

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

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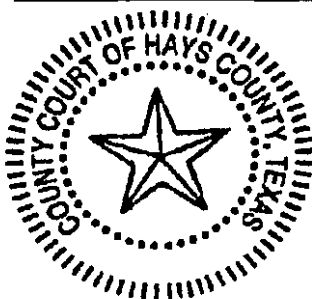
Parties:

Direct- STEELE JEFFREY L
Indirect- DEVELOPMENT SOLUTIONS CW LLC

Receipt Number: 429978
Processed By: Barbara Rodriguez

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

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

UTILITY EASEMENT

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HAYS	§	

THAT, Jeffrey L. Steele, of the County of Hays, State of Texas, hereinafter together with all successors and assigns referred to as "Grantors", whether one or more, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantors in hand paid by Development Solutions CW, LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby ACKNOWLEDGED AND CONFESSED, and for which no lien, expressed or implied, is retained, have this date GRANTED AND CONVEYED, and by these presents do GRANT AND CONVEY unto the Grantee, situated in the County of Hays, a non-exclusive, permanent 30-foot wide utility easement and temporary 20-foot wide construction easement for the construction, operation, inspection, maintenance, removal, replacement and repair of a waterline and wastewater force main with appurtenances over, upon, across and under that certain 8.622 acre tract of land in Hays County, Texas, more particularly described in instrument recorded in Volume 3286, Page 80 of the Official Public Records of Hays County, Texas, including the right to relocate within the limits of said easement, and the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

Said UTILITY EASEMENT and TEMPORARY CONSTRUCTION EASEMENT are more particularly described in attached Exhibit A.

It is expressly understood and agreed that this conveyance is made by Grantors and accepted by Grantee subject to visible and apparent easements not appearing of record and all easements presently of record in the Official Public Records of Hays County, Texas that affect the property described in attached Exhibit A, but only to the extent that said items are still valid and in force and effect this time. Grantors represent and warrant to Grantee that Grantors (i) have the power and authority to grant the easements contained herein, and (ii) have good and indefeasible title in and to the property described in Exhibit A, subject only to the exceptions permitted herein.

TO HAVE AND TO HOLD the 30-foot wide utility easement perpetually and the temporary 20-foot wide construction easement to the Grantee, 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, reconstructing and maintaining said utility lines, and for making connections thereto; all upon the following conditions being performed by the Grantee:

1. Grantee will at all times after doing any work in connection with the construction or repair of said utility line restore the surface of said premises to the general condition

03-01247-35875

in which the same was found before such work was undertaken, reasonable wear and tear excepted.

2. THE TEMPORARY 20-foot overlapping construction easement shall terminate upon completion and acceptance by the Grantee.

Grantee shall have the right to assign its rights, title and interest in and to the easements granted herein without Grantor's consent, which right shall run with the land.

Grantors shall not grant any easement rights that will unreasonably interfere with the rights granted hereunder.

IN WITNESS WHEREOF the said Jeffrey L. Steele has caused the execution of this instrument on this 25 day of May, 2016.

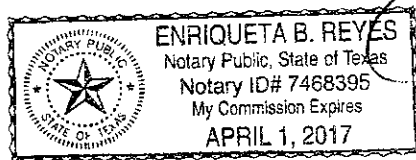
GRANTORS:

Jeffrey L. Steele
Jeffrey L. Steele

Acknowledgment

State of Texas
County of Dallas

This instrument was acknowledged before me on May 25, 2016 by Jeffrey L. Steele.



Enriqueta B. Reyes
Notary Public's Signature

After Recording, Return to:
Lockwood, Andrews & Newnam, Inc.
8911 N. Capital of Texas Hwy, Bldg 2, Ste 2300
Austin, TX 78759

Utility Easement
Steele to Development Solutions CW, LLC

0.347 ACRES
FN 15-017
26 OCT 2015

EXHIBIT A

CMA ENGINEERING, INC.
SURVEY FIRM NO. 10193988
1665/1666-001

0.347 ACRES

FIELD NOTE DESCRIPTION OF 0.347 ACRES OF LAND, MORE OR LESS, OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 166, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 8.662 ACRE TRACT CONVEYED TO JEFFREY L. STEELE BY DISTRIBUTION DEED RECORDED IN VOLUME 3286, PAGE 80, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 0.347 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the south corner of said 8.662 acre tract and east corner of that certain 5.885 acre tract conveyed to George Chidiac and Yesenia Chidiac by Warranty Deed recorded in Volume 4430, Page 838, Official Public Records of Hays County, Texas, for the **POINT OF BEGINNING** and south corner of the herein described tract, from which a 1/2 inch iron rod found for the southwest corner of that certain 445.757 acre tract conveyed to Development Solutions CW, LLC, by Special Warranty Deed recorded in Volume 4960, Page 584, Official Public Records of Hays County, Texas, bears S 42°41'52" W, a distance of 213.06 feet;

THENCE with the southwest line of said 8.662 acre tract and northeast line of said 5.885 acre tract, **N 46°07'26" W**, a distance of **504.18 feet** to a calculated point for the west corner of said 8.662 acre tract, north corner of said 5.885, east corner of that certain 7.44 acre tract conveyed to Leobardo Sanchez and Maria Sanchez by Warranty Deed recorded in Volume 732, Page 163, Real Property Records of Hays County, Texas, and south corner of that certain 12.957 acre tract conveyed to Joseph P. Salmon by General Warranty Deed recorded in Volume 2016, Page 222, Official Public Records of Hays County, Texas, for the west corner of the herein described tract, from which a 1/2 inch iron pipe found for the west corner of said 12.957 acre tract bears N 49°04'03" W, a distance of 536.86 feet;

THENCE with the northwest line of said 8.662 acre tract and southeast line of said 12.957 acre tract, **N 41°33'34" E**, a distance of **30.02 feet** for the north corner of the herein described tract;


THENCE leaving the southeast line of said 12.957 acre tract, over and across said 8.662 acre tract, **S 46°07'26" E**, a distance of **504.80 feet** to the southeast line of said 8.662 acre tract, for the east corner of the herein described tract;

THENCE with the southeast line of said 8.662 acre tract, **S 42°44'34" W**, a distance of **30.01 feet** to the **POINT OF BEGINNING**, containing 0.347 acres more or less.

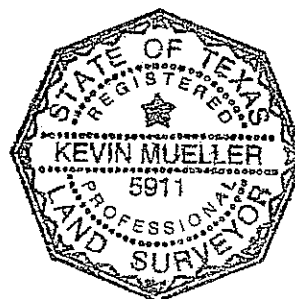
I, Kevin Mueller, do hereby certify that this description and associated sketch was prepared from a survey performed under my supervision during June of 2015, and is true and correct to the best of my knowledge.

SKETCH TO ACCOMPANY FIELD NOTES

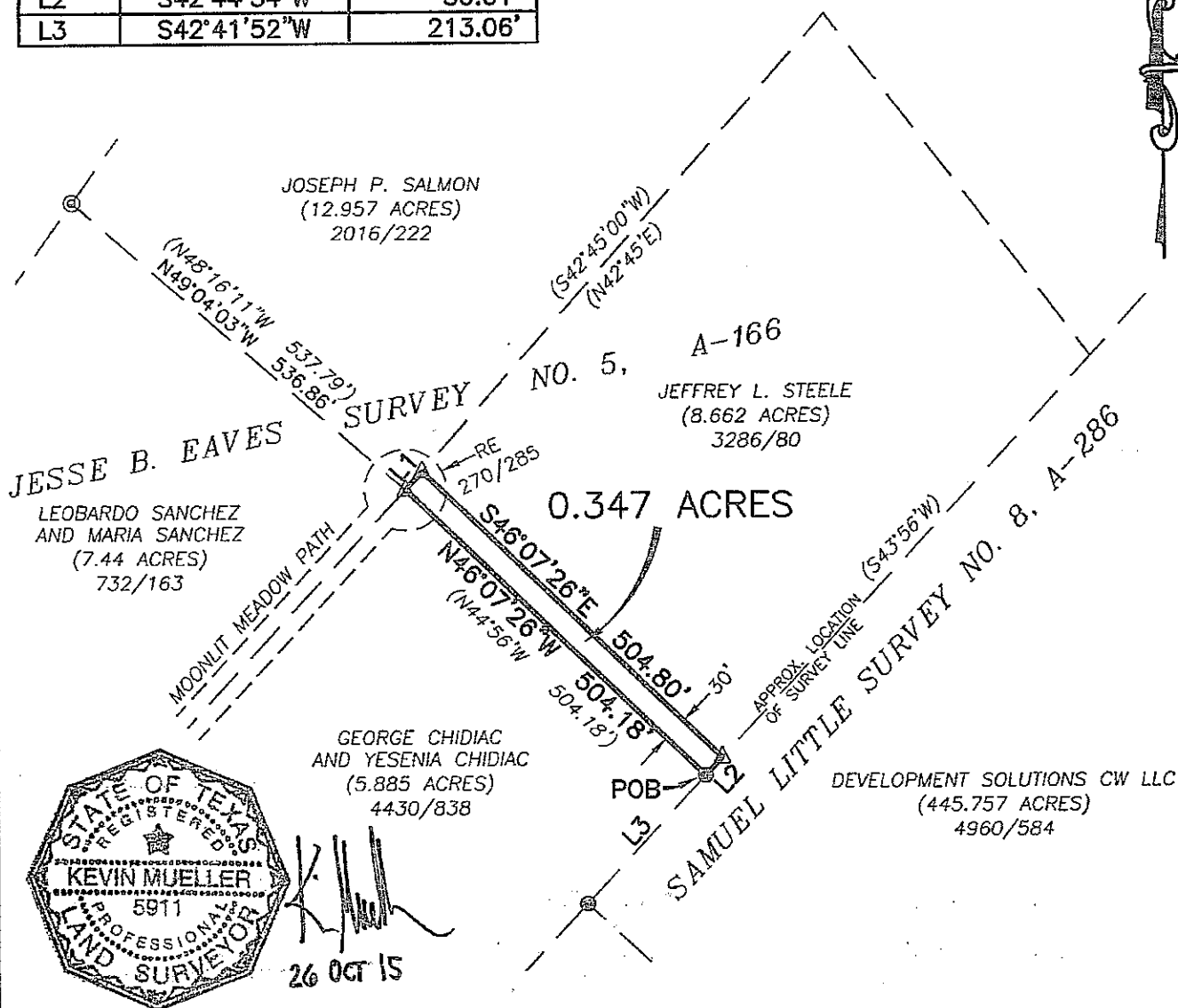
DATE OF SURVEY: JUN 2015

 **26 Oct 15**

KEVIN MUELLER, RPLS No. 5911
CMA ENGINEERING, INC.
235 LEDGE STONE DRIVE
AUSTIN, TX 78737
PHONE (512) 432-1000



LINE	BEARING	DISTANCE
L1	N41°33'34"E	30.02'
L2	S42°44'34"W	30.01'
L3	S42°41'52"W	213.06'



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- RE ROAD EASEMENT
- POB POINT OF BEGINNING
- () RECORD INFORMATION

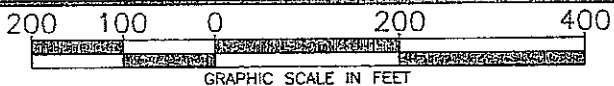
THIS SURVEY IS BEING RELEASED WITHOUT BENEFIT OF TITLE COMMITMENT AND DOES NOT NECESSARILY INDICATE ALL INCUMBRANCES ON THIS PROPERTY.

ORIENTATION - STATE PLANE (TXSC 4204); CSF=0.99990219
ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES

CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737
(512) 432-1000 Fax: (512) 432-1015
Licensed Surveying Firm No. 10193988

SKETCH TO ACCOMPANY FIELD NOTES OF
0.347 ACRE
UTILITY EASEMENT
HAYS COUNTY, TEXAS



JOB: 1665/1666-001

EXHIBIT: A

FN: 15-017

PAGE: 2 OF 2