



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.

PERMANENT EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF PERMANENT EASEMENT:

TCHMALL SPORTS, LLC, a Texas limited liability company (the "GRANTOR"), whose address is 12006 Pleasant Panorama View, Austin, Texas, 78738, for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, sell and convey unto the WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY ("GRANTEE"), a political subdivision of the State of Texas, whose address is 12117 Bee Cave Road, Building 2, Suite 120, Bee Cave, Texas 78738, a permanent and exclusive easement and right-of-way (the "EASEMENT") upon, in, over, under, along, and across, together with the right of ingress and egress, the property of GRANTOR, which is more particularly described as follows:

A 0.017 ACRE WATERLINE EASEMENT OVER AND ACROSS A PORTION OF THAT CERTAIN LOT 1, BLOCK A, OF THE HCI SUBDIVISION, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 201300022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND THE ACCOMPANYING SKETCH IN THE ATTACHED EXHIBIT A (THE "EASEMENT PROPERTY").

PURPOSE OF EASEMENT:

The Easement Property may be used by GRANTEE for the purposes of constructing, installing, operating, repairing, maintaining, replacing, inspecting, upgrading and activities related thereto underground water lines and related facilities and equipment, including connections therewith (the "Facilities") upon, over, under and across the Easement Property, together with the right of ingress and egress over, along and across the Easement Property and

further including the right to cut and trim trees and shrubbery that may encroach on the Easement Property.

DURATION OF EASEMENT:

This Easement shall be permanent and irrevocable.

EXCLUSIVITY

GRANTEE'S easement rights within the Easement Property shall be exclusive.

DOMINANT USE OF EASEMENT PROPERTY:

GRANTOR agrees that GRANTEE shall have the dominant right to use of the Easement Property for the purposes stated above and GRANTOR shall make no use of the Easement Property that unreasonably interferes with GRANTEE'S use, including but not limited to the construction of stone walls, extensive landscaping or similar improvements that would impede GRANTEE'S access to the Facilities. GRANTOR further agrees that GRANTEE'S duty to restore the Easement Property and any improvements thereon shall be limited to substantially the same surface as existed prior to GRANTEE'S work. GRANTOR further agrees to provide GRANTEE with immediate access to the Easement Property when required for GRANTEE to construct, install, operate, repair, maintain, replace, inspect, or upgrade the Facilities.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument will be of no force and effect.


BINDING EFFECT:

This agreement will run with the land, and will bind and inure to the benefit of the Parties hereto, and their respective successors and assigns. 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 subject to the matters set forth herein.

[Remainder of page left intentionally blank]

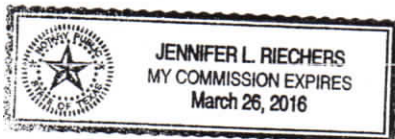
In witness whereof, this instrument is executed this 2 day of March, 2015.

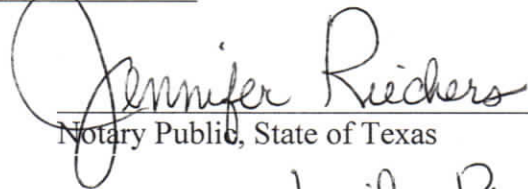
TCHMALL SPORTS, LLC


Name: Chris Lipton - Partner
Date: 3.2.15

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the 2 day of March, 2015,
by Jennifer Riechers on behalf of WTCR.





Notary Public, State of Texas
Printed Name: Jennifer Riechers
My Commission expires: 3/26/16

ACCEPTED:

**WEST TRAVIS COUNTY PUBLIC UTILITY
AGENCY**

By:

 P.E.
Donald G. Rauschuber, General Manager

STATE OF TEXAS

§


§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 2 day of March, 2015
by Donald G. Rauschuber, General Manager of the West Travis County Public Utility Agency on
behalf of said Agency.




Notary Public, State of Texas
Printed Name: Jennifer Riechers
My Commission expires: 3/26/16

After recording, please return to:
Lauren Kalisek
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress, Suite 1900
Austin, Texas 78701

CONSENT AND SUBORDINATION BY LIENHOLDER

BANK OF AMERICA, N.A. ("Lienholder"), as the holder of lien(s) on the Easement Property, consents to the above grant of an easement, including the terms and conditions of such grant, and Lienholder subordinates its lien(s) to the rights and interests of the easement, such that a foreclosure of the lien(s) shall not extinguish the rights and interests of the easement.

BANK OF AMERICA, N.A.

By: Amber J. Carden
Its: Sr. Vice President
Date: March 2, 2015

STATE OF Texas §
COUNTY OF Travis §

This instrument was acknowledged before me on the 2 day of March, 2015
by _____, on behalf of Bank of America, N.A.
Amber Carden

June Cook
Notary Public, State of Texas

Printed Name: _____

My Commission expires: _____

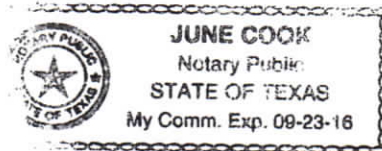


EXHIBIT A



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.017 ACRE WATER UTILITY EASEMENT
CITY OF BEE CAVE, TEXAS**

A DESCRIPTION OF 0.017 ACRES (APPROXIMATELY 731 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, HCI SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300022, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JSJMCL, LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013019588 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.017 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with "Brittian/Crawford" cap found in the south right-of-way line of Bee Cave Parkway (right-of-way width varies), for the northeast corner of said Lot 1, Block A, same being the northwest corner of Lot 2, Block A, Planet Earth Music, a subdivision of record in Document No. 201000097 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Brittian/Crawford" cap found in the south right-of-way line of said Bee Cave Parkway at the beginning of a curve to the right, bears South 62°08'16" West, a distance of 110.08 feet;

