
| PARCEL | AREA (AC) | OWNER                          |
|--------|-----------|--------------------------------|
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| 4      | 0.17      | TAYLOR MORRISON OF TEXAS, INC. |
| 7      | 0.44      | DWAIN AND JAN SELMAN           |
| 8      | 0.21      | IDEA PUBLIC SCHOOLS            |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 5950.00' | 120.01'    | 120.01'      | S 26°01'24" W | 1°09'20"    |
| C2    | 5935.00' | 28.20'     | 28.20'       | S 24°06'56" W | 0°16'20"    |
| C3    | 6065.00' | 198.62'    | 198.61'      | S 24°55'04" W | 1°52'35"    |
| C4    | 6055.00' | 199.11'    | 199.10'      | N 25°32'47" E | 1°53'03"    |



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FIRM REGISTRATION NO. 100591-00

ROW MAP OF  
IMMANUEL ROAD  
PFLUGERVILLE, TEXAS



ALEXANDER WALTERS SURVEY  
ABSTRACT 791  
TRAVIS COUNTY  
TEXAS

| LEGEND       |                                                               |
|--------------|---------------------------------------------------------------|
| L.E.         | LANDSCAPE EASEMENT                                            |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                       |
| B.L.         | BUILDING LINE                                                 |
| R.O.W.       | RIGHT OF WAY                                                  |
| D.E.         | DRAINAGE EASEMENT                                             |
| W.L.E.       | WATER LINE EASEMENT                                           |
| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS                             |
| P.R.T.C.T.   | PLAT RECORDS TRAVIS COUNTY, TEXAS                             |
| O.R.T.C.T.   | OFFICIAL RECORDS TRAVIS COUNTY, TEXAS                         |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS                  |
| ( )          | DENOTES RECORD INFORMATION                                    |
| ●            | 1/2" IRON ROD FOUND                                           |
| ●            | 1/2" IRON ROD WITH PLASTIC CAP FOUND                          |
| ●CH          | 1/2" IRON ROD WITH PLASTIC CAP FOUND STAMPED 'CHAPARRAL-4995' |
| ⊙            | 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'INLAND-GEO 5630' SET  |

| PARCEL | AREA (AC) | OWNER                          |
|--------|-----------|--------------------------------|
| 1      | 0.04      | DESSAU INVESTMENTS, INC.       |
| 2      | 0.09      | DWAIN AND JAN SELMAN           |
| 4      | 0.17      | TAYLOR MORRISON OF TEXAS, INC. |
| 7      | 0.44      | DWAIN AND JAN SELMAN           |
| 8      | 0.21      | IDEA PUBLIC SCHOOLS            |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 62°20'15" E | 15.31'   |
| L2   | S 22°52'20" W | 56.82'   |
| L3   | N 62°27'44" W | 19.07'   |

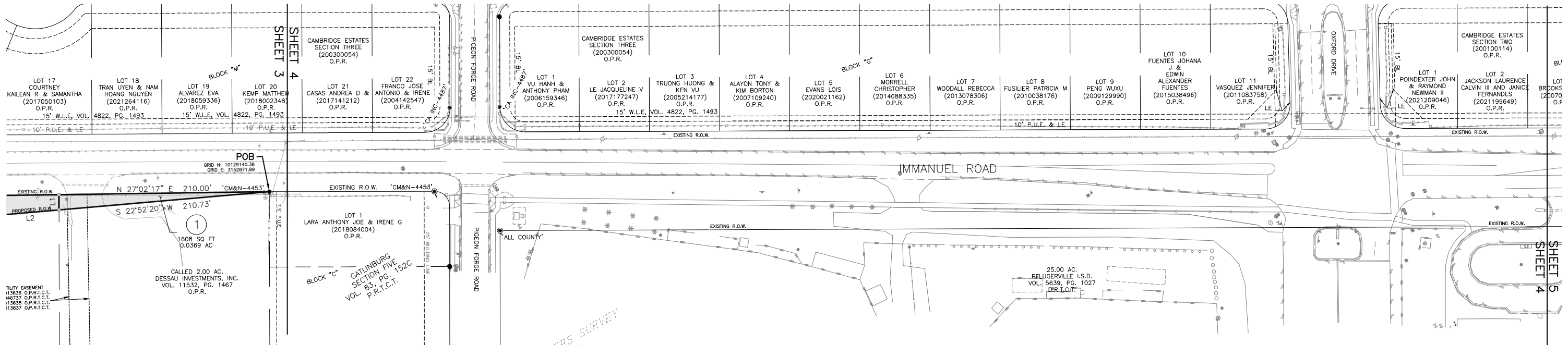
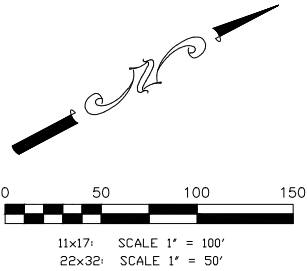


12/08/2023 SHEET 3 OF 6 RTG-001

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00



ROW MAP OF  
IMMANUEL ROAD  
PFLUGERVILLE, TEXAS



ALEXANDER WALTERS SURVEY  
ABSTRACT 791  
TRAVIS COUNTY  
TEXAS

| LEGEND       |                                                                  |
|--------------|------------------------------------------------------------------|
| L.E.         | LANDSCAPE EASEMENT                                               |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                          |
| B.L.         | BUILDING LINE                                                    |
| R.O.W.       | RIGHT OF WAY                                                     |
| D.E.         | DRAINAGE EASEMENT                                                |
| W.L.E.       | WATER LINE EASEMENT                                              |
| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS                                |
| P.R.T.C.T.   | PLAT RECORDS TRAVIS COUNTY, TEXAS                                |
| O.R.T.C.T.   | OFFICIAL RECORDS TRAVIS COUNTY, TEXAS                            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS                     |
| ( )          | DENOTES RECORD INFORMATION                                       |
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| ●            | 1/2" IRON ROD WITH PLASTIC CAP FOUND                             |
| ●CH          | 1/2" IRON ROD WITH PLASTIC CAP FOUND<br>STAMPED 'CHAPARRAL-4995' |
| ◎            | 1/2" IRON ROD WITH PLASTIC CAP<br>STAMPED 'INLAND-GEO 5630' SET  |

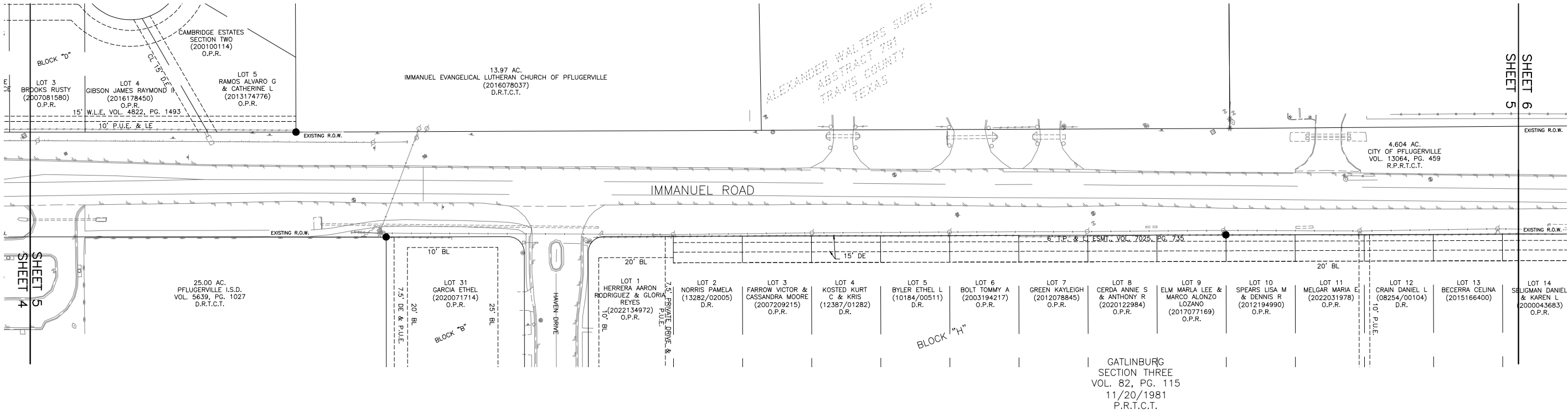
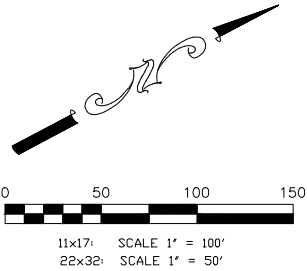
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12/08/2023 SHEET 4 OF 6 RTG-001

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ROW MAP OF  
IMMANUEL ROAD  
PFLUGERVILLE, TEXAS

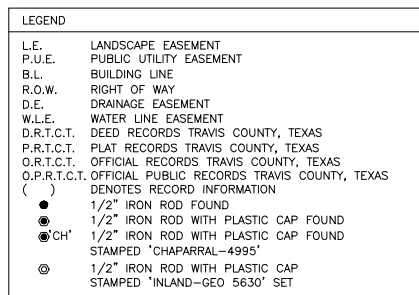


| LEGEND       |                                                                  |
|--------------|------------------------------------------------------------------|
| L.E.         | LANDSCAPE EASEMENT                                               |
| P.U.E.       | PUBLIC UTILITY EASEMENT                                          |
| B.L.         | BUILDING LINE                                                    |
| R.O.W.       | RIGHT OF WAY                                                     |
| D.E.         | DRAINAGE EASEMENT                                                |
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| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS                                |
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| PARCEL | AREA (AC) | OWNER                          |
|--------|-----------|--------------------------------|
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| PARCEL | AREA (AC) | OWNER                          |
|--------|-----------|--------------------------------|
| 1      | 0.04      | DESSAU INVESTMENTS, INC.       |
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| 7      | 0.44      | DWAIN AND JAN SELMAN           |
| 8      | 0.21      | IDEA PUBLIC SCHOOLS            |



## DESCRIPTION

DESCRIPTION OF A 0.0369 ACRE (1608 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DESSAU INVESTMENTS, INC. BY INSTRUMENT RECORDED IN VOLUME 11532, PAGE 1467 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0369 ACRE (1608 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the existing east right of way line of Immanuel Road, a variable width right of way, no dedication found to date, for the northwest corner of said 2.00 acre tract of land, the southwest corner of Lot 1, Block C, of GATLINBURG SECTION FIVE, a subdivision recorded in Volume 83, Page 152C, Plat Records of Travis County, Texas, for the north corner (Grid Coordinates determined as N=10,129,140.38, E=3,152,871.89) and **POINT OF BEGINNING** of the herein described tract; from which point, a 1/2-inch iron rod with a plastic cap stamped "CM&N Survey 4453" found for the westernmost northwest corner of said Lot 1 bears North 27°47'28" East, with said existing east right of way line of Immanuel Road, a distance of 164.89 feet, and from said POINT OF BEGINNING, a 1/2-inch iron rod found for the northeast corner of said 2.00 acre tract bears South 62°20'14" East, with the north boundary line of said 2.00 acre tract a distance of 415.07 feet, and from said POINT OF BEGINNING, a 1/2-inch iron rod with cap stamped "CM&N Survey 4453" found bears South 20°35'45" West, a distance of 5.11 feet;

**THENCE, South 22°52'20" West**, over and across said 2.00 acre tract of land, with the proposed east right of way line of Immanuel Road, a distance of **210.73 feet**, to a calculated point in the south boundary line of said 2.00 acre tract, same line being the north boundary line of the called Remainder of 223.3400 acre tract of land, described in a Special Warranty Deed to to Dwain and Jan Selman of record in Document Number 2020209946, Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract;

**THENCE, North 62°20'15" West**, with the south boundary line of said 2.00 acre tract, and the north boundary line of said Remainder of 223.3400 acre tract, a distance of **15.31 feet**, to a calculated point in said existing east right of way line of Immanuel Road, for the southwest corner of said 2.00 acre tract, the northwest corner of said Remainder of 223.3400 acre tract, and for the southwest corner of the herein described tract, from which point, a 1/2-inch iron rod with

plastic cap stamped, "KHA", found for a corner of said Remainder of 223.3400 acre tract bears South 27°02'17" West, with said existing east right of way line of Immanuel Road, a distance of 205.14 feet;

**THENCE, North 27°02'17" East**, with said existing east right of way line of Immanuel Road, and the west boundary line of said 2.00 acre tract, a distance of **210.00 feet** to the **POINT OF BEGINNING**, and containing 0.0369 acres (1608 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 3<sup>rd</sup> of October, 2023, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\RTG-001-DESCRIPTION-PARCEL 1-2023-02-22.docx



PLAT TO ACCOMPANY DESCRIPTION

CAMBRIDGE ESTATES  
SECTION THREE  
(200300054)  
O.P.R.

