

**EASEMENT PURCHASE AGREEMENT  
SACRIFICE TRAINING, LLC**

This Purchase Agreement (this "Agreement") is made and entered into by and between the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule municipality ("Buyer"), and **SACRIFICE TRAINING, LLC**, a Texas limited liability company ("Seller"), hereafter collectively referred to as the "Parties," upon the premises and for the purposes set out herein, and is effective as stated in this Agreement.

**INTRODUCTION**

A. Seller is the current owner thereof of 2.001 acre tract recorded in Document No. 2016034047, Official Public Records of Travis County, Texas.

B. Buyer requires acquisition of portions of this tract for a public utility easement (**Exhibit "A"**) for the Weiss Lane Widening CIP hereafter collectively referred to as the "Easement."

C. Seller is willing to convey and Buyer to purchase the public utility easement for the appraised value of **\$2,861.00**.

NOW, THEREFORE, in exchange for the mutual promises provided herein, the Parties agree as follows:

**I.**

*Purchase and Sale Agreement.* For the Purchase Price, Seller agrees to sell and convey an easement to Buyer, and Buyer agrees to buy and pay Seller for the public utility easement as described in **Exhibit "A"** for placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public utility facilities and related appurtenances, or making connections thereto. The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the public utility facilities and related appurtenances for that certain City of Pflugerville Weiss Lane Widening CIP. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract. The obligation of the Buyer contained in this agreement are conditional on City Council of Pflugerville's approval and acceptance of the Easement. In the event the City Council does not approve the acceptance of the Easement, Buyer shall pay Seller \$100.00, as consideration for Seller's agreement to the condition on closing and shall return to Seller all original documents, unfiled with the County, at Buyer's expense.

**II.**

*The Purchase Price.* **TWO THOUSAND, EIGHT HUNDRED SIXTY ONE AND NO/100 DOLLARS (\$2,861.00)** to be paid at closing.

**III.**

*The Property.* A width public utility easement over, across, under and through a 2.001 acre tract recorded in Document No. 2016034047, Official Public Records of Travis

County, Texas as more particularly described in **Exhibit “A”** attached hereto and incorporated by reference for all purposes.

## IV.

*Easement Instrument.* The Instrument of Conveyance shall be in substantial conformance with the form and substance as stated in the Public Utility Easement (**Exhibit “B”**) attached hereto and incorporated by reference for all purposes.

**v.**

*Miscellaneous.*

- A. *Closing Date.* The parties shall close on this transaction within 30 days of City Council's approval and acceptance of the Easement.
- B. *Notice.* Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the party to be notified and with all charges prepaid; (iii) by personally delivering it to the party, or any agent of the party listed in this Agreement; or (iv) by facsimile with confirming copy sent by one of the other described methods of notice set forth. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposes of notice, the addresses of the parties will, until changed as provided below, be as follows:

Buyer: City of Pflugerville  
Attn: Brandon Wade, City Manager  
100 East Main Street  
Pflugerville, Texas 78660

**Seller:** **SACRIFICE TRAINING, LLC**  
19012 Mangan Way  
Pflugerville, TX 78660-3568

- C. *Severability; Waiver.* If any provision of this agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is similar in terms to the illegal, invalid, or enforceable provision as is possible. Each of the rights and obligations of the parties hereto are separate covenants. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not be deemed a waiver of such provision or any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

- D. Applicable Law and Venue.* The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Travis County, Texas.
- E. Entire Agreement.* With the exception of the permits and approvals to be issued in connection with this Agreement, this Agreement contains the entire agreement of the Parties and there are no other agreements or promises, oral or written between the Parties regarding the subject matter of this Agreement. This Agreement can be amended only by written agreement signed by the Parties. This Agreement supersedes all other agreements between the Parties concerning the subject matter hereof.
- F. Exhibits and Counterparts.* All exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The section headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the sections. The Parties acknowledge that each of them have been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. If there is any conflict or inconsistency between the provisions of this Agreement and otherwise applicable City ordinances, the terms of this Agreement will control. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts bear the signatures of all the parties.
- G. Representations and Warranties by Seller.* Seller warrants, represents, covenants, and agrees that Seller has fee simple absolute title to the Property described in **Exhibit "A"** that said Property is free of any liens or other encumbrances that would prevent this sale, and that Seller meets all requirements to contract with the City of Pflugerville as provided by Chapter 38 of the City's Code of Ordinances.
- H. Eligibility Certification.* Seller certifies that the individual or business entity named in the Agreement is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment withheld if this certification is inaccurate.
- I. Payment of Debt or Delinquency to the State or Political Subdivision of the State.* Pursuant to Chapter 38, City of Pflugerville Code of Ordinances, Seller agrees that any payments owing to Seller under the Agreement may be applied directly toward any debt or delinquency that Seller owes the City of Pflugerville, State of Texas or any political subdivision of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.
- J. Texas Family Code Child Support Certification.* Seller certifies that it is not ineligible to receive the award of or payments under the Agreement and

acknowledges that the Agreement may be terminated and payment may be withheld if this certification is inaccurate.

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**SELLER:**

**SACRIFICE TRAINING, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_

  
Bryson Tucker, Managing Member

**PURCHASER:**

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

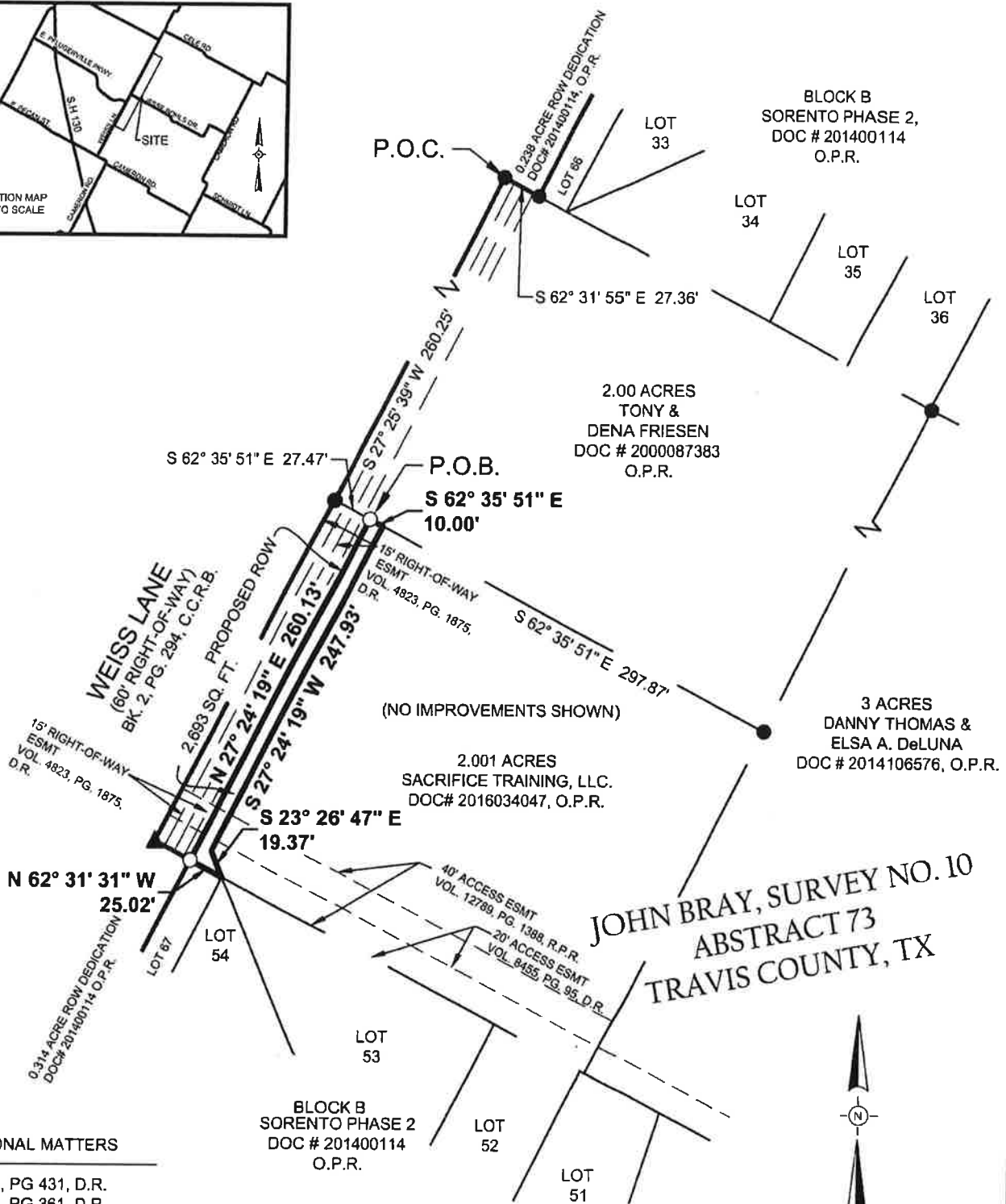
By: \_\_\_\_\_

Brandon Wade, City Manager

**ATTEST:**

\_\_\_\_\_  
Karen Thompson, City Secretary

Dwg. Info: G:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Cad\1512-028-01-esmnt-pue-Sacrifice Training-JG.dwg - Tab: SHEET 1 OF 2 - Plotted: 9/19/2016 3:03 PM By: MIGUEL A ESCOBAR



VOL 551, PG 431, D.R.  
VOL 779, PG 361, D.R.  
VOL 2136, PG 189, D.R.  
VOL 2932, PG 508, D.R.  
VOL 2943, PG 1623, D.R.  
VOL 3942, PG 1691, D.R.  
VOL 12418, PG 125, R.P.R.  
VOL 12559, PG 1009, R.P.R.

PROJECT:	WEISS LN WTR TRANS
JOB NUMBER:	1512-028-01
DATE:	2016-09-14
SURVEYOR:	M.A. ESCOBAR
PARTY CHIEF:	N/A



# CobbFendley

505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit " A "

Easement Dedication  
Description

PAGE 1 OF 2

TBPLS FIRM REG 10046701

on 11/15/2016

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0290J, THAT BEARS AN EFFECTIVE/REVISED DATE OF 8/18/2014. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00010. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE AND EASEMENT REPORT (THE "TITLE REPORT") ISSUED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 1, 2015. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE REPORT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE REPORT 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.

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.

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.

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS PLAT.

THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, THEREFORE NO MONUMENTS WERE SET FOR CORNERS.

I CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND FROM JULY, 2015, TO AUGUST, 2016, UNDER MY SUPERVISION.

COBB, FENDLEY & ASSOCIATES, INC.

MIGUEL A. ESCOBAR, LSLS, RPLS  
TEXAS REG NO. 5630