THENCE South 59°40'23" West, crossing said Lot 1, Block A, a distance of 180.68 feet to a calculated point in the south line of an existing Public Utility Easement as shown on the plat of HCI Subdivision, and the **POINT OF BEGINNING**;

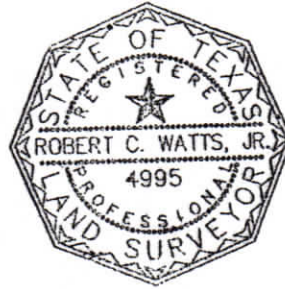
THENCE continuing across said Lot 1, Block A the following four (4) courses and distances;

- 1) South 20°25'41" East, a distance of 49.19 feet to a calculated point,
- 2) South 69°34'19" West, a distance of 15.00 feet to a calculated point,
- 3) North 20°25'41" West, a distance of 48.31 feet to a calculated point in the south line of the said Public Utility Easement,
- 4) With the south line of the said Public Utility Easement, with a curve to the left, having a radius of 1084.97 feet, a delta angle of 00°47'37", an arc length of 15.03 feet, and a chord which bears North 66°12'29" East, a distance of 15.03 feet to the **POINT OF BEGINNING**, containing 0.017 acres of land, more or less.

Surveyed on the ground February 2012, updated June 2012, revised January 2013.
BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates,
1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-
line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 844-001-FHE1.

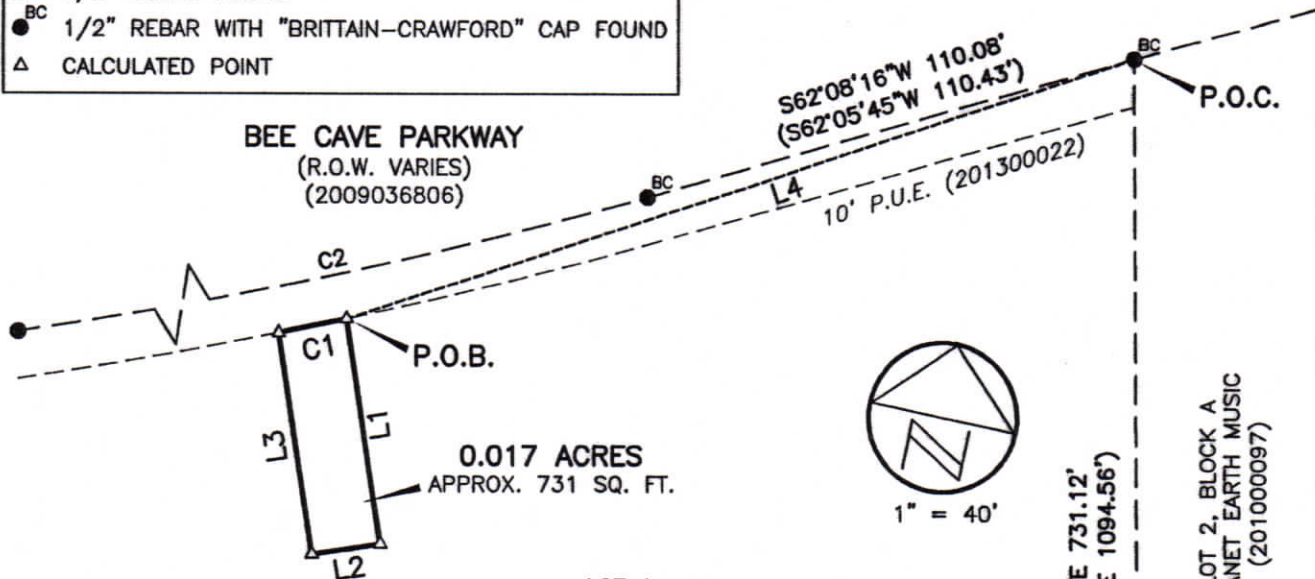
unt 2-13-15
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.017 ACRES (APPROXIMATELY 731 SQ. FT.)
IN THE I.G. & N. R.R. CO. SURVEY NO. 56, TRAVIS COUNTY, TEXAS, BEING A PORTION OF
LOT 1 BLOCK A, HCI SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO.
201300022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- ^{BC} 1/2" REBAR WITH "BRITAIN-CRAWFORD" CAP FOUND
- △ CALCULATED POINT



LOT 1
BLOCK A
HCI SUBDIVISION
(201300022)

JSJMC, LLC
(2013019588)

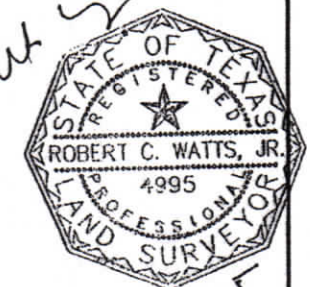
I.G. & N. R.R. CO.
SURVEY NO. 56

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°25'41"E	49.19'
L2	S69°34'19"W	15.00'
L3	N20°25'41"W	48.31'
L4	S59°40'23"W	180.68'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1084.97'	0°47'37"	15.03'	N66°12'29"E	15.03'
C2	1075.00'	15°40'18"	294.04'	N69°55'30"E	293.12'



DATE OF SURVEY: JANUARY 2013
PLOT DATE: 02/11/15
DRAWING NO.: 844-001
PROJECT NO.: 844-001-FHE1
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DC
SHEET 1 OF 1

Chaparral

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 844-001-FHE1

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 02, 2015 04:23 PM

2015029766

GONZALES M: \$62.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS