

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.

EXCLUSIVE WATER LINES VAULT EASEMENT

Date: _____, 2026

Grantor: Hays Consolidated Independent School District,
a Texas consolidated independent school district

Grantor's Address: 21003 Interstate 35
Kyle, Hays County, Texas 78640

Grantee: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

Grantee's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Easement Tract: All that parcel of land situated in Travis County, Texas, containing 0.019 acres (approximately 836.87 square feet) being a portion of that 93.206 acre tract conveyed to Hays Consolidated Independent School District by Special Warranty Deed Recorded as Document No. 2014019980, Official Public Records, Travis County, Texas, as more particularly described in the attached **Exhibit A** that is above the elevation of +/- 753 feet, as more particularly shown in the attached **Exhibit B** based on the North American Vertical Datum of 1988 (NAVD88)

Easement Duration: Perpetual

Easement Purpose: To access, install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities

City Reviewer Initials

Facilities: One or more vault structures for use in connection with raw, reclaimed, and potable water lines together with all associated appurtenances

Permitted Encumbrances: Any easements, liens, encumbrances, and other matters of record in the Real Property Records of the Texas county in which the Easement Tract is located as of the Date that are valid, existing, and affect the Easement Tract

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to Grantee an exclusive easement over, on, across, within and through the Easement Tract for the Easement Purpose as may be necessary or desirable, together with (i) the right of ingress and egress at all times over, on, across, within and through the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments or obstructions in the Easement Tract, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

TO HAVE AND TO HOLD the Easement to the Grantee and Grantee's successors and assigns for the Easement Duration; provided, however, Grantor reserves the right to enter upon and use any portion of the property below the Easement Tract so long as the entry or use does not interfere in any material way or is not inconsistent with the rights granted Grantee under this Easement as determined by Grantee in its sole discretion. Grantee shall not be obligated to restore or replace any improvements which have been removed, relocated, altered, damaged, or destroyed as a result of Grantee's use of the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to Grantee against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract. Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or right to use the Easement Tract (or any portion thereof) for any Non-Permitted Activity or for any use that may interfere in any material way or may be inconsistent with the rights granted to Grantee under this Easement, as determined by the Grantee in its sole discretion.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *Grantee* includes *Grantee's employees, agents, consultants, contractors, successors and assigns*; and where the context requires, singular nouns and pronouns include the plural.

(The remainder of this page is intentionally blank)

Executed effective the Date first above stated.

**HAYS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT,
A TEXAS CONSOLIDATED INDEPENDENT SCHOOL
DISTRICT**

By: _____
Name: Byron Severance
Title: President of Hays Consolidated ISD
Board of Trustees

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Before me, the undersigned notary, on this day personally appeared Byron Severance, President – Hays Consolidated ISD Board of Trustees, of Hays Consolidated Independent School District, a Texas consolidated independent school district, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person’s official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on _____, 2026.

[Seal]

Notary Public, State of Texas

APPROVED AS TO FORM:

CITY OF AUSTIN, TEXAS
AUSTIN CITY ATTORNEY’S OFFICE

By: _____
Name: _____
Title: Assistant City Attorney

REVIEWED:

CITY OF AUSTIN, TEXAS
AUSTIN WATER

By: _____
Name: _____
Title: _____

City Reviewer Initials



EXHIBIT "A-1"

0.019 Acres

Land Surveying & Mapping

FIELD NOTES-METES AND BOUNDS DESCRIPTION

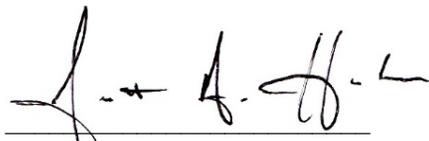
BEING 0.019 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM PORTER SURVEY, ABSTRACT NO. 599, SITUATED IN THE CITY OF AUSTIN, LTD, TRAVIS COUNTY, TEXAS, SAID 0.019 ACRES BEING A PORTION OF THAT 93.206 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.019 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "CBD SETSTONE", said point being accepted as a point in the Westerly Right of Way limits of South Turnersville Road, variable width also being accepted as a point in the Easterly limits of said 93.206 acre tract;

THENCE S 02° 38' 49" E, 281.71 feet with the common Westerly Right of Way limits of said Turnersville Road and the Easterly limits of said 93.206 acre tract, to a calculated point;

THENCE leaving the Westerly Right of Way limits of said Turnersville Road, through the interior of said 93.206 acre tract, the following five (5) courses:

