

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WASTEWATER PIPELINE EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

GRANT OF EASEMENT:

PROSE STAR RANCH VENTURE, LP, a Delaware limited partnership ("Grantor"), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto **THE CITY OF PFLUGERVILLE, TEXAS**, a home-rule city located in Travis County, Texas ("Grantee"), an exclusive easement and right-of-way ("Easement") upon and across the property of Grantor which is more particularly described on Exhibit "A", attached hereto and incorporated herein by reference ("Easement Property"). Grantor and Grantee may jointly be referred to by "the parties."

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below. Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof to the extent that such claim arises by, through, or under Grantor.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Definitions.* For the purposes of this grant of Easement certain terms shall have the meanings that follow:
 - (a) "Holder" shall mean Grantee and Grantee's heirs, successors and assigns who at any time own any interest in the conveyance is subject to the terms of this agreement.
 - (b) "Permitted Improvements" shall mean landscaping or planting of vegetation, driveways, sidewalks and curbs, private waterlines

perpendicular crossings, perimeter fencing and other utilities so long as such utilities do not materially interfere with the rights of Holder; but shall not mean the construction of a building or structure unless such installation or construction is approved in writing by the City Manager or the City Manager's designee.

- (c) "Public wastewater pipeline" shall mean a pipeline designed and operated to transport wastewater.
2. *Character of Easement.* The Easement granted herein is "in gross," in that there is no "Benefitted Property." Nevertheless, the Easement rights herein granted shall pass to Grantee's successors and assigns, subject to all of the Terms hereof. The Easement rights of use granted herein is irrevocable. The Easement is for the benefit of Holder.
 3. *Purpose of Easement.* The Easement shall be used for public wastewater utility purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public wastewater pipelines and related appurtenances, or making connections thereto (hereinafter collectively "Facilities"). The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the Facilities.
 4. *Term.* Easement shall be in perpetuity unless relinquished or abandoned by ordinance or resolution by Grantee.
 5. *Reservation of Rights.* Save and except: Notwithstanding the "exclusive" nature of this Easement, Grantor retains the right to surface use and subsurface use for Permitted Improvements. Grantor and Grantor's heirs, successors, and assigns shall retain the right to use the surface of all or part of the Easement Property in conjunction with Holder as long as such use by Grantor and Grantor's heirs, successors, and assigns neither interferes nor conflicts with the use of the Easement Property by Holder for the Easement Purpose. *Grantor shall not construct any building, structure or obstruction on the Easement Property other than a Permitted Improvement. Any improvement made by Grantor (Permitted Improvement) must comply with applicable ordinances, development codes, and engineering guidelines of the City of Pflugerville. Grantor shall provide Holder with written notice prior to the start of constructing Permitted Improvements. Grantor shall not construct any fencing or gating on the Easement Property without Holder's permission, excepting that certain perimeter fencing more particularly depicted on Exhibit B attached hereto which has been approved by Grantee, being part of the Permitted Improvements.*
 6. *Improvement and Maintenance of Easement Property.* Subject to the provisions of Section 7, immediately below, improvement and maintenance

of the Easement Property and the Facilities will be at the sole expense of Holder. Holder has the right to eliminate any encroachments into the Easement Property other than the Permitted Improvements. Holder has the right to construct, install, maintain, replace, and remove the Facilities under or across any portion of the Easement Property. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Holder's sole discretion, subject to performance of Holder's obligations under this Easement. Holder has the right to remove or relocate any fences or other encroachments within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Facilities. *Holder shall not be required to repair or replace to their original condition any landscaping, driveways, parking areas, or Permitted Improvement on the Easement Property that are damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of the Facilities, excepting however, any damage to Permitted Improvements due to the gross negligence or willful misconduct of Holder, its contractors, employees and/or representatives.*

7. *Maintenance of Surface Easement Property/Permitted Improvements.* Notwithstanding any contrary provision, Grantor shall retain the obligation to regularly mow or cut back vegetation and to keep the surface of the Easement Property free of litter, debris, or trash.
8. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.
9. *Attorney's Fees.* If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.
10. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.
11. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

12. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
13. *Waiver of Default.* It is not a waiver of or consent to default if the non-defaulting party fails to declare immediately default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.
14. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.
15. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
16. *Legal Construction.* Any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.
17. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.
18. *Recitals/Exhibits.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement. All exhibits referenced herein are attached hereto and incorporated by reference herein for all purposes.