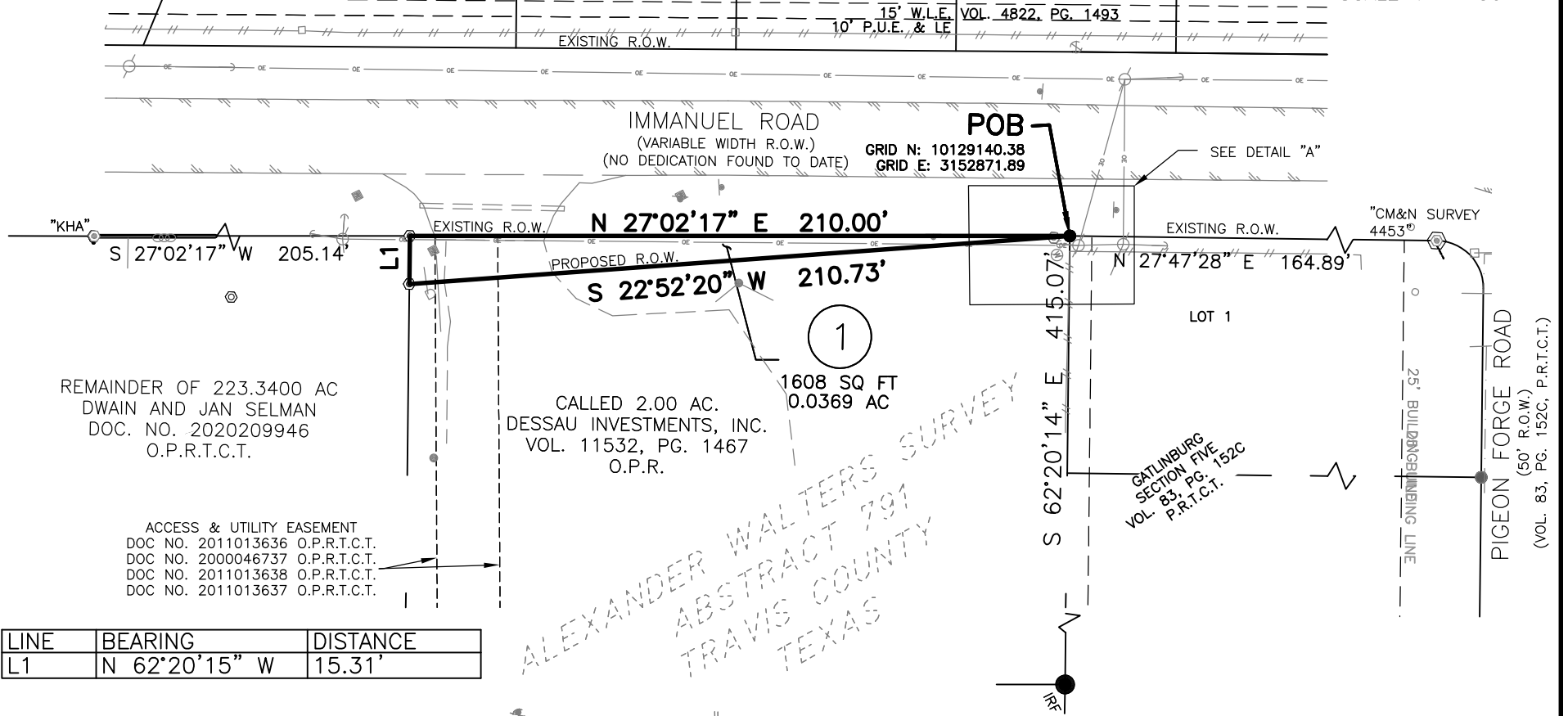
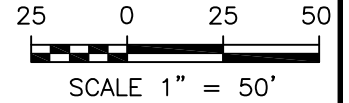
LOT 17  
COURTNEY  
KAILEAN R & SAMANTHA  
(2017050103)  
O.P.R.

LOT 18  
TRAN UYEN & NAM  
HOANG NGUYEN  
(2021264116)  
O.P.R.

LOT 19  
ALVAREZ EVA  
(2018059336)  
O.P.R.

LOT 20  
KEMP MATTHEW  
(2018002348)  
O.P.R.

BLOCK "M"



REMAINDER OF 223.3400 AC  
DWAIN AND JAN SELMAN  
DOC. NO. 2020209946  
O.P.R.T.C.T.

ACCESS & UTILITY EASEMENT  
DOC NO. 2011013636 O.P.R.T.C.T.  
DOC NO. 2000046737 O.P.R.T.C.T.  
DOC NO. 2011013638 O.P.R.T.C.T.  
DOC NO. 2011013637 O.P.R.T.C.T.

CALLLED 2.00 AC.  
DESSAU INVESTMENTS, INC.  
VOL. 11532, PG. 1467  
O.P.R.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 62°20'15" W | 15.31'   |

PROJECT NO.: RTG-001

10/02/2023

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
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FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

DESSAU INVESTMENTS, INC

PARCEL 1  
0.0369 AC.  
1,608 SQ. FT.

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 3 OF 4

## NOTES:

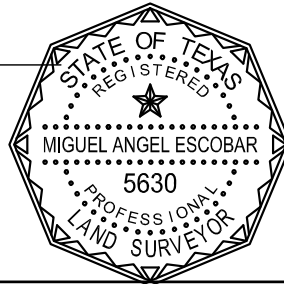
## PLAT TO ACCOMPANY DESCRIPTION

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF NO. 2321101-KFO, EFFECTIVE JUNE 6, 2023, ISSUED JUNE 16, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION FROM SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023.

MIGUEL A. ESCOBAR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

10/03/2023



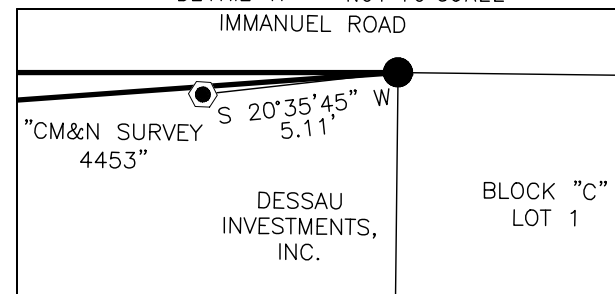
TITLE RESOURCES GUARANTY COMPANY  
GF NO. 2321101-KFO  
SCHEDULE B:

- I. DELETED.
- IOa. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:  
RECORDED: DOCUMENT NO. 2000046737, AS FURTHER AFFECTED IN DOCUMENT NO. 2011013637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TYPE: RIGHT OF WAY EASEMENT AGREEMENT  
ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- IOb. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.
- IOc. NOT A SURVEY MATTER.
- IOd. RIGHTS OF PARTIES IN POSSESSION.
- IOe. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- IOf. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- IOg. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

## LEGEND

|              |                                                 |
|--------------|-------------------------------------------------|
| P.U.E.       | PUBLIC UTILITY EASEMENT                         |
| P.R.T.C.T.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| ●            | 1/2" IRON ROD FOUND                             |
| ⊙            | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
| ⊗            | 5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO" |

DETAIL "A" NOT TO SCALE



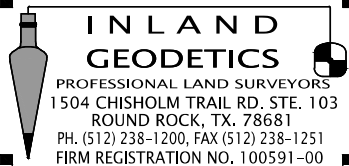
10/02/2023

PARCEL PLAT SHOWING PROPERTY OF

DESSAU INVESTMENTS, INC

PARCEL 1  
0.0369 AC.  
1,608 SQ. FT.

PAGE 4 OF 4



SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

## DESCRIPTION

DESCRIPTION OF A 0.0882 ACRE (3842 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER OF 223.3400 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED OF RECORD TO DWAIN AND JAN SELMAN, BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2020209946, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0882 ACRE (3842 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod with plastic cap stamped "KHA" found in the existing east right of way line of Immanuel Road, a variable width right of way, no dedication found to date, for a corner of said Remainder of 223.3400 acre tract of land, the northwest corner of a called 169.169 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Taylor Morrison of Texas, Inc. in Document Number 2020223962, Official Public Records of Travis County, Texas, and for the southwest corner (Grid Coordinates determined as N=10,128,770.64, E=3,152,683.19) and **POINT OF BEGINNING** of the herein described tract; from which point, a cotton gin spindle found for the southwest corner of said 169.169 acre tract bears South 27°11'24" West, with said existing east right of way line, a distance of 1059.95 feet;

**THENCE, North 27°02'17" East**, with said existing east right of way line of Immanuel Road, same line being the west boundary line of said Remainder of 223.3400 acre tract, a distance of **205.14 feet**, to a calculated point for the northwest corner of said Remainder of 223.3400 acre tract, same point being the southwest corner of a called 2.00 acre tract of land described in a Warranty Deed with Vendor's Lien to Dessau Investments, Inc. in Volume 11532, Page 1467, said Official Public Records, and for the northwest corner of the herein described tract; from which point, a 1/2-inch iron rod found in said existing east right of way of Immanuel Road for the northwest corner of said 2.00 acre tract bears North 27°02'17" East, a distance of 210.00 feet;

**THENCE, South 62°20'15" East**, with the north boundary line of said Remainder of 223.3400 acre tract, same line being the south boundary line of said 2.00 acre tract, a distance of **15.31 feet**, to a calculated point at its intersection with the proposed east right of way line, for the northeast corner of the herein described tract;

**THENCE**, over and across the interior of the said 223.3400 acre tract of land, with the proposed east right of way line the following two (2) courses and distances:

1. **South 22°52'20" West**, a distance of **56.82 feet**, to a calculated point; and
2. **South 27°10'53" West**, a distance of **148.47 feet**, to a calculated point in the south boundary line of said Remainder of 223.3400 acre tract, same line being the north boundary line of said

169.169 acre tract, for the southeast corner of the herein described tract; from which point, a 1/2-inch iron rod with cap stamped "KHA" found in said common boundary line of the Remainder of 223.3400 acre tract and the 169.169 acre tract bears South 62°27'44" East, a distance of 699.46 feet;

**THENCE, North 62°27'44" West**, with the south boundary line of said remainder of 223.3400 acre tract and the north boundary line of said 169.169 acre tract, a distance of **19.07 feet**, to the **POINT OF BEGINNING**, and containing 0.0882 acres (3842 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 12th of October, 2023, A.D.

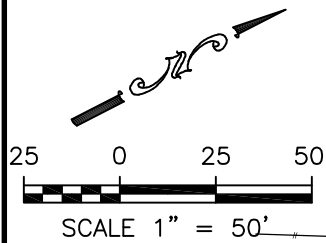
INLAND GEODETICS

Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\RTG-001-DESCRIPTION-PARCEL 2-2023-02-21.docx

## PLAT TO ACCOMPANY DESCRIPTION



CAMBRIDGE ESTATES  
SECTION THREE  
DOC. NO. 200300054  
O.P.R.T.C.T.

LOT 16

LOT 17

LOT 18

15' W.L.E, VOL. 4822, PG. 1493  
10' P.U.E. & LE

IMMANUEL ROAD

(VARIABLE WIDTH R.O.W.)  
(NO DEDICATION FOUND TO DATE)

IMMANUEL ROAD

(VARIABLE WIDTH R.O.W.)  
(NO DEDICATION FOUND TO DATE)

POB

GRID N: 10,128,770.64  
GRID E: 3,152,683.19

N 27°02'17" E 205.14'

S 27°11'24" W 1059.95'

CALL 169.169 AC  
TAYLOR MORRISON OF  
TEXAS, INC.  
DOC. NO. 2020223962  
O.P.R.T.C.T.

L1

L2

L3

S 62°27'44" E 699.46'

KHA'

KHA'

S 27°10'53" W 148.47'

2

3842 SQ FT  
0.0882 AC

REMAINDER OF 223.3400 AC  
DWAIN AND JAN SELMAN  
DOC. NO. 2020209946  
O.P.R.T.C.T.

EXISTING R.O.W.

PROPOSED R.O.W.

CONC.

N 27°02'17" E 210.00'

PROPOSED R.O.W.

S 22°52'20" W

GRAVEL

CALL 2.00 AC.  
DESSAU INVESTMENTS, INC.  
VOL. 11532, PG. 1467  
O.P.R.T.C.T.

CALLE  
DESSAU IN  
VOL. 11532, PG. 1467  
O.P.R.T.C.T.

7.5' P.U.E.  
14" E 415.07'

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 62°20'15" E | 15.31'   |
| L2   | S 22°52'20" W | 56.82'   |
| L3   | N 62°27'44" W | 19.07'   |

PROJECT NO.: RTG-001

10/02/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 2  
0.0882 AC.  
3,842 SQ. FT.

**INLAND  
GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 3 OF 5



## PLAT TO ACCOMPANY DESCRIPTION

TITLE RESOURCES GUARANTY COMPANY  
GF NO. 2321107-KFO  
SCHEDULE B:

## I. DELETED

## IOa. EASEMENT:

RECORDED: VOLUME 4049, PAGE 752, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN PURPOSE: ELECTRIC LINES AND SYSTEMS  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOb. EASEMENT:

RECORDED: DOCUMENT NO. 2000046737, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: NEXTEL OF TEXAS, INC., DBA NEXTEL COMMUNICATIONS  
PURPOSE: INGRESS, EGRESS AND ACCESS  
- THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

## IOc. EASEMENT:

RECORDED: DOCUMENT NO. 2004115956, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TRAVIS COUNTY, TEXAS  
PURPOSE: RIGHT OF ENTRY, POSSESSION AND CONSTRUCTION  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOd. TERMS, CONDITIONS, AND STIPULATIONS IN THE PUBLIC UTILITY EASEMENT AGREEMENT:

RECORDED: VOLUME 12392, PAGE 367, REAL PROPERTY RECORDS AND DOCUMENT NO. 2008017972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOe. TERMS, CONDITIONS, AND STIPULATIONS IN THE COMMUNICATIONS SITE LEASE AGREEMENT:

RECORDED: DOCUMENT NO. 2000046737 AMENDED IN DOCUMENT NO. 2011013638, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. FURTHER AFFECTED BY THAT CONSENT, NONDISTURBANCE AND ATTORNMEN AGREEMENT RECORDED IN DOCUMENT NO. 2011013637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THE LOCATION IS SHOWN

## IOf. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT TO DEDICATE RIGHT OF WAY :

RECORDED: DOCUMENT NO. 2006013020, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOg. TERMS, CONDITIONS, AND STIPULATIONS IN THE GRANT OF EASEMENT AND ASSIGNMENT OF LEASE :

RECORDED: DOCUMENT NO. 2011013636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: GLOBAL SIGNAL ACQUISITIONS IV, LLC  
- THE LOCATION IS SHOWN

## IOh. TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF PFLUGERVILLE NON ANNEXATION DEVELOPMENT

AGREEMENT: RECORDED: DOCUMENT NO. 2013200764, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.

## IOi. TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. 1361-18-09-II:

RECORDED: DOCUMENT NO. 2018152460, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.

## IOj. TERMS, CONDITIONS, AND STIPULATIONS IN THE LISSO FARM AGREEMENT:

RECORDED: DOCUMENT NO. 2020015680 AND DOCUMENT NO. 2020061535, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.

## IOk. NOT A SURVEY MATTER

## IOl. RIGHTS OF PARTIES IN POSSESSION.

## IOm. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

## IOn. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

## IOo. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

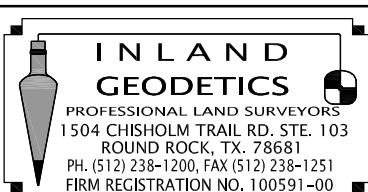
PROJECT NO.: RTG-001

10/02/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 2  
0.0882 AC.  
3,842 SQ. FT.



SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 4 OF 5

## NOTES:

## PLAT TO ACCOMPANY DESCRIPTION

- 1 BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)) COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99991001.
- 2 THIS REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT ("THE TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY, UNDER GF NO. 2321107-KFO, EFFECTIVE JUNE 8, 2023, ISSUED JUNE 15, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
- 3 THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 4 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION FROM SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023.



10-12-2023

MIGUEL A. ESCOBAR DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
 LICENSED STATE LAND SURVEYOR  
 INLAND GEODETICS  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681



## LEGEND

|        |                                                 |
|--------|-------------------------------------------------|
| PUE    | PUBLIC UTILITY EASEMENT                         |
| PRTCT  | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| OPRTCT | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| ●      | 1/2" IRON ROD FOUND                             |
| ⊗      | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
| ⊛      | COTTON GIN SPINDLE FOUND                        |
| ⊙      | 5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO" |

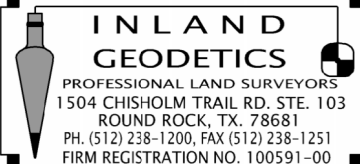
PROJECT NO.: RTG-001

10/02/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 2  
 0.0882 AC.  
 3,842 SQ. FT.



SCALE  
 1" = 50'

TRAVIS COUNTY

PROJECT  
 IMMANUEL RD.

PAGE 5 OF 5

## DESCRIPTION

DESCRIPTION OF A 0.1729 ACRE (7530 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER OF 223.3400 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED OF RECORD TO DWAIN AND JAN SELMAN, BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2020209946, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.1729 ACRE (7530 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLs, RPLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the existing east right of way line of Immanuel Road, a variable width right of way, no dedication found to date, same line being the west boundary line of said Remainder of 223.3400 acre tract, at its intersection with the north right of way line of Wells Branch Parkway, a variable width right of way, dedicated in Document Number 2007043833, said Official Public Records, for the westernmost southwest corner of said Remainder of 223.3400 acre tract, the southwest corner (Grid Coordinates determined as N=10,128,420.54 E=3,152,318.59) and the **POINT OF BEGINNING** of the herein described tract;

**THENCE, North 27°13'06" East**, with said existing east right of way line of Immanuel Road, and the west boundary line of said Remainder of 223.3400 acre tract, a distance of **358.57 feet**, to a cotton gin spindle found for the southwest corner of a called 169.169 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Taylor Morrison of Texas, Inc. in Document Number 2020223962, said Official Public Records, same point being a corner of said Remainder of 223.3400 acre tract and for the northwest corner of the herein described tract; from which point, a 1/2-inch iron rod with cap stamped "KHA" found for the northeast corner of said 169.169 acre tract bears North 27°11'24" East, with said existing east right of way of Immanuel Road, a distance of 1059.95 feet;

**THENCE, South 62°21'35" East**, with said north boundary line of the Remainder of 223.3400 acre tract, same line being the south boundary line of said 169.169 acre tract, a distance of **33.54 feet**, to a calculated point at its intersection with the proposed right of way line of Immanuel Road, for the northeast corner of the herein described tract;

**THENCE**, over and across the interior of said 223.3400 acre tract of land, with said proposed east right of way line of Immanuel Road, the following three (3) courses and distances:

1. **South 27°20'53" West**, a distance of **28.15 feet**, to a calculated point;
2. **South 36°26'18" West**, a distance of **101.27 feet**, to a calculated point; and

3. **South 27°20'53" West**, a distance of **246.54 feet**, to a calculated point in said north right-of-way line of Wells Branch Parkway, same line being the south boundary line of said Remainder of 223.3400 acre tract, for the southeast corner of the herein described tract; from which point, a 1/2-inch iron rod found in said north right of way line of Wells Branch Parkway, and the Remainder of 223.3400 acre tract bears South 18°23'59" East, a distance of 24.99 feet;

**THENCE, North 18°23'59" West**, with said north right of way line of Wells Branch Parkway, and south boundary line of the Remainder of 223.3400 acre tract, a distance of **23.35 feet**, to the **POINT OF BEGINNING**, and containing 0.1729 acres (7530 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 06th of December, 2023, A.D.

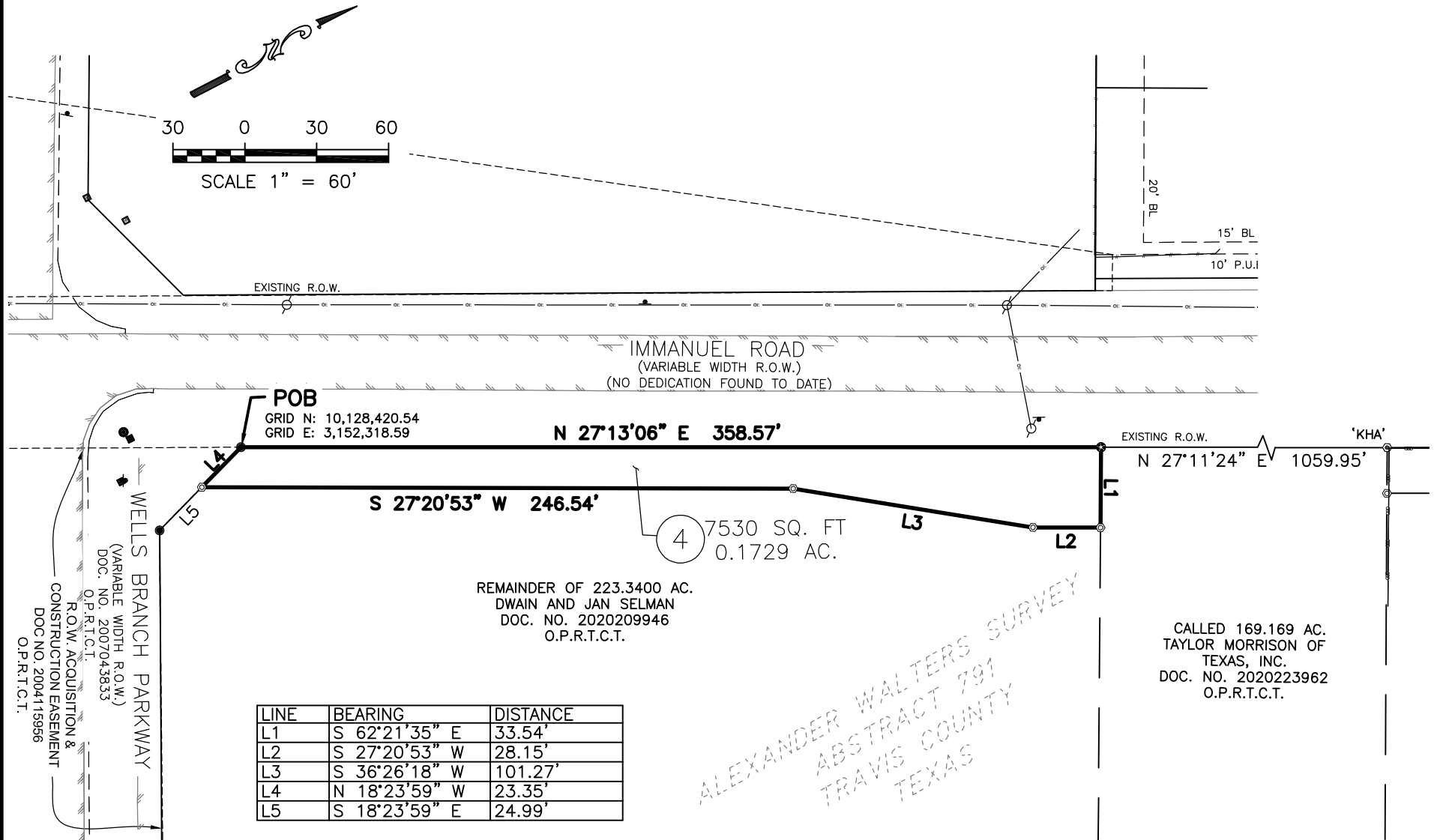
INLAND GEODETICS

  
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\ROW PARCELS\RTG-001-P4-DESC.docx

## PLAT TO ACCOMPANY DESCRIPTION



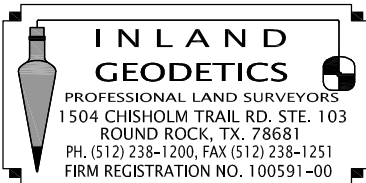
PROJECT NO.: RTG-001

12/06/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 4  
0.1729 AC.  
7530 SQ. FT.



SCALE  
1" = 60'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 3 OF 5



**EXHIBIT**

**PLAT TO ACCOMPANY DESCRIPTION**

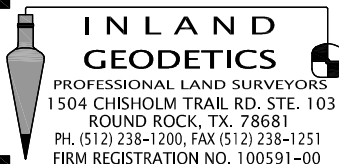
TITLE RESOURCES GUARANTY COMPANY  
GF NO. 232III2-KFO  
SCHEDULE B:

- I. DELETED
- IOa. EASEMENT:  
RECORDED: VOLUME 4049, PAGE 752, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN PURPOSE: ELECTRIC LINES AND SYSTEMS  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOb. EASEMENT:  
RECORDED: DOCUMENT NO. 2000046737, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: NEXTEL OF TEXAS, INC., DBA NEXTEL COMMUNICATIONS  
PURPOSE: INGRESS, EGRESS AND ACCESS  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOc. EASEMENT:  
RECORDED: DOCUMENT NO. 2004II5956, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TRAVIS COUNTY, TEXAS  
PURPOSE: RIGHT OF ENTRY, POSSESSION AND CONSTRUCTION  
-THE LOCATION IS SHOWN, THE SURVEYOR HAS INFORMATION INDICATING THAT IT MAY HAVE BEEN RELEASED OR OTHERWISE TERMINATED.
- IOd. EASEMENT:  
RECORDED: DOCUMENT NO. 2020232978, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TAYLOR MORRISON OF TEXAS, INC.  
PURPOSE: TEMPORARY ACCESS AND CONSTRUCTION  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOe. TERMS, CONDITIONS, AND STIPULATIONS IN THE PUBLIC UTILITY EASEMENT AGREEMENT:  
RECORDED: VOLUME I2392, PAGE 367, REAL PROPERTY RECORDS AND DOCUMENT NO. 20080I7972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOf. TERMS, CONDITIONS, AND STIPULATIONS IN THE COMMUNICATIONS SITE LEASE AGREEMENT:  
RECORDED: DOCUMENT NO. 2000046737 AMENDED IN DOCUMENT NO. 20II0I3638, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. FURTHER AFFECTED BY THAT CONSENT, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN DOCUMENT NO. 20II0I3637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

- IOg. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT TO DEDICATE RIGHT OF WAY :  
RECORDED: DOCUMENT NO. 20060I3020, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOh. TERMS, CONDITIONS, AND STIPULATIONS IN THE GRANT OF EASEMENT AND ASSIGNMENT OF LEASE :  
RECORDED: DOCUMENT NO. 20II0I3636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: GLOBAL SIGNAL ACQUISITIONS IV, LLC  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOi. TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF PFLUGERVILLE NON ANNEXATION DEVELOPMENT AGREEMENT: RECORDED: DOCUMENT NO. 20I3200764, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.
- IOj. TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. I36I-I8-09-II: RECORDED: DOCUMENT NO. 20I8I52460, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.
- IOk. TERMS, CONDITIONS, AND STIPULATIONS IN THE LISSO FARM AGREEMENT: RECORDED: DOCUMENT NO. 20200I5680 AND DOCUMENT NO. 202006I535, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THIS IS A BLANKET EASEMENT.
- IOl. TERMS, CONDITIONS, AND STIPULATIONS IN THE DRAINAGE EASEMENT AGREEMENT: RECORDED: DOCUMENT NO. 2020243387, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOm. TERMS, CONDITIONS, AND STIPULATIONS IN THE TEMPORARY DRAINAGE EASEMENT AGREEMENT: RECORDED: DOCUMENT NO. 2020243390, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOn. NOT A SURVEY MATTER.
- IOo. RIGHTS OF PARTIES IN POSSESSION.
- IOp. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- IOq. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- IOr. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

PROJECT NO.: RTG-001

12/06/2023

|                                                                                                                                                                                                                                                                                                 |                                                                           |                      |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------|--------------------------------------------------------|
|  <p><b>INLAND GEODETICS</b><br/>PROFESSIONAL LAND SURVEYORS<br/>1504 CHISHOLM TRAIL RD. STE. 103<br/>ROUND ROCK, TX. 78681<br/>PH. (512) 238-1200, FAX (512) 238-1251<br/>FIRM REGISTRATION NO. 100591-00</p> | <p>PARCEL PLAT SHOWING PROPERTY OF</p> <p><b>DWAIN AND JAN SELMAN</b></p> |                      | <p><b>PARCEL 4</b><br/>0.1729 AC.<br/>7530 SQ. FT.</p> |
|                                                                                                                                                                                                                                                                                                 | <p>SCALE<br/>1" = 50'</p>                                                 | <p>TRAVIS COUNTY</p> |                                                        |

PAGE 4 OF 5

## NOTES:

## PLAT TO ACCOMPANY DESCRIPTION

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF NO. 232III2-KFO, EFFECTIVE JUNE 8, 2023, ISSUED JUNE 15, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

## LEGEND

|              |                                                 |
|--------------|-------------------------------------------------|
| P.U.E.       | PUBLIC UTILITY EASEMENT                         |
| P.R.T.C.T.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| ●            | 1/2" IRON ROD FOUND                             |
| ⦿            | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
| ⊗            | COTTON GIN SPINDLE FOUND                        |
| ⊙            | 5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO" |

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION FROM SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023.