1. S 87° 21' 11" W, 242.47 feet, to the calculated **TRUE POINT OF BEGINNING** and Southwesterly corner hereof, said point being at a point of intersection in the Westerly limits of a proposed 15.00 foot Waterline Easement described as (POINT "A") for reference purposes;
2. N 02° 32' 55" W, 47.50 feet, with the Westerly limits of said proposed Waterline Easement, to the calculated Northeasterly corner hereof;
3. S 87° 27' 05" W, 3.08 feet, leaving said proposed Waterline Easement, to a calculated point;
4. S 42° 27' 05" W, 25.35 feet to the calculated Northwesterly corner hereof;
5. S 02° 32' 55" E, 29.58 feet to the calculated Southwesterly corner hereof;
6. N 87° 27' 05" E, 21.00 feet to the POINT OF BEGINNING hereof, containing a calculated area of 836.87 sq. ft., 0.019 acres of land. Said field notes being described in accordance with a survey made on the ground by me or under my direction, to be used with Exhibit A-2, Survey Sketch prepared by Spot on Surveying, Inc. attached hereto and made a part hereof. All bearings are based on NAD 83 Texas State Plane Coordinate System, Central Zone. All distances shown are surface or ground distances.



Scott A Hahn, RPLS 6375



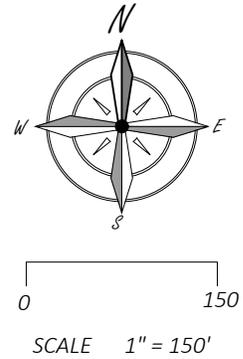
November 26, 2025

Date

Spot On Surveying, INC. – TX Firm No.:10193894
614 Jerrys Ln., Buda TX. 78610
SOS J/N: 0013-24-004

EXHIBIT "A-2" SURVEY SKETCH

BEING 0.019 ACRES OUT OF THE
WILLIAM PORTER SURVEY, ABSTRACT NO. 599,
IN THE CITY OF AUSTIN, LTD, TRAVIS COUNTY, TEXAS



15.00'

PROPOSED
45,040.66 SQ. FT. - 1.034 ACRES
WATERLINE EASEMENT

S87° 27' 05" W 3.08'
S42° 27' 05" W 25.35'
S2° 32' 55" E 29.58'
21.00'
N87° 27' 05" E 21.00'

N2° 32' 55" W 47.50'
0.019 ACRES
836.87 SQ. FT.
242.47'
S87° 21' 11" W

T.P.O.B.
(POINT "A")

P.O.C.

A

592.02'

281.71'

S. TURNERSVILLE RD.
(R.O.W. VARIES)

310.30'
S2° 38' 49" E

HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
93.206 ACRES
DOCUMENT NO. 2014019980
O.P.R.T.C.TX.

LINETYPE LEGEND:

- BOUNDARY
- EASEMENT BOUNDARY
- RIGHT OF WAY
- ADJOINER

MONUMENT LEGEND / NOTES:

O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

MONUMENT LEGEND / NOTES:

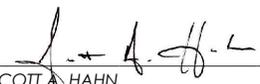
- = FOUND MONUMENT AS DESCRIBED.
- = FOUND 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- ▲ = CALCULATED POINT.
- A FOUND IRON ROD WITH CAP STAMPED "CBD SETSTONE".
- B FOUND IRON ROD WITH CAP STAMPED "CBD 5785".
- C FOUND 60d NAIL.

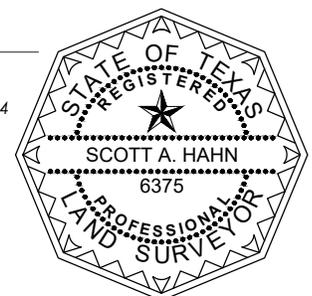
BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND IS DESCRIBED IN METES AND BOUNDS DESCRIPTION EXHIBIT "A-1", ATTACHED HERETO AND MADE A PART HEREOF, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON. THE MONUMENTS SHOWN HEREON WILL BE PLACED UNDER MY SUPERVISION UPON APPROVAL.

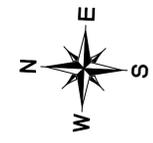
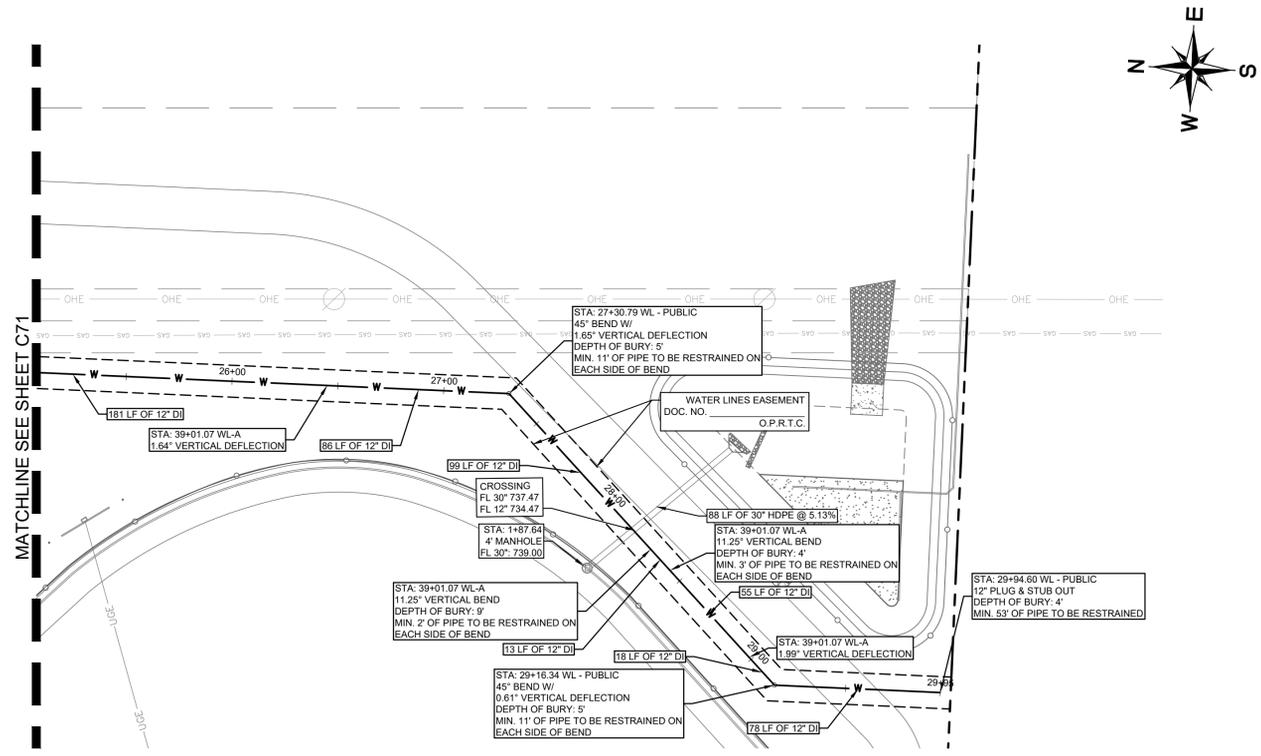
 2025/11/26
SCOTT A. HAHN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6375 - TBPLS FIRM NO.: 10193894
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610



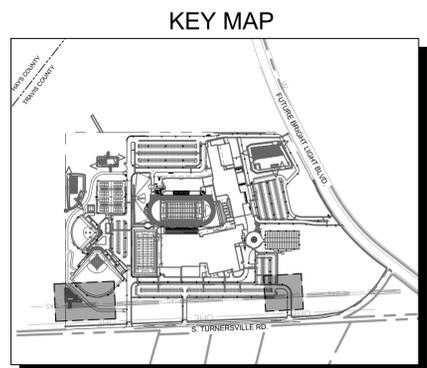
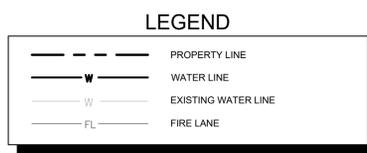
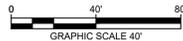
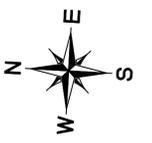
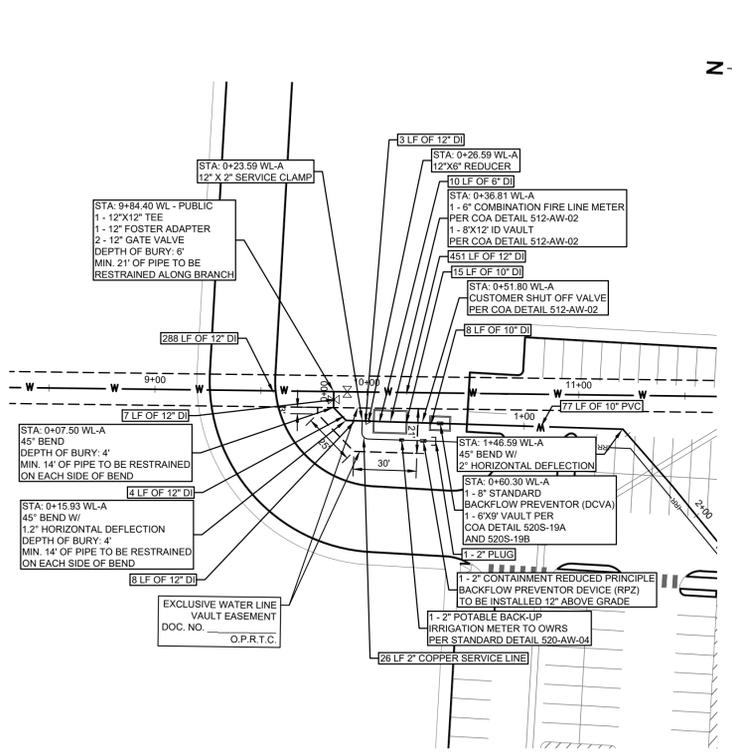
www.spotonsurveying.com

