



OFFER LETTER

February 15, 2015
Via CMRRR# 7012 1010 0003 4019 5235

Amy Giannini, P.E., CFM
Development Engineering Director
City of Pflugerville
PO Box 589
Pflugerville, TX 78691

**RE: ATT Utility Easement
 City of Pflugerville Property**

Dear City of Pflugerville,

AT&T (AKA Southwestern Bell Telephone Company) has determined a need to increase utility service capacity by routing new telecommunications lines. To develop such service, it will be necessary to acquire a 3,153 sqft easement across land which the City of Pflugerville owns. AT&T has hired Cobb, Fendley and Associates, Inc. to perform the easement acquisition. The tract is located in Travis County, Texas, and described as follows:

That certain tract of land being approximately 1.00 acres out of the John Davis Survey No. 13 in Travis County, Texas described in a Special Warranty Deed to the City of Pflugerville, dated October 17, 2002, and recorded in Document #: 2003040590 of the Official Public Records of Travis County, Texas.

We have retained Integra Realty Resources to perform a certified appraisal of the subject tract. The value of just compensation due as a result of this acquisition was determined to be **\$22,501.00** from the enclosed Appraisal dated January 22, 2016. This amounts equates to the appropriate compensation for the area of easement and any applicable damage to the remainder of your property. You have the right to keep this offer or any agreement confidential.

The agreed upon easement, a plat showing the location of the easement on the property, and the certified Appraisal from Integra Realty Resources are enclosed. Please feel free to call me if extra copies or electronic versions of the enclosed documents will be needed.

Per my previous discourse with Amy Giannini from the City of Pflugerville Engineering Department, it is understood that the execution of an easement will require certain procedural approvals before consideration as an official agenda item for the City Council.

I look forward to discussing this matter with you and working towards the execution of an easement on behalf of AT&T. I may be contacted at the address or telephone number listed below.

Sincerely,



Rory Smith
903-918-3864
Cobb, Fendley and Associates, Inc.
6801 Gaylord Pkwy, Suite 302
Frisco, TX 75034

Enclosures: Easement with Plat (2)
Appraisal