LEGEND

- D.R. - DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- C.C.R.B. - COMMISSIONER'S COURT ROAD BOOK, TRAVIS COUNTY, TEXAS
- R.P.R. - REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- - 1/2" IRON PIPE, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD WITH CAP STAMPED "CFA INC", SET EXCEPT AS NOTED
- ESMT - EASEMENT
- ▲ - CALCULATED POINT

TBPLS FIRM REG-10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A



**CobbFendley**

505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit "A"  
Easement Dedication  
Description

PAGE 2 OF 2

Exhibit "\_\_\_\_\_"  
Page 1 of 2  
September 19, 2016

2,693 Sq. Ft. Public Utility Easement Dedication  
John Bray Survey 10  
Abstract -73  
Travis County, Texas

#### DESCRIPTION

DESCRIPTION OF A 2,693 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT 73, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.001 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LEIN, CONVEYED TO SACRIFICE TRAINING, LLC, OF RECORD IN DOCUMENT NO. 2016034047, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2,693 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found in the existing east right-of-way line of that certain 60 foot wide roadway known as Weiss Lane, as dedicated in Book 2, Page 294, of the Commissioner's Court Road Book, Travis County, Texas, for the northwest corner of that certain 2.00 acre tract of land conveyed to Tony Friesen and Dena Friesen, Husband and Wife, of record in Document No. 2000087383, of the Official Public Records of Travis County, Texas, from which point a 1/2 inch iron rod found on the north line of said Friesen Tract for the southwest corner of Lot 66, Block B, Sorrento Phase 2, a map of which is recorded in Document No. 201400114, Official Public Records of Travis County, Texas, bears South 62°31'55" East, a distance of 27.36 feet;

**THENCE**, South 27°25'39" West, with the existing east right-of-way line of said Weiss Lane, same being the west boundary line of said Friesen Tract, a distance of 260.25 feet, to a 1/2 inch iron rod found for the southwest corner of said Friesen Tract, same being the northwest corner of said Sacrifice Training Tract;

**THENCE**, South 62°35'51" East, with the north boundary line of said Sacrifice Training Tract, same being the south boundary line of said Friesen Tract, a distance of 27.47 feet, to a point at the intersection with the proposed east right-of-way line of Weiss Lane for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, South 62°35'51" East, with said common line of Friesen and Sacrifice Training Tracts, a distance of 10.00 feet, from which a 1/2 inch iron rod found in the west line of that certain 3 acre tract of land described in a General Warranty Gift Deed conveyed to Danny Thomas DeLuna and Elsa A. Deluna, husband and wife, of record in Document No. 2014106576, of the Official Public Records, Travis County, Texas, for the southeast corner of said Friesen Tract and the northeast corner of said Sacrifice Training, LLC. Tract bears South 62°35'51" East, a distance of 297.87 feet;

**THENCE**, over and across said Sacrifice Training Tract, the following two (2) courses:

1. South 27°24'19" West, a distance of 247.93 feet, to an angle point;

*Handwritten:* Mds  
19 Sept 2016

Exhibit "\_\_\_\_\_"  
Page 2 of 2  
September 19, 2016

2,693 Sq. Ft. Public Utility Easement Dedication  
John Bray Survey 10  
Abstract -73  
Travis County, Texas

2. South 23°26'47" East, a distance of 19.37 feet, to a point at the northeast corner of Lot 67, and the northwest corner of Lot 54, both of Block B, Sorrento Phase 2, a map of which is recorded in Document No. 201400114, of the Official Public Records, Travis County, Texas, for the southeast corner of the herein described tract;

**THENCE**, North 62°31'31" West, with said common line of Lot 67 and Sacrifice Training, LLC tract, a distance of 25.02 feet, to a 1/2 inch iron rod with cap stamped "CFA INC" set, on the south boundary line of the Sacrifice Training Tract, at its intersection with the proposed east right-of-way line of Weiss Lane, at the northeast corner of that certain 0.314 acre right-of-way dedication, of record in Document No. 201400114, of the Official Public Records, Travis County, Texas, same being the northwest corner of said Lot 67, for the southwest corner of the herein described tract;

**THENCE**, North 27°24'19" East, with said proposed east right-of-way line of Weiss Lane, through the interior of said Sacrifice Training Tract, a distance of 260.13 feet, to the **POINT OF BEGINNING** and containing 2,693 square feet of land within these metes and bounds.


Reference is herein made to the sketch of this tract accompanying this metes and bounds description.

Subject tract described herein is an easement. No monumentation set for corners.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a Surface Adjustment Factor of 1.00010. (Surface = Grid X Surface Adjustment Factor)

I certify that this description was prepared from a survey made on the ground from July, 2015, to August, 2016, under my supervision.

COBB, FENDLEY & ASSOCIATES

  
19 Sept 2016  
Miguel A. Escobar, LSLS, RPLS  
Texas Registration No. 5630



G:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Data\Metes&Bounds\ 1512-028-01-esmnt-pue-Sacrifice Training.docx

## EXHIBIT B

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.

### PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

#### GRANT OF EASEMENT:

**SACRIFICE TRAINING, LLC**, a Texas limited liability company whose mailing address is 19012 Mangan Way, Pflugerville, TX 78660-3568 ("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 Texas home-rule municipality, with offices located at 100 East Main Street, Pflugerville, Travis County, Texas 78660 ("Grantee"), an easement and right-of-way ("Easement") upon and across the property of Grantor which is more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Easement Tract"),

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights, and privileges and on the terms and conditions set forth below; and Grantor, subject to the Exceptions, to Warranty, 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.

**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 and sidewalks; 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 Utility" shall mean water, wastewater, electricity, fiber optic, gas, television cable, and telecommunication infrastructure.
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 utility purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of Public Utility facilities and related appurtenances, or making connections thereto. The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the Public Utility facilities and related appurtenances.
  4. *Term.* Easement shall be in perpetuity unless relinquished or abandoned by ordinance or resolution by Grantee.
  5. *Reservation of Rights (Surface use only).* Save and except Grantor retains right to surface use, Holder's right to use the Easement Property is exclusive and Grantor shall not convey to others any right to use all or part of the Easement Property. Grantor and Grantor's heirs, successors, and assigns shall retained 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 with the use of the Easement Property by Holder for the Easement Purpose. Specifically, Grantor shall not construct any building, structure or obstruction on the Easement Property. Any improvement made by Grantor (Permitted Improvement) must comply with applicable ordinances, development codes and engineering guidelines of the City of Pflugerville.
  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. 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 agreement. 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 replace to their original condition any landscaping, driveways or parking areas that were in existence prior

to the granting of the Easement Property and are damaged in connection with the work.

7. *Maintenance of Surface Easement Property/Permitted Improvements.* Notwithstanding any contrary provision, Grantor shall retain the obligation to maintain the surface of the Easement Property, including 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. *Exceptions to Warranty.* This grant is subject to any and all encumbrances and easements of record, to the extent the same are valid and enforceable.
17. *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.
18. *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.
19. *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.
20. *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.

[SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**GRANTOR:**

Sacrifice Training, LLC  
a Texas limited liability company

By: \_\_\_\_\_

Bryson Tucker  
Its: Managing Member

---

Acknowledgement

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Bryson Tucker, Managing Member of Sacrifice Training, LLC, a Texas limited liability company on behalf of said corporation.

\_\_\_\_\_  
Notary Public Signature

**GRANTEE:**

**AGREED AND ACCEPTED:**

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

By: \_\_\_\_\_  
Brandon Wade, City Manager

**ATTEST:**

\_\_\_\_\_  
Karen Thompson, City Secretary

---

---

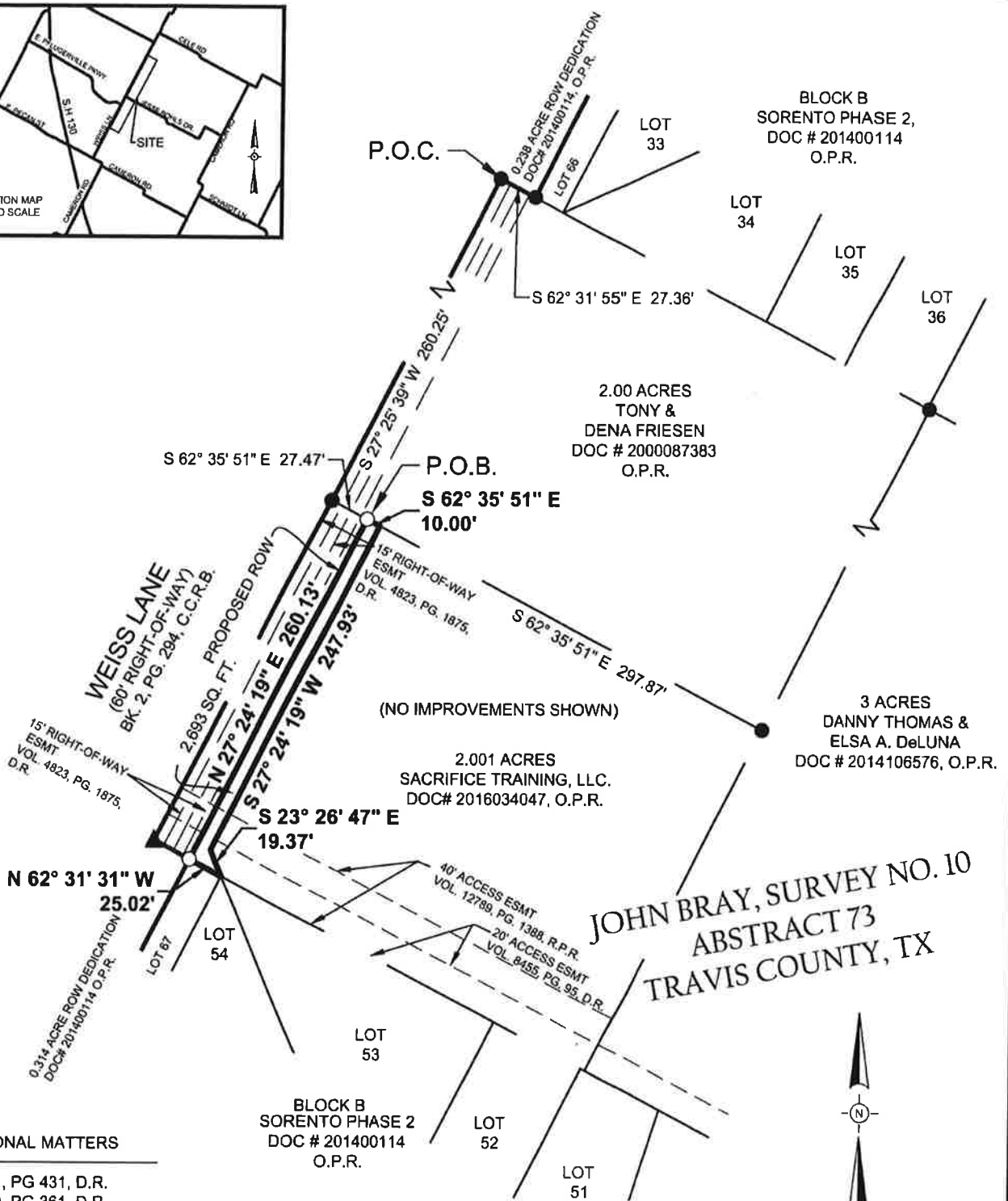
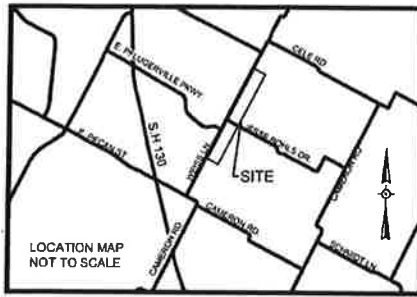
**Acknowledgement**