SOS J/N:0013-24-004

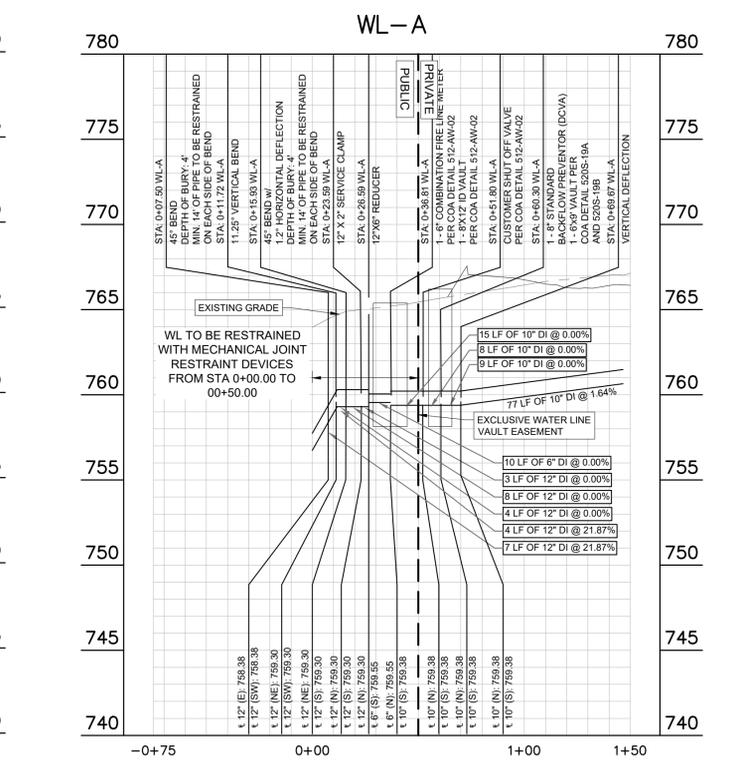
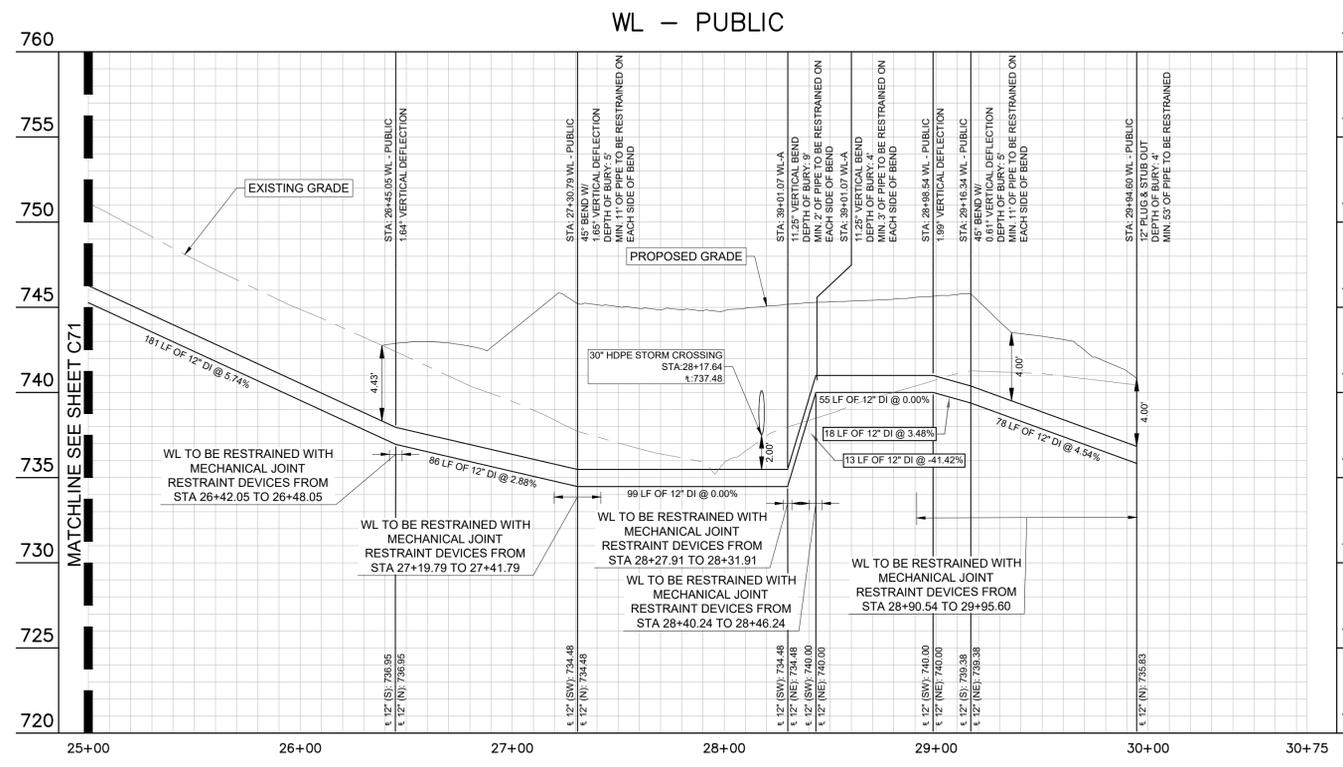
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 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE SEE SHEET C71