19. *Entire Agreement.* This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.
20. *Assignability.* The Easement may be assigned by Grantee, its successors or assigns, without the prior written consent of Grantor.

[Signature Page Follows]

GRANTEE:

AGREED AND ACCEPTED:

**CITY OF PFLUGERVILLE,
TEXAS,** a Texas home-rule
municipality

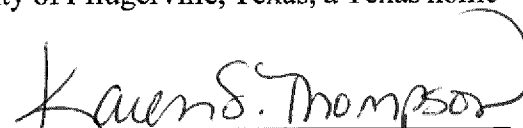
By: 
Sereniah Breland, City Manager

ATTEST:

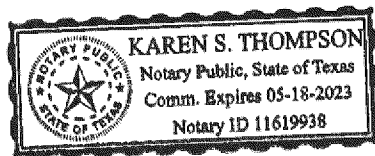

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on November 12,
2020, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, a Texas home-
rule municipality, on behalf of said municipality.


Notary Public Signature

(seal)



AFTER RECORDING, RETURN TO:

City of Pflugerville
Attn.: Emily Barron, Planning Director
Development Services Center
P.O. Box 589
Pflugerville, Texas 78691

EXHIBIT "A"

EASEMENT PROPERTY

[See Attached]

EXHIBIT "A"

Variable Width Wastewater Easement

FIELD NOTE DESCRIPTION

BEING A 1.48 ACRE TRACT OF LAND SITUATED IN THE N. D. WALLING SURVEY, ABSTRACT NO. 675 IN WILLIAMSON COUNTY, TEXAS; SAID 1.48 ACRE TRACT BEING PART OF THE REMAINDER OF THAT CERTAIN CALLED 9.98 ACRE TRACT OF LAND (EXHIBIT "A") AND PART OF THE REMAINDER OF THAT CERTAIN CALLED 3.60 ACRE TRACT OF LAND, BOTH TRACTS BEING DESCRIBED IN A DEED TO ROBERT BRIDGES AND WIFE, SHARON F. BRIDGES, FILED ON JANUARY 24, 1989, RECORDED IN VOLUME 1747, PAGE 471, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), PART OF THAT CERTAIN CALLED 4.819 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074295, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), PART OF THAT CERTAIN CALLED 0.999 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074281, O.P.R.W.C.T., AND PART OF THAT CERTAIN CALLED 3.676 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074340, O.P.R.W.C.T.; SAID 1.48 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "Williamson County" found for the southernmost southeast corner of the herein described tract, said point being on the common east line of said 3.60 acre remainder tract and the west line of Lot 1, Block A, Lakeside Estates Phase 1-A, a subdivision recorded in Cabinet R, Slides 394-397, O.P.R.W.C.T., said iron rod marking the northeast corner of that certain called 2.022 acre tract of land described in a Right-Of-Way Deed to Williamson County, Texas, recorded in Document No. 2020084594, O.P.R.W.C.T., said point also marking the beginning of a curve to the right;

THENCE, in a Westerly direction, departing the west line of said Lakeside Estates Phase 1-A, with the north line of said 2.022 acre tract, and with said curve to the right, having a central angle of $00^{\circ} 18' 03''$, a radius of **3,400.00 feet**, an arc length of **17.85 feet**, and a chord bearing and distance of **North $82^{\circ} 46' 14''$ West - 17.85 feet** to a calculated point;

THENCE, departing the north line of said 2.022 acre tract, and traveling over and across the following said tracts, remainder of called 3.60 acres, remainder of called 9.98 acres, called 4.819 acres, called 0.999 acre, and called 3.676 acres, the following forty-seven (47) calls:

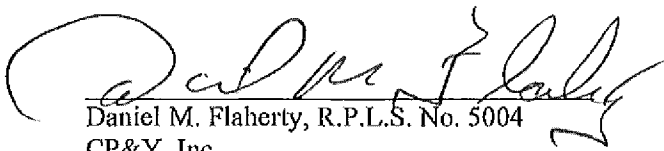
- 1) **North $07^{\circ} 29' 52''$ East**, a distance of **23.80 feet** to a calculated point;
- 2) **North $37^{\circ} 31' 50''$ West**, a distance of **0.95 feet** to a calculated point;
- 3) **North $82^{\circ} 31' 55''$ West**, a distance of **150.29 feet** to a calculated point;
- 4) **North $37^{\circ} 30' 30''$ West**, a distance of **26.58 feet** to a calculated point;
- 5) **North $82^{\circ} 31' 06''$ West**, a distance of **61.58 feet** to a calculated point;
- 6) **North $39^{\circ} 45' 41''$ West**, a distance of **20.29 feet** to a calculated point;
- 7) **North $07^{\circ} 29' 30''$ East**, a distance of **102.97 feet** to a calculated point;

- 8) North 82° 30' 30" West, a distance of 160.77 feet to a calculated point;
- 9) North 37° 31' 10" West, a distance of 63.94 feet to a calculated point;
- 10) North 07° 28' 10" East, a distance of 187.84 feet to a calculated point;
- 11) North 37° 31' 50" West, a distance of 19.13 feet to a calculated point;
- 12) South 52° 29' 33" West, a distance of 8.68 feet to a calculated point;
- 13) North 07° 36' 22" East, a distance of 3.83 feet to a 1/2-inch iron pipe found for a corner of the herein described tract, said pipe marking the common southeast corner of said 4.819 acre tract and the northeast corner of said 5.00 acre remainder tract;
- 14) North 87° 55' 26" West, with the common south line of said 4.819 acre tract and north line of said 5.00 acre remainder tract, a distance of 58.54 feet to a calculated point;
- 15) North 52° 29' 33" East, departing said common line, a distance of 52.42 feet to a calculated point;
- 16) North 07° 33' 19" East, a distance of 173.49 feet to a calculated point;
- 17) North 82° 31' 41" West, a distance of 244.55 feet to a calculated point;
- 18) South 52° 29' 30" West, a distance of 55.91 feet to a calculated point;
- 19) North 07° 28' 10" East, a distance of 56.55 feet to a calculated point;
- 20) North 52° 29' 30" East, a distance of 32.50 feet to a calculated point;
- 21) South 82° 31' 40" East, a distance of 261.10 feet to a calculated point;
- 22) North 07° 28' 10" East, a distance of 166.67 feet to a calculated point;
- 23) North 05° 55' 38" West, a distance of 50.22 feet to a calculated point;
- 24) North 82° 31' 50" West, a distance of 46.46 feet to a calculated point;
- 25) North 07° 28' 10" East, a distance of 50.01 feet to a calculated point;
- 26) South 82° 31' 50" East, a distance of 43.86 feet to a calculated point;
- 27) North 07° 28' 10" East, a distance of 6.71 feet to a calculated point;
- 28) North 81° 12' 33" West, a distance of 186.74 feet to a calculated point;
- 29) South 84° 18' 34" West, a distance of 85.41 feet to a calculated point;
- 30) North 07° 28' 10" East, a distance of 20.54 feet to a calculated point, and from which a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" found marking an angle point on the north line of said 3.676 acre tract bears North 07° 28' 10" East, at a distance of 13.07 feet;

- 31) North 84° 18' 34" East, a distance of 82.88 feet to a calculated point;
- 32) South 84° 00' 26" East, a distance of 224.23 feet to a calculated point;
- 33) South 07° 28' 10" West, a distance of 50.13 feet to a calculated point;
- 34) South 05° 55' 38" East, a distance of 80.70 feet to a calculated point;
- 35) South 07° 25' 41" West, a distance of 386.62 feet to a calculated point;
- 36) South 37° 31' 50" East, a distance of 43.66 feet to a calculated point;
- 37) South 07° 28' 10" West, a distance of 187.84 feet to a calculated point;
- 38) South 37° 31' 10" East, a distance of 39.10 feet to a calculated point;
- 39) South 82° 30' 30" East, a distance of 166.43 feet to a calculated point;
- 40) South 37° 30' 30" East, a distance of 16.85 feet to a calculated point;
- 41) South 07° 29' 30" West, a distance of 114.83 feet to a calculated point;
- 42) South 82° 31' 06" East, a distance of 54.76 feet to a calculated point;
- 43) South 37° 30' 30" East, a distance of 26.58 feet to a calculated point;
- 44) South 82° 31' 55" East, a distance of 150.29 feet to a calculated point;
- 45) South 37° 31' 50" East, a distance of 14.44 feet to a calculated point;
- 46) South 07° 27' 15" West, a distance of 34.19 feet to the POINT OF BEGINNING and containing 1.48 acres of land, more or less.

Bearings are based on the Texas Coordinate System (Central Zone, NAD 83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-5251 attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