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

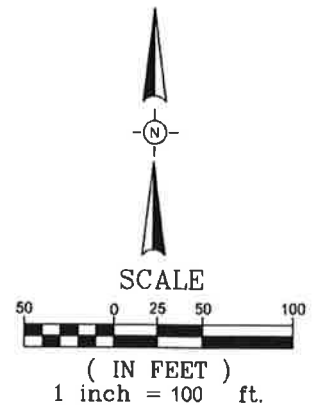
\_\_\_\_\_  
Notary Public Signature

# EXHIBIT A



## ADDITIONAL MATTERS

VOL 551, PG 431, D.R.  
VOL 779, PG 361, D.R.  
VOL 2136, PG 189, D.R.  
VOL 2932, PG 508, D.R.  
VOL 2943, PG 1623, D.R.  
VOL 3942, PG 1691, D.R.  
VOL 12418, PG 125, R.P.R.  
VOL 12559, PG 1009, R.P.R.



TBPLS FIRM REG 10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A

**CobbFendley**

505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit " A "  
Easement Dedication  
Description  
PAGE 1 OF 2

*M.A.E.*  
*19 Sept 2016*

Dwg Info: C:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Cod\1512-028-01-esmnt-pue-Sacrifice Training-JG.dwg - Tab: SHEET 2 OF 2 - Plotted: 9/19/2016 3:03 PM By: MIGUEL A. ESCOBAR

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0290J, THAT BEARS AN EFFECTIVE/REVISED DATE OF 8/18/2014. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00010. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE AND EASEMENT REPORT (THE "TITLE REPORT") ISSUED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 1, 2015. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE REPORT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE REPORT 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.

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.

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.

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS PLAT.

THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, THEREFORE NO MONUMENTS WERE SET FOR CORNERS.

I CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND FROM JULY, 2015, TO AUGUST, 2016, UNDER MY SUPERVISION.

COBB, FENDLEY & ASSOCIATES, INC.

MIGUEL A. ESCOBAR, LSLs, RPLS  
TEXAS REG NO. 5630



**LEGEND**

- D.R. - DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- C.C.R.B. - COMMISSIONER'S COURT ROAD BOOK, TRAVIS COUNTY, TEXAS
- R.P.R. - REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- - 1/2" IRON PIPE, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD WITH CAP STAMPED "CFA INC", SET EXCEPT AS NOTED
- ESMT - EASEMENT
- ▲ - CALCULATED POINT

TBPLS FIRM REG 10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A

**CobbFendley**

505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit " A "  
Easement Dedication  
Description  
PAGE 2 OF 2

Exhibit "\_\_\_\_\_"  
Page 1 of 2  
September 19, 2016

2,693 Sq. Ft. Public Utility Easement Dedication  
John Bray Survey 10  
Abstract -73  
Travis County, Texas