- NOTES:
- GATE VALVE TO FINISH AT -0. GRADE.
 - DO NOT CONCRETE OR PAVE OVER AW APPURTENANCES.



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 5' VERTICAL

MATCHLINE SEE SHEET C71



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

- TBM:
- IRC STAMPED "SPOT ON SURVEYING" ELEVATION=733.30'
 - MAG NAIL WITH WASHER STAMPED "SPOT ON SURVEYING" ELEVATION= 750.81'
 - MAG NAIL WITH WASHER STAMPED "SPOT ON SURVEYING" ELEVATION= 726.02'

NO.	REVISIONS	DATE	BY

Kimley-Horn
 6800 BURLISON RD, BUILDING 312, SUITE 150,
 AUSTIN, TEXAS 78744
 PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 TBE Firm No. 928



KHA PROJECT	066017093
DATE	JANUARY 2026
SCALE	AS SHOWN
DESIGNED BY	LBE
DRAWN BY	CIV
CHECKED BY	LBE

PUBLIC WATER PLAN & PROFILE (5 OF 5)

HAYS HIGH SCHOOL 4
 3935 BRIGHT LIGHT BLVD
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
C72 OF C170

AFFIDAVIT OF NO LIENS
[ENTITY]

Date: March _____, 2026

Affiant: Byron Severance

Affiant Title: President – Hays Consolidated ISD Board of Trustees of Hays Consolidated Independent School District, a Texas consolidated independent school district

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

Grant Document: The document to which this Affidavit of No Liens is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;

5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

Hays Consolidated Independent School District,
a Texas consolidated independent school district

By: _____
Name: Byron Severance
Title: President of Hays Consolidated ISD
Board of Trustees

STATE OF TEXAS §
 §
COUNTY OF HAYS §

Before me, the undersigned notary, on this day personally appeared Byron Severance, President – Hays Consolidated ISD Board of Trustees, of Hays Consolidated Independent School District, a Texas consolidated independent school district, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person’s official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office _____, 2026.

[Seal]

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

City of Austin
Austin Development Services
P.O. Box 1088
Austin, Texas 78767

PROJECT INFORMATION:

Project Name: **Hays High School 4**
Project Case Manager: **Meg Greenfield**
Site Plan No.: **SP-2025-0067CX**