

4 23 5479

PUBLIC WASTEWATER UTILITY EASEMENT

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

10270 0766
99-0114

THAT, 8403 Joint Venture, acting by and through its duly authorized agent, of Travis County, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) cash to Grantors in hand paid by the City of Austin, the receipt and sufficiency of which is hereby acknowledged and confessed and for which no lien or encumbrance express or implied, is retained, have this day GRANTED AND CONVEYED, and by these presents do GRANT and CONVEY, unto the City of Austin, a municipal corporation situated in Travis County, Texas, an easement to construct and perpetually maintain underground public wastewater utility lines in, upon, and across the following described land, to-wit:

A public wastewater utility easement 5 feet each side of the following described line.

A part of the James P. Wallace Survey No. 18, situated in Travis County, Texas; and embracing a portion of Lot 11 Block S, Allandale Estates Section Two, as it appears on the Plat recorded in Volume 37 Page 49 of the Travis County Plat Records.

COMMENCING at the southeast corner of the said Lot 11 and the northeast corner of Lot 10 Block S of the said Allandale Estates Section Two, and then run N86°24'W along the south line of said Lot 11 and the north line of said Lot 10, 12.80 feet to the POINT OF BEGINNING of the line being described;

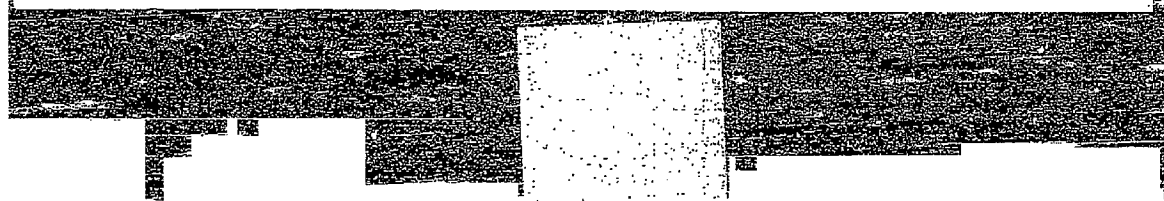
THENCE N3°36'E, 31.51 feet to a point;

THENCE N20°19'52"E 28.93 feet to a point in the north line of Lot 11 and the south line of Lot 3 of Wayne T. Dayton Addition as described in the deed recorded in Volume 5008, Page 2017 of the Travis County Deed Records, from which the northeast corner of said Lot 11 bears S69°42'E, 11.97 feet.

TO HAVE AND TO HOLD the same perpetually to the City of Austin, and its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing and maintaining said underground public utility lines, and for making connections therewith, all upon the condition that the City of Austin will at all times after doing any work in connection with the construction or repair of said public utility lines restore the surface of said easement area to the condition in which same was found before such work was undertaken.

REAL PROPERTY RECORDS
Travis County, Texas

10270 0766



The undersigned hereby reserves and retains unto the undersigned, its successors and assigns, the right to place, construct, repair and maintain utility lines, driveways, parking areas, easements, streets, drainage and other facilities, sidewalks and landscaping and other amenities on and within the easement area above described, it being understood and agreed that the undersigned, its successors and assigns shall be entitled to use such easement area (and the surface thereof) for all purposes at all times provided such use shall not interfere with the easement herein granted.

IN WITNESS WHEREOF, grantors have caused this instrument to be executed on this the 3rd day of SEPTEMBER, 1986.

By:



Its: George R. Clement

MANAGER / PARTNER

Grantors Mailing Address:

8403 Joint Venture
8403 Shoal Creek Blvd.
Austin, Texas 78759

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared GEORGE R. CLEMENTS

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3RD day of SEPTEMBER, A.D. 1986.

NOTARY SEAL


Notary Public, TRAVIS County, Texas
My Commission Expires 3-12-88

Parcel 1J

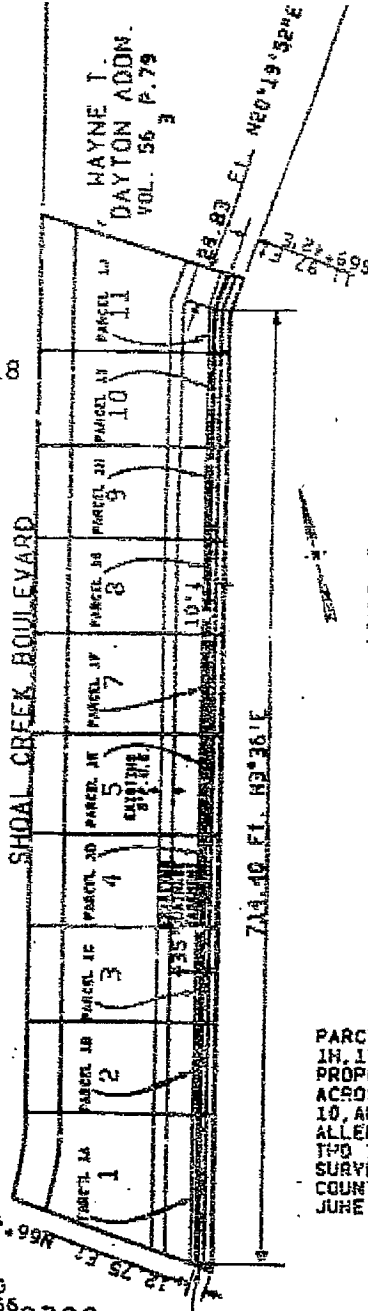
10270 0787

JAMES P. WALLACE
SURVEY ABSTRACT NO. 18

ALLANDALE ESTATES SECTION TWO

VOLUME 37 PAGE 49

SHOAL CREEK BOULEVARD



ALLANDALE ESTATES SECTION ONE

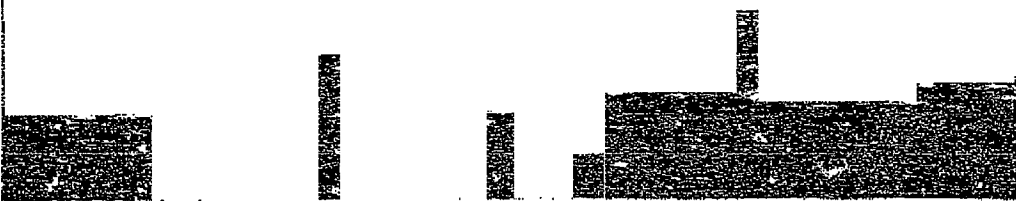
SCALE 1"=100'-0"

PARCEL 1A, 1B, 1C, 1D, 1E, 1F, 1G,
1H, 1I, 1J SKETCH SHOWING A
PROPOSED UTILITY EASEMENT
ACROSS LOTS 1, 2, 3, 4, 5, 7, 8, 9,
10, AND 11, BLOCK 9 OF
ALLANDALE ESTATES SECTION
TWO IN THE JAMES P. WALLACE
SURVEY NO. 18 IN TRAVIS
COUNTY, TEXAS. SURVEYED IN
JUNE, 1985.

Rady & Associates, Inc

LOT A
ARROYO SECCO
VOL. 7425, P. 466
1987

POINT OF BEGINNING



FILED

1987 MAY 29 PM 2:40

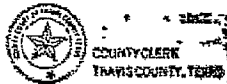
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

As the time of recording, an instrument was found to be inadequate for the best photo-reproducible reproduction because of illegibility, carbon or photocopy, mottled paper, etc. All blockouts, additions, and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was recorded on the date and at the place indicated hereon by this clerk and was duly RECORDED, in the Volume of Page of the PUBLIC RECORDS of Travis County, Texas on

MAY 29 1987



COUNTY CLERK
TRAVIS COUNTY, TEXAS

469-0500

601 D East 6th
Curtain 78701
Curtain, Dine

Returns:

10270 0789