12/06/2023

MIGUEL A. ESCOBAR                      DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
 LICENSED STATE LAND SURVEYOR  
 INLAND GEODETICS  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681  
 PROJECT NO.: RTG-001

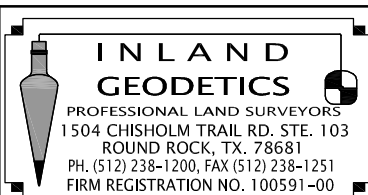


12/06/2023

PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

PARCEL 4  
 0.1729 AC.  
 7530 SQ. FT.



SCALE  
 1" = 60'

TRAVIS COUNTY

PROJECT  
 IMMANUEL RD.

PAGE 5 OF 5

### DESCRIPTION

DESCRIPTION OF A 0.4435 ACRE (19,317 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER OF 223.3400 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DWAIN AND JAN SELMAN OF RECORD IN DOCUMENT NUMBER 2020209946, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.4435 ACRE (19,317 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the existing east right of way line of Immanuel Road, a variable width right of way, no dedication found to date, same line being the west boundary line of said Remainder of 223.3400 acre tract, at its intersection with the existing south right of way line of Wells Branch Parkway, a variable width right of way, of record in Document No. 2007043833, of the Official Public Records of Travis County, Texas (OPR), for the northwest corner (Grid Coordinates determined as N=10,127,298.39 E=3,151,927.91) and **POINT OF BEGINNING** of the herein described tract;

**THENCE, North 71°40'58" East**, with said existing south right of way line of Wells Branch Parkway, a distance of **18.15 feet**, to a calculated point, at its intersection with the proposed east right of way of Immanuel Road, for the northeast corner of the herein described tract;

**THENCE**, over and across said Remainder of 223.3400 acre tract, the following six (6) courses and distances:

1. A curve to the left, having a delta angle of 01°09'20", a **radius of 5950.00 feet**, an arc length of 120.01 feet, and a chord which bears **South 26°01'24" West**, for a chord distance of **120.01 feet**, to a calculated point;
2. **South 17°56'26" West**, a distance of **124.71 feet**, to a calculated point;
3. A curve to the left, having a delta angle of 00°16'20", a **radius of 5935.00 feet**, an arc length of 28.20 feet, and a chord which bears **South 24°06'56" West**, for a chord distance of **28.20 feet**, to a calculated point;
4. A curve to the right, having a delta angle of 01°52'35", a **radius of 6065.00 feet**, an arc length of 198.62 feet, and a chord which bears **South 24°55'04" West**, for a chord distance of **198.61 feet**, to a calculated point;
5. **South 33°26'06" West**, a distance of **123.05 feet**, to a calculated point; and
6. **South 17°45'45" East**, a distance of **30.55 feet**, to a calculated point in the north right of way line of Killingsworth Lane, a fifty foot (50') wide right of way, no dedication found to date, same line being the south boundary line of said Remainder of 223.3400 acre tract for the southeast corner of the herein described tract;

**THENCE, North 62°22'35" West**, with said common line of Killingsworth Lane and the Remainder of 223.3400 acre tract, a distance of **52.56 feet**, to a calculated point in said existing east right of way of Immanuel Road for the southwest corner of the herein described tract;

**THENCE, North 27°10'04" East**, with said common line of Immanuel Road and the Remainder of 223.3400 acre tract, a distance of **600.27 feet**, to the **POINT OF BEGINNING**, and containing 0.4435 acres (19,317 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS       §  
                                          §       KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF TRAVIS       §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 06th of December, 2023, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100

S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\ROW PARCELS\RTG-001-P7-DESC.docx





## PLAT TO ACCOMPANY DESCRIPTION

TITLE RESOURCES GUARANTY COMPANY  
GF NO. 232III6-KFO  
SCHEDULE B:

## I. DELETED

## IOa. EASEMENT:

RECORDED: VOLUME 4049, PAGE 752, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TO: CITY OF AUSTIN PURPOSE: ELECTRIC LINES AND SYSTEMS  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOb. EASEMENT:

RECORDED: DOCUMENT NO. 2000046737, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: NEXTEL OF TEXAS, INC., DBA NEXTEL COMMUNICATIONS  
PURPOSE: INGRESS, EGRESS AND ACCESS  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOc. EASEMENT:

RECORDED: DOCUMENT NO. 2004II5956, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: TRAVIS COUNTY, TEXAS  
PURPOSE: RIGHT OF ENTRY, POSSESSION AND CONSTRUCTION  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOd. TERMS, CONDITIONS, AND STIPULATIONS IN THE PUBLIC UTILITY EASEMENT AGREEMENT:

RECORDED: VOLUME I2392, PAGE 367, REAL PROPERTY RECORDS AND DOCUMENT NO. 2008017972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- THE LOCATION IS SHOWN

## IOe. TERMS, CONDITIONS, AND STIPULATIONS IN THE COMMUNICATIONS SITE LEASE AGREEMENT:

RECORDED: DOCUMENT NO. 2000046737 AMENDED IN DOCUMENT NO. 20II0I3638, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. FURTHER AFFECTED BY THAT CONSENT, NONDISTURBANCE AND ATTORMENT AGREEMENT RECORDED IN DOCUMENT NO. 20II0I3637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOf. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT TO DEDICATE RIGHT OF WAY :

RECORDED: DOCUMENT NO. 20060I3020, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOg. TERMS, CONDITIONS, AND STIPULATIONS IN THE GRANT OF EASEMENT AND ASSIGNMENT OF LEASE :

RECORDED: DOCUMENT NO. 20II0I3636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: GLOBAL SIGNAL ACQUISITIONS IV, LLC  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.

## IOh. TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF PFLUGERVILLE NON ANNEXATION DEVELOPMENT

AGREEMENT: RECORDED: DOCUMENT NO. 20I3200764, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- THIS IS A BLANKET EASEMENT.

## IOi. TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. I36I-I8-09-II:

RECORDED: DOCUMENT NO. 20I8I52460, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- THIS IS A BLANKET EASEMENT.

## IOj. TERMS, CONDITIONS, AND STIPULATIONS IN THE LISSO FARM AGREEMENT:

RECORDED: DOCUMENT NO. 20200I5680 AND DOCUMENT NO. 202006I535, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- THIS IS A BLANKET EASEMENT.

## IOk. NOT A SURVEY MATTER.

## IOl. RIGHTS OF PARTIES IN POSSESSION.

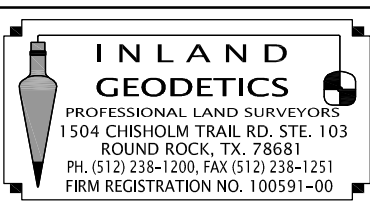
## IOm. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

## IOn. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

## IOo. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

PROJECT NO.: RTG-001

12/06/2023



PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PARCEL 7  
0.4435 AC.  
19,317 SQ. FT.

PAGE 4 OF 5

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF NO. 232III6-KFO, EFFECTIVE JUNE 8, 2023, ISSUED JUNE 15, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED  
HEREIN WAS DETERMINED BY A SURVEY MADE ON THE  
GROUND UNDER MY DIRECT SUPERVISION FROM  
SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER,  
2022 THROUGH JULY, 2023.



12/06/2023

MIGUEL A. ESCOBAR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

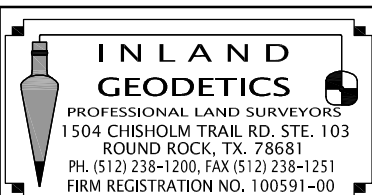


## LEGEND

|              |                                                 |
|--------------|-------------------------------------------------|
| P.U.E.       | PUBLIC UTILITY EASEMENT                         |
| P.R.T.C.T.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| ●            | 1/2" IRON ROD FOUND                             |
| ⊗            | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
| ⊙            | 5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO" |

PROJECT NO.: RTG-001

12/06/2023



PARCEL PLAT SHOWING PROPERTY OF

DWAIN AND JAN SELMAN

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PARCEL 7  
0.4435 AC.  
19,317 SQ. FT.

PAGE 5 OF 5

### DESCRIPTION

DESCRIPTION OF A 0.2125 ACRE (9256 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 1, IDEA PFLUGERVILLE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700182, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN A SPECIAL WARRANTY DEED TO IDEA PUBLIC SCHOOLS, OF RECORD IN DOCUMENT NO. 2017026803, SAID OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.2125 ACRE (9256 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod with cap stamped "Chapparral" found in the existing south right-of-way line of Wells Branch Parkway, a variable width roadway, dedicated in Document Number 2005191991, said Official Public Records, same line being the north boundary line of said 15.673 acre tract, for the northern most northeast corner of said 15.673 acre tract and for the northern most northeast corner (Grid Coordinates determined as N=10,127,391.88, E=3,151,860.13) and **POINT OF BEGINNING** of the herein described tract;

**THENCE, South 17°41'39" East**, with said existing south right-of-way of Wells Branch Parkway, same line being the north boundary line of said 15.673 acre tract of land, a distance of **56.86 feet**, to a calculated point in the existing west right-of-way line of Immanuel Road, a variable width roadway, no dedication found to date, same line being the east boundary line of said 15.673 acre tract of land, for the eastern most northeast corner of the herein described tract;

**THENCE, South 26°57'18" West**, with said common line of Immanuel Road and the 15.673 acre tract, a distance of **280.84 feet**, to a calculated point for the southeast corner of said 15.673 acre tract, same point being the northeast corner of a called 6.113 acre tract of land described in a Dedication Deed to the City of Pflugerville of record in Document Number 1999115211, said Official Public Records, and for the southeast corner of the herein described tract;

**THENCE, South 73°58'33" West**, with the south boundary line of said 15.673 acre tract, same line being the north boundary line of said 6.113 acre tract, a distance of **26.03 feet**, to a calculated point at its intersection with the proposed west right of way line of Immanuel Road, for the southwest corner of the herein described tract; from which point, a 1/2-inch iron rod found for a corner of said 15.673 acre tract and said 6.113 acre tract, bears South 73°58'33" West, with said common boundary line of the 15.673 acre tract and the 6.113 acre tract, a distance of 159.15 feet;

**THENCE**, over and across said 15.673 acre tract, with said proposed west right of way line of Immanuel Road, the following three (3) courses and distances:

1. **North 23°32'21" East**, a distance of **88.21 feet**, to a calculated point;
2. A curve to the right, having a delta angle of 01°53'03", a **radius of 6055.00 feet**, an arc length of 199.11 feet, and a chord which bears **North 25°32'47" East**, for a chord distance of **199.10 feet** to a calculated point;

3. **North 18°23'03" West**, a distance of **74.64 feet**, to a calculated point in said existing south right-of-way of Wells Branch Parkway, same line being the north boundary line of said 15.673 acre tract, for the northwest corner of the herein described tract;

**THENCE, South 62°20'33" East**, with said common line of Wells Branch Parkway and the 15.673 acre tract, a distance of **42.33 feet**, to the **POINT OF BEGINNING**, and containing 0.2125 acres (9256 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS       §  
                                          §       KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF TRAVIS       §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 12th of October, 2023,   A.D.

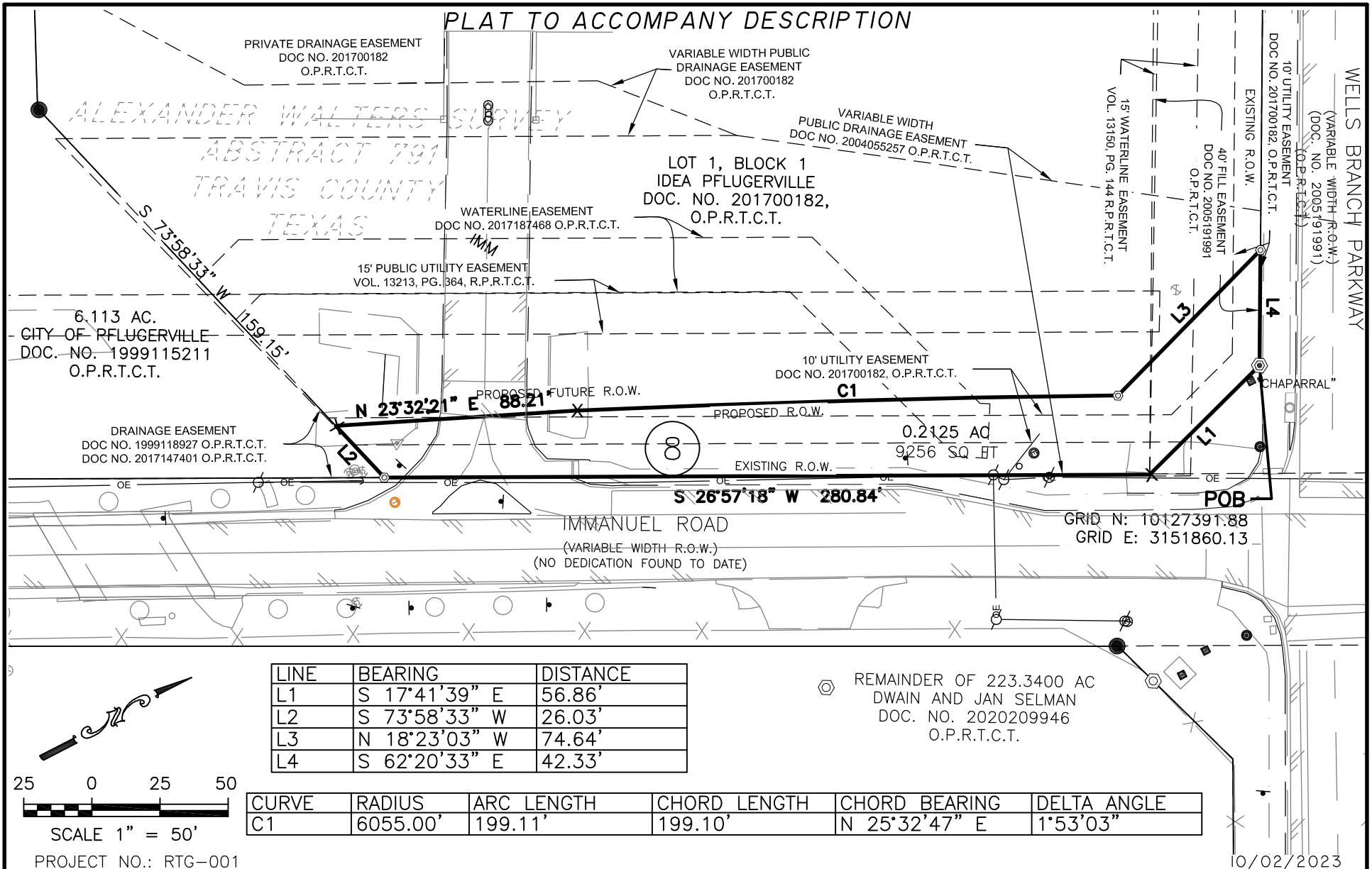
INLAND GEODETICS

  
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



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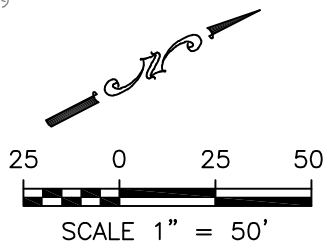
PLAT TO ACCOMPANY DESCRIPTION



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 17°41'39" E | 56.86'   |
| L2   | S 73°58'33" W | 26.03'   |
| L3   | N 18°23'03" W | 74.64'   |
| L4   | S 62°20'33" E | 42.33'   |

REMAINDER OF 223.3400 AC  
DWIN AND JAN SELMAN  
DOC. NO. 2020209946  
O.P.R.T.C.T.

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 6055.00' | 199.11'    | 199.10'      | N 25°32'47" E | 1°53'03"    |



PROJECT NO.: RTG-001

PARCEL PLAT SHOWING PROPERTY OF

IDEA PUBLIC SCHOOLS

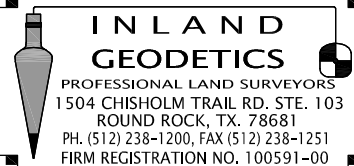
PARCEL 8  
0.2125 AC.  
9256 SQ. FT.

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 3 OF 4





**PLAT TO ACCOMPANY DESCRIPTION**

TITLE RESOURCES GUARANTY COMPANY  
GF NO. 2321121-KFO  
SCHEDULE B:

- I. DOCUMENT NO. 201700182, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SUBJECT TO
- IOa. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:  
PURPOSE: PUBLIC DRAINAGE  
LOCATION: VARIABLE WIDTH IN THE WESTERN PORTION OF SUBJECT LOT  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOb. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:  
PURPOSE: PUBLIC DRAINAGE  
LOCATION: VARIABLE WIDTH IN THE SOUTHERN PORTION OF SUBJECT LOT  
- THE LOCATION IS SHOWN
- IOc. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:  
PURPOSE: UTILITY  
LOCATION: 10 FEET WIDE PARALLEL TO THE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION AT THE NORTHERN PORTION OF LOT  
- THE LOCATION IS SHOWN.
- IOd. EASEMENT AS STATED AND SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:  
PURPOSE: UTILITY  
LOCATION: 10 FEET WIDE ALONG ALL STREET FRONTAGE  
- THE LOCATION IS SHOWN.
- IOe. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:  
PURPOSE: PRIVATE DRAINAGE  
LOCATION: UNKNOWN WIDTH AT THE SOUTH CORNER  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOf. EASEMENT:  
RECORDED: VOLUME 683, PAGE 14, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: TELEPHONE LINES  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOg. EASEMENT:  
RECORDED: VOLUME 4822, PAGE 1493, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: MANVILLE WATER SUPPLY CORPORATION  
PURPOSE: PIPELINE  
- THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

- IOh. EASEMENT:  
RECORDED: VOLUME 13150, PAGE 144, AND VOLUME 13225, PAGE 203, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF  
TO: CITY OF PFLUGERVILLE, TEXAS  
PURPOSE: WATER LINE EASEMENT AGREEMENT  
- THE LOCATION IS SHOWN.
- IOi. EASEMENT:  
RECORDED: VOLUME 13213, PAGE 364, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF  
TO: CITY OF PFLUGERVILLE, TEXAS  
PURPOSE: PUBLIC UTILITY EASEMENT AGREEMENT  
- THE LOCATION IS SHOWN.
- IOj. EASEMENT:  
RECORDED: DOCUMENT NO(S). 1999062525 AND 1999079118, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF  
TO: CITY OF PFLUGERVILLE, TEXAS  
PURPOSE: DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AGREEMENT  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOk. EASEMENT:  
RECORDED: DOCUMENT NO. 1999062527, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF  
TO: CITY OF PFLUGERVILLE  
PURPOSE: DRAINAGE  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOl. EASEMENT:  
RECORDED: DOCUMENT NO. 1999115209, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF.  
TO: CITY OF PFLUGERVILLE  
PURPOSE: PUBLIC ACCESS EASEMENT  
LOCATION: NORTHWESTERNMOST PROPERTY LINE  
- IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IOm. EASEMENT:  
RECORDED: DOCUMENT NO. 1999118927, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
TO: CITY OF PFLUGERVILLE, TEXAS  
PURPOSE: DRAINAGE EASEMENT AGREEMENT  
- THE LOCATION IS SHOWN.

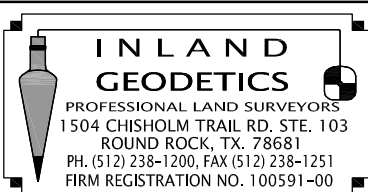
PROJECT NO.: RTG-001

10/02/2023

PARCEL PLAT SHOWING PROPERTY OF

IDEA PUBLIC SCHOOLS

PARCEL 8  
0.2125 AC.  
9256 SQ. FT.



SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.

PAGE 4 OF 6

## PLAT TO ACCOMPANY DESCRIPTION

- IO<sub>n</sub>. EASEMENT:  
 RECORDED: DOCUMENT NO. 2004055257, OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY,  
 TEXAS AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN  
 SCHEDULE A HEREOF  
 TO: CITY OF PFLUGERVILLE  
 PURPOSE: DRAINAGE  
 LOCATION: VARIABLE WIDTH ACROSS THE SOUTH EAST PORTION  
 - THE LOCATION IS SHOWN.
- IO<sub>o</sub>. EASEMENT:  
 RECORDED: AS REFERENCED/SHOWN IN DOCUMENT NO. 2005191991,  
 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND AS SHOWN  
 ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF  
 TO: CITY OF PFLUGERVILLE, TEXAS  
 PURPOSE: FILL  
 LOCATION: 40' WIDE ADJACENT TO THE E. WELLS BRANCH PARKWAY  
 PROPERTY LINE  
 - THE LOCATION IS SHOWN.
- IO<sub>p</sub>. EASEMENT:  
 RECORDED: DOCUMENT NO. 2006237336, OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY, TEXAS  
 TO: TXU ELECTRIC DELIVERY COMPANY  
 PURPOSE: OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY  
 AND COMMUNICATIONS FACILITIES  
 - IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- IO<sub>q</sub>. EASEMENT:  
 RECORDED: DOCUMENT NO. 2017125767, OFFICIAL PUBLIC  
 RECORDS, TRAVIS COUNTY, TEXAS  
 TO: THE CITY OF PFLUGERVILLE, TEXAS  
 PURPOSE: WATER PIPELINE - IT IS NOT ON, OR DOES NOT TOUCH  
 THE SURVEYED PROPERTY.
- IO<sub>r</sub>. EASEMENT:  
 RECORDED: DOCUMENT NO. 2017187468, OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY, TEXAS.  
 TO: MANVILLE WATER SUPPLY CORPORATION  
 PURPOSE: WATER LINE  
 - THE LOCATION IS SHOWN.
- IO<sub>s</sub>. EASEMENT:  
 RECORDED: DOCUMENT NO. 2017191115, OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY, TEXAS.  
 TO: CITY OF AUSTIN  
 PURPOSE: ELECTRIC UTILITY  
 - THIS IS A BLANKET EASEMENT, LIMITED TO 5' ON ALL SIDES OF  
 THE ACTUAL LOCATION OF THE FACILITIES.
- IO<sub>t</sub>. TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENT  
 ENCROACHMENT LICENSE AGREEMENT:  
 RECORDED: DOCUMENT NO. 2017147401, OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY, TEXAS.  
 - THE LOCATION IS SHOWN.
- IO<sub>u</sub>. NOT A SURVEY MATTER.
- IO<sub>v</sub>. RIGHTS OF PARTIES IN POSSESSION.
- IO<sub>w</sub>. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE,  
 LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS  
 NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- IO<sub>x</sub>. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR  
 ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE  
 DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE  
 LAND.
- IO<sub>y</sub>. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL  
 UNRECORDED LEASES OR RENTAL AGREEMENTS.

PROJECT NO.: RTG-001

10/02/2023

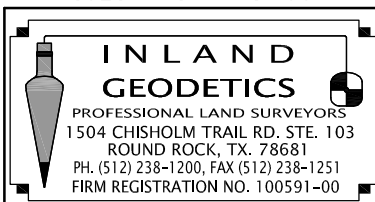
PARCEL PLAT SHOWING PROPERTY OF

IDEA PUBLIC SCHOOLS

TRAVIS COUNTY

PROJECT  
IMMANUEL RD.PARCEL 8  
0.2125 AC.  
9256 SQ. FT.

PAGE 5 OF 6

SCALE  
1" = 50'

## NOTES:

## PLAT TO ACCOMPANY DESCRIPTION

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF NO. 2321121-KFO, EFFECTIVE MAY 31, 2023, ISSUED JUNE 8, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

| LEGEND       |                                                 |
|--------------|-------------------------------------------------|
| P.U.E.       | PUBLIC UTILITY EASEMENT                         |
| P.R.T.C.T.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| ●            | 1/2" IRON ROD FOUND                             |
| ⊗            | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
| ⊗            | 5/8" IRON ROD SET WITH PLASTIC CAP "INLAND GEO" |
| X            | "X" SET                                         |

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION FROM SEPTEMBER, 2021 THROUGH JUNE, 2022, AND DECEMBER, 2022 THROUGH JANUARY, 2023, AND JULY 2023.

  
 MIGUEL A. ESCOBAR                      DATE 10-12-2023  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
 LICENSED STATE LAND SURVEYOR  
 INLAND GEODETICS  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681



PROJECT NO.: RTG-001

10/02/2023

|                                                                                                                                                                                                                                                                                                                                                   |                                 |  |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--|-----------------------------------------------|
|  <p><b>INLAND<br/>GEODETICS</b><br/>         PROFESSIONAL LAND SURVEYORS<br/>         1504 CHISHOLM TRAIL RD. STE. 103<br/>         ROUND ROCK, TX. 78681<br/>         PH. (512) 238-1200, FAX (512) 238-1251<br/>         FIRM REGISTRATION NO. 100591-00</p> | PARCEL PLAT SHOWING PROPERTY OF |  | <b>PARCEL 8</b><br>0.2125 AC.<br>9256 SQ. FT. |
|                                                                                                                                                                                                                                                                                                                                                   | <b>IDEA PUBLIC SCHOOLS</b>      |  |                                               |
| SCALE<br>1" = 50'                                                                                                                                                                                                                                                                                                                                 | TRAVIS COUNTY                   |  | PROJECT<br>IMMANUEL RD.                       |
|                                                                                                                                                                                                                                                                                                                                                   |                                 |  | PAGE 6 OF 6                                   |

## DESCRIPTION OF EASEMENT

DESCRIPTION OF A 0.0450 ACRE (1,961 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2 OF THE WILDFLOWER ESTATES SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOL. 94, PAGE 80, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE GENERAL COMMON ELEMENT OF MOUNTAIN CREEK RANCH CONDOMINIUMS OF RECORD IN DOCUMENT NO. 2008067648, SAID OFFICIAL PUBLIC RECORDS, SAID 0.0450 ACRE (1,961 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLs, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point (Grid Coordinates determined as N=10,128,285.56, E=3,152,356.60) in the existing west right-of-way line of Immanuel Road, a variable width right-of-way, a portion of said right-of-way being dedicated by said WILDFLOWER ESTATES SUBDIVISION, same line being the east boundary line of said Lot 1, for the southeast corner of the herein described tract, from which point, a 1/2-inch iron rod with a plastic cap stamped "Chaparral 4995" found for the southeast corner of said Lot 1, same point being the northeast corner of Lot 1, Block E, of the MOUNTAIN CREEK EAST PHASE A – SECTION ONE Subdivision, a map of which is found in Document Number 199900296, Official Public Records of Travis County, Texas, bears South 27°23'33" West, with said existing east right-of-way line of Immanuel Road, a distance of 150.10 feet;

**THENCE, North 62°36'27" West**, over and across said Lot 1, a distance of **32.81 feet**, to a calculated point in the interior of said Lot 1, for the southwest corner of the herein described tract;

**THENCE, North 28°21'48" East**, over and across said Lot 1 and said Lot 2, a distance of **60.74 feet**, to a calculated point in the interior of said Lot 2, for the northwest corner of the herein described tract;

**THENCE, South 62°36'27" East**, over and across said Lot 2, a distance of **31.78 feet**, to a calculated point in said existing west right-of-way line of Immanuel Road, same point being in the east boundary line of said Lot 2 for the northeast corner of the herein described tract, from which point, a 1/2-inch iron rod with plastic cap stamped "RPLS 4303" found in the west right-of-way line of Immanuel Road, bears North 27°23'33" East, with said existing west right-of-way line of Immanuel Road, a distance of 28.69 feet;

**THENCE, South 27°23'33" West**, with said existing west right-of-way line of Immanuel Road and the east boundary line of said Lot 2, at distance of 26.08 feet, pass a cotton gin spindle found for the southeast corner of said Lot 2, same point being the northeast corner of said Lot 1, continuing with said existing west right-of-way line of Immanuel Road for a total distance of **60.73 feet** to the **POINT**

Page 2 of 6  
Project No. RTG-001  
September 25, 2023  
Revised: December 6, 2023

**Storm Drainage Easement # 1**  
0.0450 (1961 Square Feet)  
Alexander Walters Survey, Abstract 791  
Travis County, Texas

**OF BEGINNING**, and containing 0.0450 acres (1,961 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

The subject tract shown hereon is an easement, monuments were not set for corners.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 06th of December, 2023, A.D.

INLAND GEODETICS



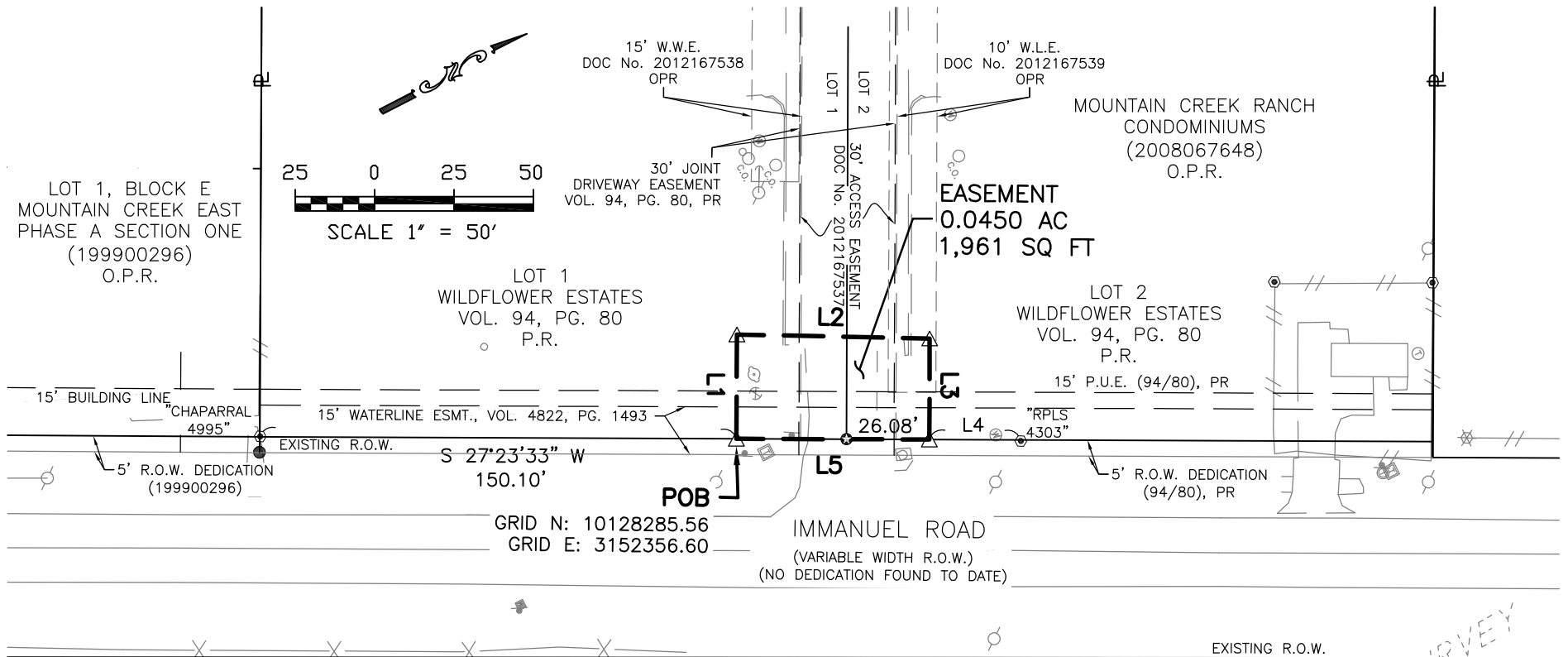
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



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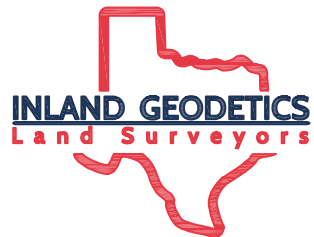


## PLAT TO ACCOMPANY DESCRIPTION



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 62°36'27" W | 32.81'   |
| L2   | N 28°21'48" E | 60.74'   |
| L3   | S 62°36'27" E | 31.78'   |
| L4   | N 27°23'33" E | 28.69'   |
| L5   | S 27°23'33" W | 60.73'   |

ALEXANDER WALTERS SURVEY  
ABSTRACT 791  
TRAVIS COUNTY  
TEXAS



1504 CHISHOLM TRAIL RD.  
SUITE 103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

PROJECT NO.: RTG-001

12/06/2023

PARCEL PLAT SHOWING PROPERTY OF

MOUNTAIN CREEK RANCH CONDOMINIUMS

STORM DRAINAGE  
EASEMENT #1  
0.0450 AC  
1,961 SQ FT

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

PAGE 3 OF 6

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF#2324021-KFO ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE AUGUST 10, 2023, ISSUED AUGUST 17, 2023.

RESTRICTIVE COVENANTS: VOLUME 94, PAGE 80, PLAT RECORDS, DOCUMENT NO. 2004184419, DOCUMENT NO. 2008067646 (CONDOMINIUM PLAT), DOCUMENT NO. 2008069677, DOCUMENT NO. 2013027994, DOCUMENT NO. 2015188193, DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

- a. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
- b. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)
- c. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- d. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- e. RIGHTS OF ADJOINING PROPERTY OWNERS IN AND TO ALL STRUCTURAL ELEMENTS THAT COMPRISE ANY PART OF THE OVERALL STRUCTURAL UNIT OF WHICH ANY INDIVIDUAL TOWNHOUSE RESIDENCE IS A PART AND WHICH MAY BE CONSIDERED COMMON TO ALL SUCH RESIDENCES; AND SUBJECT TO THE RIGHTS, ALSO, OF ADJOINING PROPERTY OWNERS IN AND TO COMMON AREAS OF USE, IF ANY; AND SUBJECT TO THE RIGHTS OF CO-OWNERS TO ANY SUCH COMMON STRUCTURES OR AREAS DETERMINED BY ANY AGREEMENT TO WHICH ALL PROPERTY OWNERS MAY BE A PARTY.

## f. EASEMENT:

RECORDED: DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PURPOSE: PUBLIC AND/OR PRIVATE UTILITIES, STREETS, DRIVEWAYS, WALKWAYS, SEWERS, ACCESS AND DRAINAGE OVER AND ACROSS THE COMMON AREAS; INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, REPAIRS AND REMOVAL OF PUBLIC UTILITIES; AND FOR ENCROACHMENTS CREATED BY CONSTRUCTION SETTLING AND OVERHANG OF IMPROVEMENTS. (BLANKET-TYPE, NOT PLOTTABLE)

- g. MAINTENANCE CHARGES, ASSESSMENTS, RIGHTS AND REMEDIES OF CO-TENANTS, CONTRACTUAL OR OTHERWISE, INCLUDING BUT NOT LIMITED TO TERMS, CONDITIONS, COVENANTS, OPTIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF CONDOMINIUM AND BY-LAWS:

RECORDED: DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (NOT A SURVEY MATTER)

- h. LIEN FOR MAINTENANCE CHARGES AND/OR ASSESSMENTS AS PROVIDED FOR IN INSTRUMENT(S) RECORDED IN DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID LIEN FOR CHARGES AND ASSESSMENTS IS SUBORDINATE TO A FIRST MORTGAGE AS SET OUT THEREIN. (NOT A SURVEY MATTER)

- i. TRANSFER FEE OR CHARGE AS SET OUT IN DOCUMENT NO. 2008067648, AND DOCUMENT NO. 2013027994, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (NOT A SURVEY MATTER)

- j. ANY AND ALL EASEMENTS, BUILDING LINES, ROAD WIDENING(S) AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 94, PAGE 80, PLAT RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN)

## k. EASEMENT:

RECORDED: VOLUME 435, PAGE 567, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TO: TEXAS POWER & LIGHT COMPANY

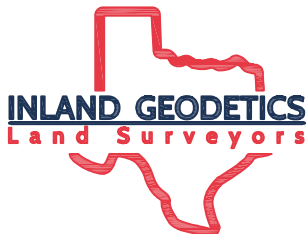
PURPOSE: ELECTRIC (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## l. EASEMENT:

RECORDED: VOLUME 549, PAGE 617, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TO: TEXAS POWER & LIGHT COMPANY

PURPOSE: ELECTRIC (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)



1504 CHISHOLM TRAIL RD.  
SUITE 103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

PROJECT NO.: RTG-001

12/06/2023

|                                   |               |                          |                                                           |
|-----------------------------------|---------------|--------------------------|-----------------------------------------------------------|
| PARCEL PLAT SHOWING PROPERTY OF   |               |                          | STORM DRAINAGE<br>EASEMENT #1<br>0.0450 AC<br>1,961 SQ FT |
| MOUNTAIN CREEK RANCH CONDOMINIUMS |               |                          |                                                           |
| SCALE<br>1" = 50'                 | TRAVIS COUNTY | PROJECT<br>IMMANUEL ROAD | PAGE 4 OF 6                                               |

## PLAT TO ACCOMPANY DESCRIPTION

## m. EASEMENT:

RECORDED: VOLUME 683, PAGE 27, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: COMMUNICATIONS (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## n. EASEMENT:

RECORDED: VOLUME 916, PAGE 620, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TEXAS POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC  
(DOES NOT AFFECT, ABANDONED BY DOC. No. I999I57470, OPR)

## o. EASEMENT:

RECORDED: VOLUME I678, PAGE 470, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TEXAS POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC  
(DOES NOT AFFECT, ABANDONED BY DOC. NO. I999I5747I, OPR)

## p. EASEMENT:

RECORDED: VOLUME 3706, PAGE 459, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: COMMUNICATIONS (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## q. EASEMENT:

RECORDED: VOLUME 4822, PAGE I493, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: MANVILLE WATER SUPPLY CORPORATION  
PURPOSE: PIPELINE (SHOWN)

## r. EASEMENT:

RECORDED: VOLUME I22I5, PAGE 24I, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN  
PURPOSE: ELECTRIC/TELEPHONE/CABLE (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## s. EASEMENT:

RECORDED: DOCUMENT NO. 2000030527, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: EQUIPMENT STATION (DOES NOT AFFECT)

## t. EASEMENT:

RECORDED: DOCUMENT NO. 20040I8547, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
PURPOSE: I5 FT. ACCESS (DOES NOT AFFECT)

## u. EASEMENT:

RECORDED: DOCUMENT NO. 2006I72790, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN  
PURPOSE: ELECTRIC UTILITY (BLANKET TYPE, NOT PLOTTABLE)

## v. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:

RECORDED: DOCUMENT NO. 20I2I67537, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN)  
TYPE: ACCESS EASEMENT AGREEMENT

## w. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:

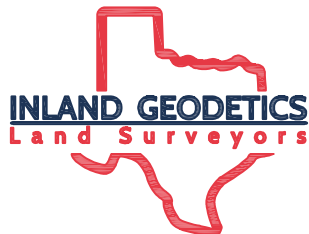
RECORDED: DOCUMENT NO. 20I2I67538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN, DOES NOT AFFECT)  
TYPE: WASTEWATER EASEMENT AGREEMENT

## x. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:

RECORDED: DOCUMENT NO. 20I2I67539, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN)  
TYPE: WATER EASEMENT AGREEMENT

## y. MANAGEMENT CERTIFICATE RECORDED IN DOCUMENT NO. 2008069678, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

## z. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATER)



1504 CHISHOLM TRAIL RD.  
SUITE 103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

PROJECT NO.: RTG-001

PARCEL PLAT SHOWING PROPERTY OF

MOUNTAIN CREEK RANCH CONDOMINIUMS

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

12/06/2023

STORM DRAINAGE  
EASEMENT #1  
0.0450 AC  
1,961 SQ FT

PAGE 5 OF 6

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
5. THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

## LEGEND

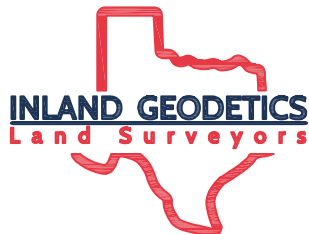
|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | PROPERTY LINE                                   |
| W.L.E.                                                                              | WATER LINE EASEMENT                             |
| W.W.E.                                                                              | WASTE WATER EASEMENT                            |
| P.U.E.                                                                              | PUBLIC UTILITY EASEMENT                         |
| O.P.R.                                                                              | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| P.R.                                                                                | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
|  | 1/2" IRON ROD FOUND                             |
|  | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
|  | CALCULATED POINT                                |
|  | COTTON SPINDLE FOUND                            |

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED  
HEREIN WAS DETERMINED BY A SURVEY MADE ON THE  
GROUND UNDER MY DIRECT SUPERVISION FROM  
SEPTEMBER, 2021 THROUGH JUNE, 2022, AND  
DECEMBER, 2022 THROUGH JULY, 2023.



12/06/2023

MIGUEL A. ESCOBAR  
DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681



1504 CHISHOLM TRAIL RD.  
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PARCEL PLAT SHOWING PROPERTY OF

MOUNTAIN CREEK RANCH CONDOMINIUMS

STORM DRAINAGE  
EASEMENT #1  
0.0450 AC  
1,961 SQ FT

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

PAGE 6 OF 6

### DESCRIPTION OF EASEMENT

DESCRIPTION OF A 0.0616 ACRE (2,683 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE GENERAL COMMON ELEMENT OF MOUNTAIN CREEK RANCH CONDOMINIUMS OF RECORD IN DOCUMENT NO. 2008067648, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0616 ACRE (2683 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND FROM SEPTEMBER, 2021, THROUGH JUNE, 2022, AND DECEMBER, 2022, THROUGH JULY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, RPLS, LSLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point (Grid Coordinates determined as N=10,128,670.59, E=3,152,561.97) in the existing west right-of-way line of Immanuel Road, a variable width right of way, no dedication found to date, same line being the east boundary line of a called 5.00 acre tract of land conveyed to QB2 HOLDINGS, LP in Document Number 2003204502, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), for the northeast corner of the herein described tract; from which point, a 1/2-inch iron rod found for the eastern most northeast corner of said 5.00 acre tract of land, same point being the eastern most southeast corner of Lot 16, Block 'M', CAMBRIDGE ESTATES SECTION THREE Subdivision, a map of which is recorded in Document Number 200300054, O.P.R.T.C.T., bears North 27°26'37" East, with said existing east right-of-way line of Immanuel Road, a distance of 132.87 feet;

**THENCE, South 27°26'37" West**, with said existing west right-of-way line of Immanuel Road, same line being the east boundary line of said 5.00 acre tract of land, a distance of **65.00 feet**, to a calculated point for the southwest corner of the herein described tract; from which point, a 1/2-inch iron rod with cap stamped "CHAPARRAL 4995" found for the northeast corner of Lot 1, Block E, of the MOUNTAIN CREEK EAST PHASE A – SECTION ONE Subdivision, a map of which is found in Document Number 199900296, O.P.R.T.C.T. bears South 27°57'25" West, a distance of 521.51 feet;

**THENCE**, over and across the interior of said 5.00 acre tract of land, the following three (3) courses and distances:

1. **North 62°33'23" West**, a distance of **41.22 feet**, to a to a calculated point;
2. **North 27°20'53" East**, a distance of **65.00 feet**, to a to a calculated point;

3. **South 62°33'23" East**, a distance of **41.33 feet**, to the **POINT OF BEGINNING**, and containing 0.0616 acres (2,683 square feet), more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Surface-to-Grid Combined Adjustment Factor of 0.999910010.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

The subject tract shown hereon is an easement, monuments were not set for corners.

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of from September, 2021, through June, 2022, and December, 2022, through July, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 06th of December, 2023, A.D.

INLAND GEODETICS

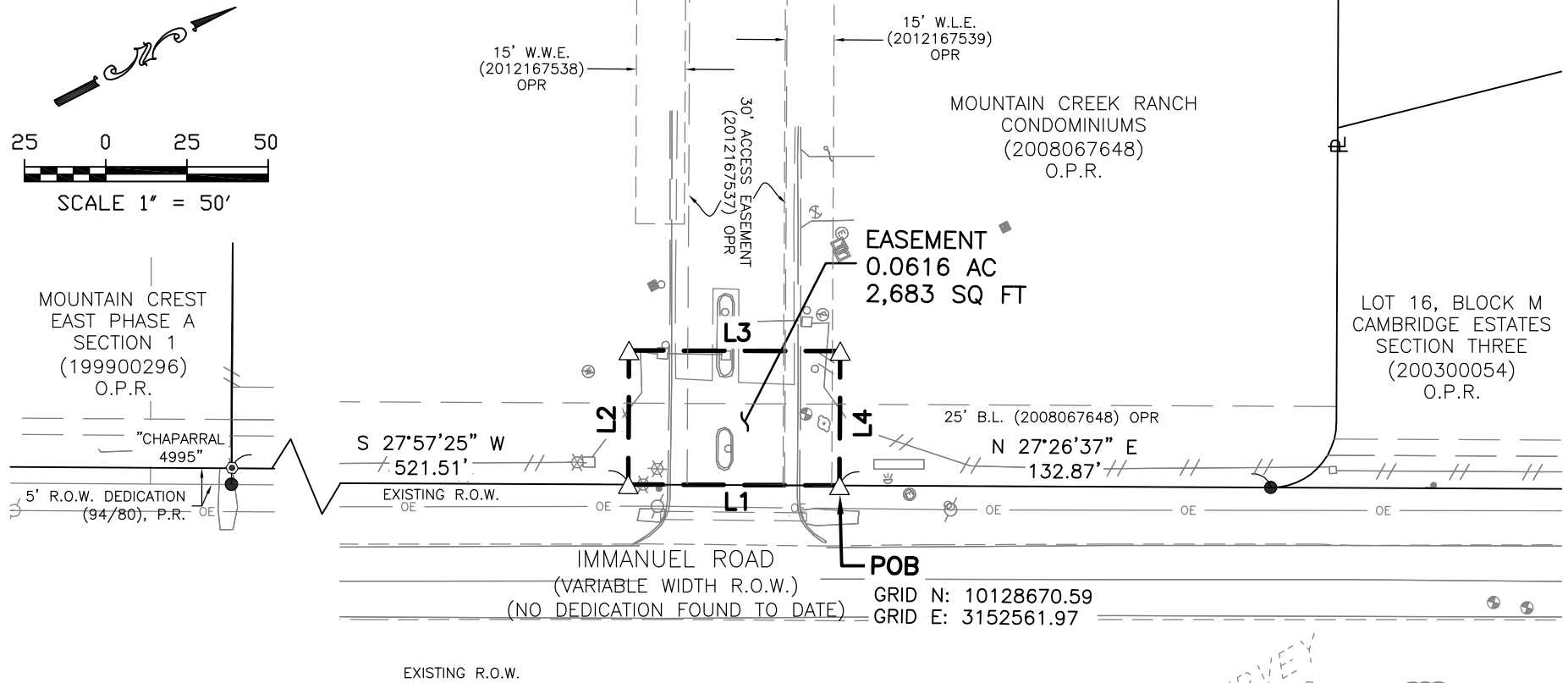
Miguel A. Escobar, L.S.L.S., R.P.L.S.  
Texas Reg. No. 5630  
1504 Chisholm Trail Rd #103  
Round Rock, TX 78681  
TBPELS Firm No. 10059100



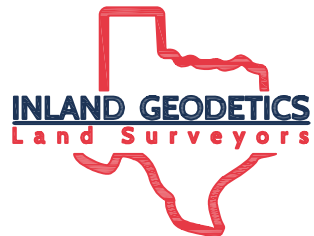
S:\RTG\COP IMMANUEL ROAD\DESCRIPTIONS\ESMT\RTG-001-ESMT2-DESCRIPTION-ESMT2.docx



## PLAT TO ACCOMPANY DESCRIPTION



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 27°26'37" W | 65.00'   |
| L2   | N 62°33'23" W | 41.22'   |
| L3   | N 27°20'53" E | 65.00'   |
| L4   | S 62°33'23" E | 41.33'   |



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MOUNTAIN CREEK RANCH CONDOMINIUMS

12/06/2023

STORM DRAINAGE  
EASEMENT #2  
0.0616 AC  
2,683 SQ FT

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

PAGE 3 OF 6

ALEXANDER WALTERS SURVEY  
ABSTRACT 791  
TRAVIS COUNTY  
TEXAS

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.999910010.
2. THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF#2324021-KFO ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE AUGUST 10, 2023, ISSUED AUGUST 17, 2023.

RESTRICTIVE COVENANTS: VOLUME 94, PAGE 80, PLAT RECORDS, DOCUMENT NO. 2004184419, DOCUMENT NO. 2008067646 (CONDOMINIUM PLAT), DOCUMENT NO. 2008069677, DOCUMENT NO. 2013027994, DOCUMENT NO. 2015188193, DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

- a. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
- b. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)
- c. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- d. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- e. RIGHTS OF ADJOINING PROPERTY OWNERS IN AND TO ALL STRUCTURAL ELEMENTS THAT COMPRISE ANY PART OF THE OVERALL STRUCTURAL UNIT OF WHICH ANY INDIVIDUAL TOWNHOUSE RESIDENCE IS A PART AND WHICH MAY BE CONSIDERED COMMON TO ALL SUCH RESIDENCES; AND SUBJECT TO THE RIGHTS, ALSO, OF ADJOINING PROPERTY OWNERS IN AND TO COMMON AREAS OF USE, IF ANY; AND SUBJECT TO THE RIGHTS OF CO-OWNERS TO ANY SUCH COMMON STRUCTURES OR AREAS DETERMINED BY ANY AGREEMENT TO WHICH ALL PROPERTY OWNERS MAY BE A PARTY.

## f. EASEMENT:

RECORDED: DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PURPOSE: PUBLIC AND/OR PRIVATE UTILITIES, STREETS, DRIVEWAYS, WALKWAYS, SEWERS, ACCESS AND DRAINAGE OVER AND ACROSS THE COMMON AREAS; INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, REPAIRS AND REMOVAL OF PUBLIC UTILITIES; AND FOR ENCROACHMENTS CREATED BY CONSTRUCTION SETTLING AND OVERHANG OF IMPROVEMENTS. (BLANKET-TYPE, NOT PLOTTABLE)

- g. MAINTENANCE CHARGES, ASSESSMENTS, RIGHTS AND REMEDIES OF CO-TENANTS, CONTRACTUAL OR OTHERWISE, INCLUDING BUT NOT LIMITED TO TERMS, CONDITIONS, COVENANTS, OPTIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF CONDOMINIUM AND BY-LAWS:

RECORDED: DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (NOT A SURVEY MATTER)

- h. LIEN FOR MAINTENANCE CHARGES AND/OR ASSESSMENTS AS PROVIDED FOR IN INSTRUMENT(S) RECORDED IN DOCUMENT NO. 2022060604, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID LIEN FOR CHARGES AND ASSESSMENTS IS SUBORDINATE TO A FIRST MORTGAGE AS SET OUT THEREIN. (NOT A SURVEY MATTER)

- i. TRANSFER FEE OR CHARGE AS SET OUT IN DOCUMENT NO. 2008067648, AND DOCUMENT NO. 2013027994, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (NOT A SURVEY MATTER)

- j. ANY AND ALL EASEMENTS, BUILDING LINES, ROAD WIDENING(S) AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOLUME 94, PAGE 80, PLAT RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN)

## k. EASEMENT:

RECORDED: VOLUME 435, PAGE 567, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TO: TEXAS POWER & LIGHT COMPANY

PURPOSE: ELECTRIC (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## l. EASEMENT:

RECORDED: VOLUME 549, PAGE 617, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TO: TEXAS POWER & LIGHT COMPANY

PURPOSE: ELECTRIC (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)



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STORM DRAINAGE  
EASEMENT #2  
0.0616 AC  
2,683 SQ FT

SCALE  
1" = 50'

TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

PAGE 4 OF 6

## PLAT TO ACCOMPANY DESCRIPTION

## m. EASEMENT:

RECORDED: VOLUME 683, PAGE 27, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: COMMUNICATIONS (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## n. EASEMENT:

RECORDED: VOLUME 916, PAGE 620, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TEXAS POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC  
(DOES NOT AFFECT, ABANDONED BY DOC. No. I999I57470, OPR)

## o. EASEMENT:

RECORDED: VOLUME I678, PAGE 470, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: TEXAS POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC  
(DOES NOT AFFECT, ABANDONED BY DOC. NO. I999I5747I, OPR)

## p. EASEMENT:

RECORDED: VOLUME 3706, PAGE 459, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: COMMUNICATIONS (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## q. EASEMENT:

RECORDED: VOLUME 4822, PAGE I493, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: MANVILLE WATER SUPPLY CORPORATION  
PURPOSE: PIPELINE (SHOWN)

## r. EASEMENT:

RECORDED: VOLUME I22I5, PAGE 24I, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN  
PURPOSE: ELECTRIC/TELEPHONE/CABLE (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

## s. EASEMENT:

RECORDED: DOCUMENT NO. 2000030527, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
PURPOSE: EQUIPMENT STATION (DOES NOT AFFECT)

## t. EASEMENT:

RECORDED: DOCUMENT NO. 20040I8547, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
PURPOSE: I5 FT. ACCESS (DOES NOT AFFECT)

## u. EASEMENT:

RECORDED: DOCUMENT NO. 2006I72790, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN  
PURPOSE: ELECTRIC UTILITY (BLANKET TYPE, NOT PLOTTABLE)

## v. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:

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TYPE: ACCESS EASEMENT AGREEMENT

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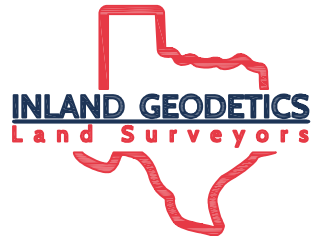
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TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

12/06/2023

STORM DRAINAGE  
EASEMENT #2  
0.0616 AC  
2,683 SQ FT

PAGE 5 OF 6

## PLAT TO ACCOMPANY DESCRIPTION

## NOTES:

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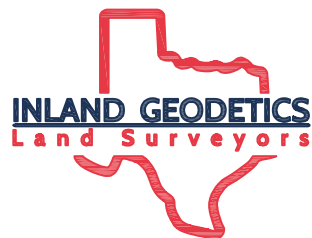
|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | PROPERTY LINE                                   |
| W.L.E.                                                                              | WATER LINE EASEMENT                             |
| W.W.E.                                                                              | WASTE WATER EASEMENT                            |
| P.U.E.                                                                              | PUBLIC UTILITY EASEMENT                         |
| P.R.                                                                                | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| OPR                                                                                 | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
|  | 1/2" IRON ROD FOUND                             |
|  | 1/2" IRON ROD WITH PLASTIC CAP FOUND            |
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TRAVIS COUNTY

PROJECT  
IMMANUEL ROAD

PAGE 6 OF 6

# EXHIBIT C

## The Reimbursement Eligibility Ratio

for the Utility Relocation Agreement Between the City of  
Pflugerville and Manville Water Supply Corporation on the  
TR2103 – Immanuel Road Project.

## IMMANUEL ROAD

Exhibit C – Eligibility Ratio - Manville Water

Project Limits: 1200' South of Wells Branch Parkway to Pecan Street

Overall Project Length: 6,891.18 FT = 1.31 MI

| Utility Relocation   |                                               |      |       |                                   |                  |
|----------------------|-----------------------------------------------|------|-------|-----------------------------------|------------------|
| CITY OF PFLUGERVILLE |                                               |      |       |                                   |                  |
| C.O.P.               | Description                                   | Unit | Qty   | Unit Price                        | Extended Cost    |
| 504                  | ADJUST WATER VALVE TO FG                      | EA   | 1     | \$300.00                          | \$300.00         |
| 504                  | ADJUST WATER METER TO FG                      | EA   | 3     | \$250.00                          | \$750.00         |
| 504                  | REMOVE WATER VALVE                            | EA   | 1     | \$400.00                          | \$400.00         |
| 504/505              | REMOVE EXISTING FIRE HYDRANT                  | EA   | 2     | \$700.00                          | \$1,400.00       |
| 505                  | ENCASEMENT PIPE, 24-IN DIA, STEEL (OPEN CUT)  | LF   | 40    | \$260.00                          | \$10,400.00      |
| 506                  | MINOR MANHOLE ADJUSTMENT                      | EA   | 1     | \$500.00                          | \$500.00         |
| 509                  | TRENCH SAFETY SYSTEMS (ALL DEPTHS)            | LF   | 780   | \$2.00                            | \$1,560.00       |
| 510                  | PIPE, CL 350 RJ DI/PVC C900 (6-IN)            | LF   | 42    | \$165.00                          | \$6,930.00       |
| 510                  | PIPE, CL 350 RJ DI/PVC C900 (8-IN)            | LF   | 294   | \$175.00                          | \$51,450.00      |
| 510                  | PIPE, CL 250 RJ DI/PVC C900 (12-IN)           | LF   | 345   | \$180.00                          | \$62,100.00      |
| 510                  | PIPE, CL 250 RJ DI/PVC C900 (16-IN)           | LF   | 99    | \$230.00                          | \$22,770.00      |
| 510                  | PIPE REMOVAL (8-IN)                           | LF   | 303   | \$18.00                           | \$5,454.00       |
| 510                  | PIPE REMOVAL (12-IN)                          | LF   | 346   | \$26.00                           | \$8,996.00       |
| 510                  | PIPE REMOVAL (16-IN)                          | LF   | 91    | \$32.00                           | \$2,912.00       |
| 510                  | WET CONNECTION 8-IN X 6-IN                    | EA   | 1     | \$2,500.00                        | \$2,500.00       |
| 510                  | WET CONNECTION 8-IN X 8-IN                    | EA   | 4     | \$3,500.00                        | \$14,000.00      |
| 510                  | WET CONNECTION 12-IN X 12-IN                  | EA   | 3     | \$4,000.00                        | \$12,000.00      |
| 510                  | WET CONNECTION 16-IN X 16-IN                  | EA   | 3     | \$4,800.00                        | \$14,400.00      |
| 510                  | DUCTILE IRON FITTINGS                         | TON  | 4.6   | \$13,000.00                       | \$59,800.00      |
| 511                  | VALVES (GATE TYPE)(6-IN)                      | EA   | 3     | \$2,400.00                        | \$7,200.00       |
| 511                  | VALVES (GATE TYPE)(8-IN)                      | EA   | 2     | \$3,200.00                        | \$6,400.00       |
| 511                  | VALVES (GATE TYPE)(12-IN)                     | EA   | 1     | \$5,000.00                        | \$5,000.00       |
| 511                  | VALVES (GATE TYPE)(16-IN)                     | EA   | 1     | \$12,500.00                       | \$12,500.00      |
| 511                  | FIRE HYDRANT ASSEMBLY                         | EA   | 4     | \$5,600.00                        | \$22,400.00      |
| 863                  | REFLECTORIZED PAVEMENT MARKERS (TY II-B-B)    | EA   | 4     | \$44.00                           | \$176.00         |
| 504                  | ADJUST WATER VALVE TO FG                      | EA   | 1     | \$300.00                          | \$300.00         |
| 504                  | ADJUST AIR RELEASE VALVE AND AIR PIPING TO FG | EA   | 1     | \$1,000.00                        | \$1,000.00       |
| 505                  | CONCRETE ENCASEMENT OF PIPE (24-IN DIA)       | LF   | 20    | \$200.00                          | \$4,000.00       |
| 509                  | TRENCH SAFETY SYSTEMS (ALL DEPTHS)            | LF   | 1,183 | \$2.00                            | \$2,366.00       |
| 510                  | PIPE, CL 150 RJ DI/PVC C900 (1-IN)            | LF   | 62    | \$53.00                           | \$3,286.00       |
| 510                  | PIPE, CL 150 RJ DI/PVC C900 (10-IN)           | LF   | 1,121 | \$122.00                          | \$136,762.00     |
| 510                  | PIPE REMOVAL (1-IN)                           | LF   | 60    | \$15.00                           | \$900.00         |
| 510                  | WET CONNECTION 10-IN X 10-IN                  | EA   | 10    | \$3,600.00                        | \$36,000.00      |
| 510                  | DUCTILE IRON FITTINGS                         | TON  | 3.1   | \$13,000.00                       | \$40,300.00      |
| 511                  | AIR RELEASE VALVE (1-IN)                      | EA   | 1     | \$7,000.00                        | \$7,000.00       |
| 511                  | VALVES (GATE TYPE)(10-IN)                     | EA   | 2     | \$4,200.00                        | \$8,400.00       |
|                      |                                               |      |       | <b>SUBTOTAL</b>                   | <b>\$572,612</b> |
|                      |                                               |      |       | <b>CONTINGENCY (0%)</b>           | <b>\$0</b>       |
|                      |                                               |      |       | <b>CITY OF PFLUGERVILLE TOTAL</b> | <b>\$572,612</b> |

| Utility Relocation |                                                 |      |       |                          |                  |
|--------------------|-------------------------------------------------|------|-------|--------------------------|------------------|
| MANVILLE           |                                                 |      |       |                          |                  |
| C.O.P.             | Description                                     | Unit | Qty   | Unit Price               | Extended Cost    |
| 505                | ENCASEMENT PIPE, 6-IN DIA, STEEL, 1/4-IN THCK   | LF   | 39    | \$120.00                 | \$4,680.00       |
| 505                | ENCASEMENT PIPE, 20-IN DIA, STEEL, 5/16-IN THCK | LF   | 478   | \$210.00                 | \$100,380.00     |
| 510                | PIPE REMOVAL (10-IN)                            | LF   | 1,065 | \$22.00                  | \$23,430.00      |
| 510                | WET CONNECTION 1-IN X 1-IN                      | EA   | 1     | \$800.00                 | \$800.00         |
| 511                | VALVES (GATE TYPE)(1-IN)                        | EA   | 1     | \$850.00                 | \$850.00         |
|                    |                                                 |      |       | <b>SUBTOTAL</b>          | <b>\$130,140</b> |
|                    |                                                 |      |       | <b>CONTINGENCY (10%)</b> | <b>\$13,014</b>  |
|                    |                                                 |      |       | <b>MANVILLE TOTAL</b>    | <b>\$143,154</b> |

|                                 |                  |
|---------------------------------|------------------|
| <b>TOTAL UTILITY RELOCATION</b> | <b>\$715,766</b> |
|---------------------------------|------------------|

### ELIGIBILITY RATIO SUMMARY (Winning Bid)

| Entity       | % of Total     | Amount           |
|--------------|----------------|------------------|
| PFLUGERVILLE | 80.00%         | \$572,612        |
| MANVILLE     | 20.00%         | \$143,154        |
| <b>TOTAL</b> | <b>100.00%</b> | <b>\$715,766</b> |



# EXHIBIT D

## Schedule of Work

for the Utility Relocation Agreement Between the City of  
Pflugerville and Manville Water Supply Corporation on the  
TR2103 – Immanuel Road Project.

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| Utility Relocations |                                                        | Immanuel Road |                           |
|---------------------|--------------------------------------------------------|---------------|---------------------------|
| 2                   | Immanuel Road                                          | 479 days      | Tue 9/8/26 Thu 7/27/28    |
| 3                   | Notice To Proceed                                      | 0 days        | Tue 9/8/26 Tue 9/8/26     |
| 4                   | MILESTONE #1 (One Way Traffic)                         | 85 days       | Wed 9/23/26 Mon 2/8/27    |
| 5                   | MILESTONE #2 (One Way Traffic)                         | 19 days       | Mon 1/25/27 Thu 2/18/27   |
| 6                   | MILESTONE #3 (One Way Traffic)                         | 232 days      | Fri 9/18/26 Fri 9/24/27   |
| 7                   | Phase 1                                                | 30 days       | Tue 9/8/26 Mon 10/19/26   |
| 8                   | Truss Bridge Deck Removal and Cleanup                  | 20 days       | Tue 9/8/26 Mon 10/5/26    |
| 9                   | Truss Bridge Lifting, Removal, Cleanup, and Relocation | 10 days       | Tue 10/6/26 Mon 10/19/26  |
| 10                  | Phase 1 Step 1                                         | 171 days      | Tue 9/29/26 Mon 6/14/27   |
| 11                  | Initial Traffic Control                                | 1 day         | Wed 9/30/26 Wed 9/30/26   |
| 12                  | Erosion Control Devices (Phase 1)                      | 2 days        | Tue 9/29/26 Wed 9/30/26   |
| 13                  | Prep ROW                                               | 4 days        | Thu 10/1/26 Tue 10/6/26   |
| 14                  | Eliminate Existing Pavement Markings                   | 1 day         | Thu 10/1/26 Thu 10/1/26   |
| 15                  | Workzone Pavement Markings                             | 2 days        | Thu 10/1/26 Fri 10/2/26   |
| 16                  | Install Positive Barrier (LPCB)                        | 4 days        | Fri 10/2/26 Wed 10/7/26   |
| 17                  | Construct Killingsworth Lane Repair                    | 2 days        | Thu 10/1/26 Fri 10/2/26   |
| 18                  | Initiate Phase 1 Traffic Shift                         | 1 day         | Mon 10/5/26 Mon 10/5/26   |
| 19                  | Excavation                                             | 20 days       | Tue 10/6/26 Mon 11/2/26   |
| 20                  | Embankment                                             | 20 days       | Tue 10/6/26 Mon 11/2/26   |
| 21                  | Temporary Retaining Walls/Shoring                      | 15 days       | Tue 10/27/26 Mon 11/16/26 |
| 22                  | Retaining Walls (MSE Walls)                            | 45 days       | Tue 10/27/26 Fri 1/15/27  |
| 23                  | Storm Sewer Pipe                                       | 60 days       | Tue 10/20/26 Fri 1/29/27  |
| 24                  | Inlets & Manholes                                      | 75 days       | Tue 11/17/26 Fri 3/19/27  |
| 25                  | Lime Treat Subgrade                                    | 20 days       | Wed 3/10/27 Tue 4/6/27    |
| 26                  | Lime Treat Cure Time                                   | 5 days        | Wed 4/7/27 Tue 4/13/27    |
| 27                  | Flex Base Material                                     | 11 days       | Wed 4/14/27 Wed 4/28/27   |
| 28                  | Flex Base Cure Time                                    | 3 days        | Thu 4/29/27 Mon 5/3/27    |
| 29                  | Prime Coat                                             | 1 day         | Tue 5/4/27 Tue 5/4/27     |
| 30                  | Hox Mix Asphalt (Base)                                 | 10 days       | Wed 5/5/27 Tue 5/18/27    |
| 31                  | Constructing Detours (Temp Pave)                       | 9 days        | Wed 5/19/27 Mon 5/31/27   |
| 32                  | Temporary Signals                                      | 10 days       | Tue 6/1/27 Mon 6/14/27    |
| 33                  | Gilleland Creek Bridge                                 | 55 days       | Tue 10/20/26 Fri 1/22/27  |
| 34                  | Drilled Shafts                                         | 4 days        | Tue 10/20/26 Fri 10/23/26 |
| 35                  | Concrete Abutment                                      | 7 days        | Wed 10/28/26 Thu 11/5/26  |
| 36                  | Concrete Bent (Multi-Column)                           | 12 days       | Mon 11/2/26 Tue 11/17/26  |
| 37                  | Concrete Curing                                        | 7 days        | Wed 11/18/26 Wed 12/2/26  |
| 38                  | Concrete Beams (Simple Span) Span 1                    | 1 day         | Thu 12/3/26 Thu 12/3/26   |
| 39                  | Concrete Beams (Simple Span) Span 2                    | 1 day         | Fri 12/4/26 Fri 12/4/26   |
| 40                  | Concrete Beams (Simple Span) Span 3                    | 1 day         | Mon 12/7/26 Mon 12/7/26   |
| 41                  | Bridge Decks                                           | 6 days        | Fri 12/4/26 Fri 12/11/26  |
| 42                  | Deck curing                                            | 20 days       | Mon 12/14/26 Fri 1/22/27  |
| 43                  | Gilleland Creek Tributary No. 2 Bridge                 | 83 days       | Fri 10/30/26 Mon 3/15/27  |
| 44                  | Drilled Shafts                                         | 2 days        | Fri 10/30/26 Mon 11/2/26  |
| 45                  | Concrete Abutment                                      | 7 days        | Thu 11/5/26 Fri 11/13/26  |
| 46                  | Concrete Bent (Multi-Column)                           | 14 days       | Tue 11/10/26 Wed 1/27/27  |
| 47                  | Concrete Curing                                        | 7 days        | Thu 1/28/27 Fri 2/5/27    |
| 48                  | Concrete Beams (Simple Span) Span 1                    | 1 day         | Mon 2/8/27 Mon 2/8/27     |
| 49                  | Concrete Beams (Simple Span) Span 2                    | 1 day         | Tue 2/9/27 Tue 2/9/27     |
| 50                  | Bridge Decks                                           | 4 days        | Wed 2/10/27 Mon 2/15/27   |
| 51                  | Deck Curing                                            | 20 days       | Tue 2/16/27 Mon 3/15/27   |
| 52                  | Phase 1 Step 2 (Gilleland Creek)                       | 5 days        | Mon 1/25/27 Fri 1/29/27   |
| 53                  | TCP - Immanuel Road Closure                            | 1 day         | Mon 1/25/27 Mon 1/25/27   |
| 54                  | Temporary Retaining Walls                              | 2 days        | Tue 1/26/27 Wed 1/27/27   |
| 55                  | Construct Perm Pavement                                | 3 days        | Tue 1/26/27 Thu 1/28/27   |
| 56                  | Construct Detour                                       | 1 day         | Thu 1/28/27 Thu 1/28/27   |
| 57                  | Install TCP Devices (LPCTB)                            | 1 day         | Fri 1/29/27 Fri 1/29/27   |
| 58                  | Phase 2                                                | 152 days      | Tue 6/15/27 Wed 1/12/28   |

**Rodriguez Transportation Group, Inc.**  
**Immanuel Road**  
**Date: Thu 3/26/26**

Critical Split ■■■■■■ Task ■ Milestone ◆ Summary — Critical ■■■■■■

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