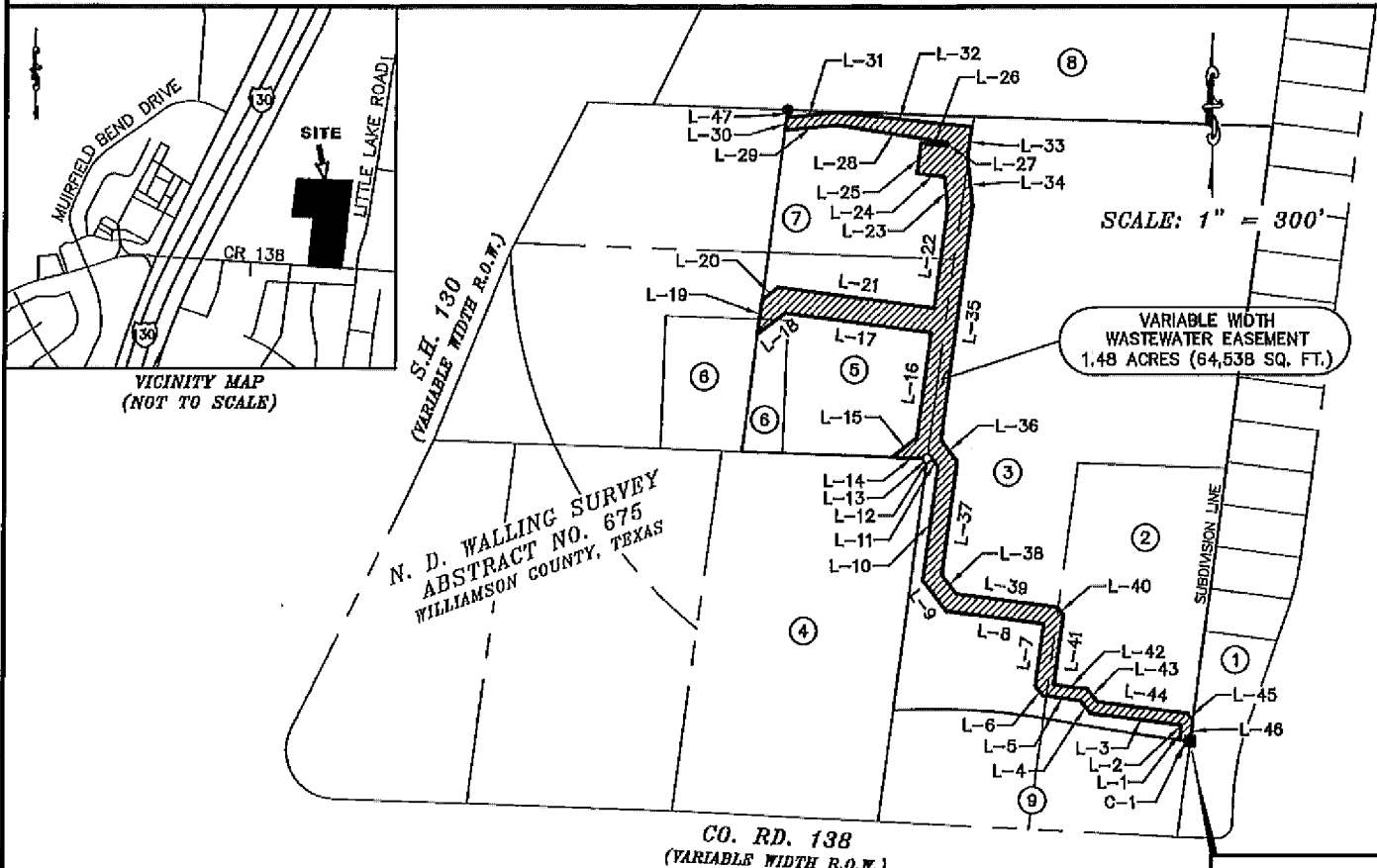


Daniel M. Flaherty, R.P.L.S. No. 5004
 CP&Y, Inc.
 One Chisholm Trail, Suite 130
 Round Rock, Texas 78681
 Ph. (512) 248-0065
 TBPLS Firm No. 10194125
 Project No. 1900729



11/02/2020

EXHIBIT "A"
EXHIBIT TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A
VARIABLE WIDTH (1.48 ACRES) WASTEWATER EASEMENT
LOCATED IN THE N. D. WALLING SURVEY, ABSTRACT NO. 675
WILLIAMSON COUNTY, TEXAS



LEGEND

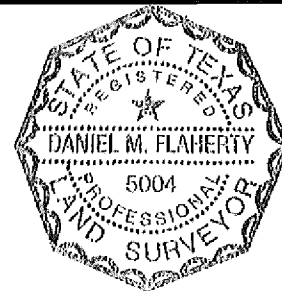
- = 1/2" IRON PIPE FOUND
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" FOUND
- = 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" FOUND
- ① = PARCEL IDENTIFIER
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON TRIMBLE'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.



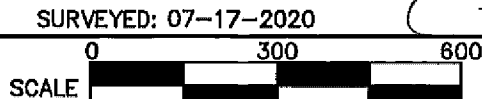
1 Chisholm Trail, Suite 130
 Round Rock, Texas 78681 512.248.0065
 TEXAS REGISTERED ENGINEERING FIRM F-1741
 TBPLS 10194125



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 2ND DAY OF NOVEMBER, 2020.

Daniel M. Flaherty
 DANIEL M. FLAHERTY, RPLS NO. 5004

4 OF 5



PLAT NO. A-5251 DRAFT DATE 11-02-2020 DRAWN BY TAB
 WORK ORDER NO. 1900729 FIELDBOOK/PG. 428/4 TAB # 5251
 DIGITAL FILE 1900729R-WW ESMT F/N # FN06

EXHIBIT "A"
EXHIBIT TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A
VARIABLE WIDTH (1.48 ACRES) WASTEWATER EASEMENT
LOCATED IN THE N. D. WALLING SURVEY, ABSTRACT NO. 675
WILLIAMSON COUNTY, TEXAS

- ① LOT 1, BLOCK A
LAKESIDE ESTATES, PHASE 1-A
CAB. R, SLIDES 384-397
P.R.W.C.T.
FILED: DECEMBER 15, 1999
- ② REMAINDER OF CALLED 3.60 ACRES
(EXHIBIT "B")
ROBERT BRIDGES AND WIFE
SHARON F. BRIDGES
VOL. 1747, PG. 471
O.R.W.C.T.
FILED: JANUARY 24, 1989
- ③ REMAINDER OF CALLED 9.98 ACRES
(EXHIBIT "A")
ROBERT BRIDGES AND WIFE
SHARON F. BRIDGES
VOL. 1747, PG. 471
O.R.W.C.T.
FILED: JANUARY 24, 1989
- ④ REMAINDER OF CALLED 5.00 ACRES
NELDA CAROL PHELPS
DOC. NO. 2000032529
O.P.R.W.C.T.
- ⑤ PORTION OF CALLED 4.819 ACRES
CSW SR HUTTO, LLC
DOC. NO. 2017074295
O.P.R.W.C.T.
- ⑥ CALLED 0.999 ACRE
CSW SR HUTTO, LLC
DOC. NO. 2017074281
O.P.R.W.C.T.
- ⑦ PORTION OF CALLED 3.676 ACRES
CSW SR HUTTO, LLC
DOC. NO. 2017074340
O.P.R.W.C.T.
- ⑧ CALLED 8.30 ACRES
2535 LTD
DOC. NO. 2015081442
O.P.R.W.C.T.
- ⑨ CALLED 2.022 ACRES
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2020084594
O.P.R.W.C.T.

