

PT#: 2016-4445
District: KRT
WR #: 3330733
ER#: _____

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.

EASEMENT AND RIGHT OF WAY

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

That **City of Pflugerville, Texas**, a home rule municipality located in Travis County, Texas, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234. hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the reasonable judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the reasonable judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee, such consent not to be unreasonably withheld.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the reasonable judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned and removed, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this ____ day of December, 2016.

City of Pflugerville

By: Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Brandon Wade, City Manager of the City of Pflugerville, Texas, a home rule municipality**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of December, A. D. 2016.

Notary Public in and for the State of Texas

DESCRIPTION OF 0.0252 OF ONE ACRE

DESCRIPTION OF 0.0252 OF ONE ACRE OR 1,100 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 0.37 OF ONE ACRE, IN A DEED TO CITY OF PFLUGERVILLE, OF RECORD IN DOCUMENT NO. 2004009877, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0252 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the east corner of this tract, in the northeast line of said City of Pflugerville tract and the south corner of Lot 26, Block JJ, Final Plat of Villages of Hidden Lake, Phase 4C, a subdivision of record in Document No. 200600338, Plat Records, Travis County, Texas, same being in the existing and proposed northwest right-of-way line of Weiss Lane, from which a 1/2" iron rod found with cap at the east corner of Lot 22 in said Final Plat of Villages of Hidden Lake subdivision, same being in the southwest line of that tract described as 12.104 acres (Exhibit A), in a deed to Diaper Full of Love, LLC, of record in Document No. 2015179720, Official Public Records, Travis County, Texas, bears N27°24'51"E 358.07 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,137,567.99 E=3,169,989.55;

THENCE, with the southeast line of this tract, crossing said City of Pflugerville tract, S27°24'48"W 100.09 feet to a chiseled "X" at the south corner of this tract and the east corner of Lot 18 in said Final Plat of Villages of Hidden Lake subdivision, same being in the southwest line of said City of Pflugerville tract;

THENCE, with the southwest line of this tract and said City of Pflugerville tract and the northeast line of Lot 18, N59°53'02"W 20.19 feet to a calculated point at the west corner of this tract;

THENCE, with the northwest line of this tract, crossing said City of Pflugerville tract, the following three (3) courses, numbered 1 through 3:

- 1) N30°06'58"E 10.00 feet to a calculated point;
- 2) S59°51'07"E 9.71 feet to a calculated point; and
- 3) N27°24'48"E 90.00 feet to a calculated point at the north corner of this tract, same being in the northeast line of said City of Pflugerville tract and the southwest line of said Lot 26;

THENCE, with the northeast line of this tract and said City of Pflugerville tract and the southwest line of said Lot 26, S60°24'26"E 10.01 feet to the POINT OF BEGINNING, and containing 0.0252 of one acre, or 1,100 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



08/19/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

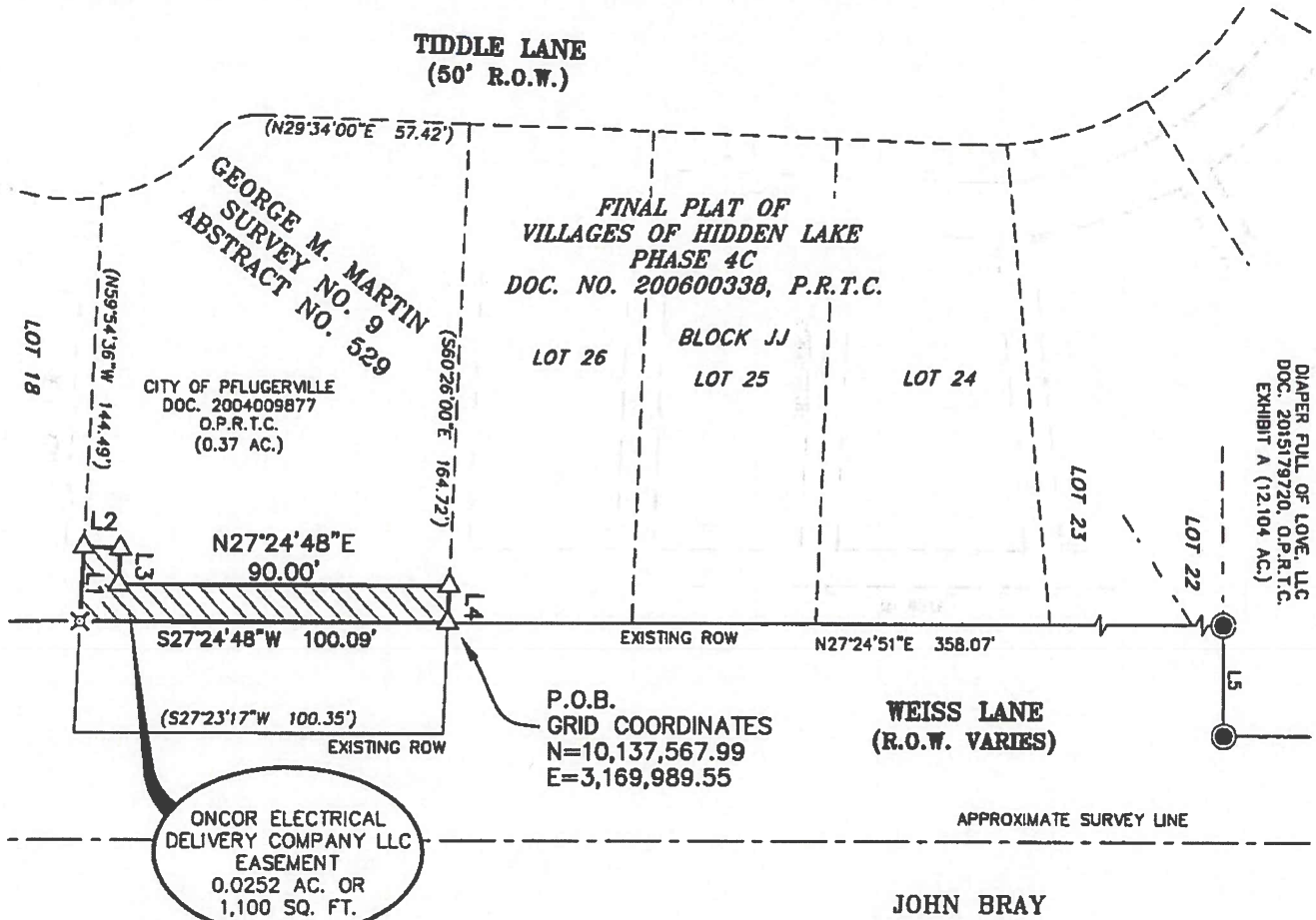
2016/Descriptions/Weiss Lane/0.0252 ac

TCAD # 0275600304

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0252 AC. OR 1,100 SQ. FT. OF LAND OUT OF
THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'



LINE TABLE

LINE	BEARING	LENGTH
L1	N59°53'02"W	20.19
L2	N30°06'58"E	10.00
L3	S59°51'07"E	9.71
L4	S60°24'26"E	10.01
L5	S63°08'15"E	29.99

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

JOHN BRAY
SURVEY NO. 10
ABSTRACT NO. 462

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- ✕ CHISELED "X"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

Chris Conrad



08/19/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 0275600304

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\City of Pflugerville Elec Esmt

ISSUED: 08/19/16
PAGE 3 OF 3

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-043