#### DESCRIPTION

DESCRIPTION OF A 2,693 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT 73, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.001 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LEIN, CONVEYED TO SACRIFICE TRAINING, LLC, OF RECORD IN DOCUMENT NO. 2016034047, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2,693 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found in the existing east right-of-way line of that certain 60 foot wide roadway known as Weiss Lane, as dedicated in Book 2, Page 294, of the Commissioner's Court Road Book, Travis County, Texas, for the northwest corner of that certain 2.00 acre tract of land conveyed to Tony Friesen and Dena Friesen, Husband and Wife, of record in Document No. 2000087383, of the Official Public Records of Travis County, Texas, from which point a 1/2 inch iron rod found on the north line of said Friesen Tract for the southwest corner of Lot 66, Block B, Sorrento Phase 2, a map of which is recorded in Document No. 201400114, Official Public Records of Travis County, Texas, bears South 62°31'55" East, a distance of 27.36 feet;

**THENCE**, South 27°25'39" West, with the existing east right-of-way line of said Weiss Lane, same being the west boundary line of said Friesen Tract, a distance of 260.25 feet, to a 1/2 inch iron rod found for the southwest corner of said Friesen Tract, same being the northwest corner of said Sacrifice Training Tract;

**THENCE**, South 62°35'51" East, with the north boundary line of said Sacrifice Training Tract, same being the south boundary line of said Friesen Tract, a distance of 27.47 feet, to a point at the intersection with the proposed east right-of-way line of Weiss Lane for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, South 62°35'51" East, with said common line of Friesen and Sacrifice Training Tracts, a distance of 10.00 feet, from which a 1/2 inch iron rod found in the west line of that certain 3 acre tract of land described in a General Warranty Gift Deed conveyed to Danny Thomas DeLuna and Elsa A. Deluna, husband and wife, of record in Document No. 2014106576, of the Official Public Records, Travis County, Texas, for the southeast corner of said Friesen Tract and the northeast corner of said Sacrifice Training, LLC. Tract bears South 62°35'51" East, a distance of 297.87 feet;

**THENCE**, over and across said Sacrifice Training Tract, the following two (2) courses:

1. South 27°24'19" West, a distance of 247.93 feet, to an angle point;

*Mds*  
*19 Sept 2016*

Exhibit "\_\_\_\_\_"  
Page 2 of 2  
September 19, 2016

2,693 Sq. Ft. Public Utility Easement Dedication  
John Bray Survey 10  
Abstract -73  
Travis County, Texas

2. South 23°26'47" East, a distance of 19.37 feet, to a point at the northeast corner of Lot 67, and the northwest corner of Lot 54, both of Block B, Sorrento Phase 2, a map of which is recorded in Document No. 201400114, of the Official Public Records, Travis County, Texas, for the southeast corner of the herein described tract;

**THENCE**, North 62°31'31" West, with said common line of Lot 67 and Sacrifice Training, LLC tract, a distance of 25.02 feet, to a 1/2 inch iron rod with cap stamped "CFA INC" set, on the south boundary line of the Sacrifice Training Tract, at its intersection with the proposed east right-of-way line of Weiss Lane, at the northeast corner of that certain 0.314 acre right-of-way dedication, of record in Document No. 201400114, of the Official Public Records, Travis County, Texas, same being the northwest corner of said Lot 67, for the southwest corner of the herein described tract;

**THENCE**, North 27°24'19" East, with said proposed east right-of-way line of Weiss Lane, through the interior of said Sacrifice Training Tract, a distance of 260.13 feet, to the **POINT OF BEGINNING** and containing 2,693 square feet of land within these metes and bounds.


Reference is herein made to the sketch of this tract accompanying this metes and bounds description.

Subject tract described herein is an easement. No monumentation set for corners.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a Surface Adjustment Factor of 1.00010. (Surface = Grid X Surface Adjustment Factor)

I certify that this description was prepared from a survey made on the ground from July, 2015, to August, 2016, under my supervision.

COBB, FENDLEY & ASSOCIATES

  
19 Sept 2016  
Miguel A. Escobar, LSLS, RPLS  
Texas Registration No. 5630



G:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Data\Metes&Bounds\ 1512-028-01-esmnt-pue-Sacrifice Training.docx