Curve Table					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	0°18'03"	3400.00'	17.85'	N 82°46'14" W	17.85'

Line Table		
LINE	BEARING	LENGTH
L-1	N 07°29'52" E	23.80'
L-2	N 37°31'50" W	0.85'
L-3	N 82°31'55" W	150.29'
L-4	N 37°30'30" W	26.58'
L-5	N 82°31'06" W	61.58'
L-6	N 39°45'41" W	20.29'
L-7	N 07°29'30" E	102.97'
L-8	N 82°30'30" W	160.77'
L-9	N 37°31'10" W	63.94'
L-10	N 07°28'10" E	187.84'
L-11	N 37°31'50" W	19.13'
L-12	S 52°29'33" W	8.68'
L-13	N 07°36'22" E	3.83'
L-14	N 87°55'26" W	58.54'
L-15	N 52°29'33" E	52.42'
L-16	N 07°33'19" E	173.49'

Line Table		
LINE	BEARING	LENGTH
L-17	N 82°31'41" W	244.55'
L-18	S 52°29'30" W	55.01'
L-19	N 07°28'10" E	56.55'
L-20	N 52°29'30" E	32.50'
L-21	S 82°31'40" E	201.10'
L-22	N 07°28'10" E	186.67'
L-23	N 05°55'38" W	50.22'
L-24	N 82°31'50" W	46.46'
L-25	N 07°28'10" E	50.01'
L-26	S 82°31'50" E	43.86'
L-27	N 07°28'10" E	6.71'
L-28	N 81°12'33" W	186.74'
L-29	S 84°18'34" W	85.41'
L-30	N 07°28'10" E	20.54'
L-31	N 84°18'34" E	82.88'
L-32	S 84°00'26" E	224.23'

Line Table		
LINE	BEARING	LENGTH
L-33	S 07°28'10" W	50.13'
L-34	S 05°55'38" E	80.70'
L-35	S 07°25'41" W	386.62'
L-36	S 37°31'50" E	43.66'
L-37	S 07°28'10" W	187.84'
L-38	S 37°31'10" E	39.10'
L-39	S 82°30'30" E	166.43'
L-40	S 37°30'30" E	18.85'
L-41	S 07°29'30" W	114.83'
L-42	S 82°31'06" E	54.76'
L-43	S 37°30'30" E	26.58'
L-44	S 82°31'55" E	150.29'
L-45	S 37°31'50" E	14.44'
L-46	S 07°27'16" W	34.19'
L-47	N 07°28'10" E	13.07'

5 OF 5



1 Chisholm Trail, Suite 130
 Round Rock, Texas 78681 512.248.0065
 TEXAS REGISTERED ENGINEERING FIRM F-1741
 TBPLS 10194125



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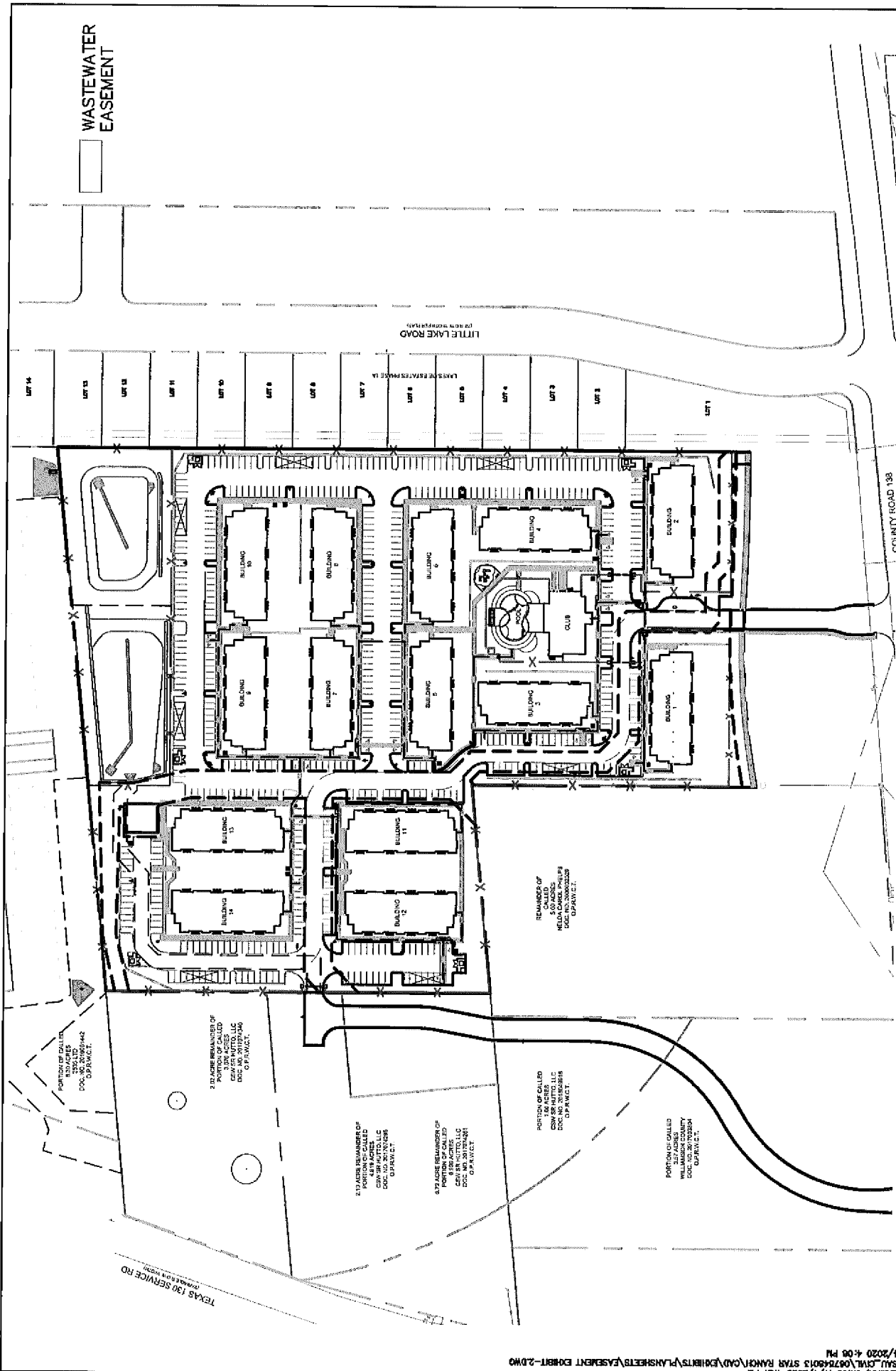
PLAT NO. A-5251 DRAFT DATE 11-02-2020 DRAWN BY TAB
 WORK ORDER NO. 1900729 FIELDBOOK/PG. 428/4 F/N # FN06
 DIGITAL FILE 1900729R-WW ESMT TAB # A-5251 (2)

G:\PROJECTS\1900729R - Star Ranch\DWG\SURVEY\1900729R-WW ESMT.dwg 11/02/2020 - 1:13pm

EXHIBIT "B"

Depiction of Perimeter Fencing

[See Attached]



Kimley»Horn
 2800 Via Fortuna
 Terrace I Suite 300
 Austin, Texas 78746
 State of Texas Registration No. F-928
NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.

Star Ranch Multifamily - Easement Exhibit

Pflugerville, Tx
 November 2020

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020147613

Pages: 16 Fee: \$77.00

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas