

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

**PARTIAL VACATION, ABANDONMENT AND RELEASE OF  
DRAINAGE EASEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

WHEREAS, by that certain instrument recorded December 16, 2013, as Document Number 2013220058 of the Real Property Records of Travis County, Texas, a Drainage Easement Agreement (“Easement”) was granted to the City of Pflugerville, Texas, affecting property known as Lot 1, Block A, Concordia High School, a Subdivision in Travis County, Texas, According to the Map or Plat thereof (“Property”), recorded under Document No. 201400024 of the Real Property Records of Travis County, Texas; and

WHEREAS, Pflugerville Wells Branch, LLC (“Owner”) is the current owner of the Property underlying and encompassing the Easement and has petitioned the City to partially vacate, abandon, and release 4.682-acres of the Easement that is in, along, over, upon, and across the Property, as described in **Exhibit A**.

WHEREAS, the City Council of the City of Pflugerville, after due investigation and consideration, has determined that the Partial Vacated Easement is not and will not be needed by the City and should be released and vacated.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City does hereby for all purposes: (i) VACATE, ABANDON AND RELEASE the portion of the Easement described in **Exhibit A**, which is attached hereto and incorporated herein; and (ii) relinquish all of its rights, title, and interest in and to the said portion of Easement.

FURTHER, OWNER, HAVING PETITIONED FOR THIS PARTIAL VACATION, ABANDONMENT AND RELEASE OF EASEMENT, IS TAKING THE VACATED, ABANDONED AND RELEASED EASEMENT “AS IS, WHERE IS” AND WITH ANY AND ALL DEFECTS. UPON RECORDING OF THIS DOCUMENT, THE CITY OF PFLUGERVILLE SHALL HAVE NO FURTHER OBLIGATION FOR ANY RESTORATION OR MAINTENANCE OF THE PROPERTY THAT IS SUBJECT TO THIS VACATION, ABANDONMENT AND RELEASE.

IN WITNESS WHEREOF the City of Pflugerville, Texas has executed this partial Vacation, Abandonment and Release of Easement on this \_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Sereniah Breland, City Manager  
City of Pflugerville, Texas

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

BEFORE ME, this undersigned, a Notary Public in and for the said County and State, on this day personally appeared Sereniah Breland, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes herein expressed.

GIVEN under my hand and seal of office this the \_\_\_ day of \_\_\_\_\_ 2021.

[Seal]

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Pflugerville  
Development Services Center – Engineering Dept.  
100 W. Main Street  
Pflugerville, Texas 78660

EXHIBIT A

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

## **4.682 ACRES PARTIAL DRAINAGE EASEMENT RELEASE TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.682 ACRES (APPROXIMATELY 203,948 SQ. FT.) OUT OF LOT 1, BLOCK A, CONCORDIA HIGH SCHOOL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF AN 11.116 ACRE DRAINAGE EASEMENT DESCRIBED IN DOCUMENT NO. 2013220058 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.682 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found in the northwest right-of-way line of S Heatherwilde Boulevard (90' public right-of-way width) as described in Volume 11236, Page 802 of the Real Property Records of Travis County, Texas, being the southernmost corner of said Lot 1, Block A, Concordia High School;

**THENCE** with the northwest right-of-way of S Heatherwilde Boulevard and the southeast line of said Lot 1, Block A, Concordia High School, the following two (2) courses and distances:

1. North 65°06'06" East, a distance of 149.37 feet to a 1/2" rebar with "Cunningham Allen" cap found;
2. With a curve to the left, having a radius of 955.00 feet, a delta angle of 04°56'51", an arc length of 82.47 feet, and a chord which bears North 62°36'37" East, a distance of 82.44 feet to a calculated point for the southernmost corner of the said drainage easement, for the **POINT OF BEGINNING**;

**THENCE** with the southwest line of the drainage easement and crossing said Lot 1, Block A, Concordia High School, the following eleven (11) courses and distances:

1. North 62°24'03" West, a distance of 61.74 feet to a calculated point;
2. North 29°17'12" West, a distance of 65.86 feet to a calculated point;

3. North 05°13'47" West, a distance of 64.27 feet to a calculated point;
4. North 01°29'06" West, a distance of 78.24 feet to a calculated point;
5. North 07°34'28" East, a distance of 181.68 feet to a calculated point;
6. North 07°51'50" West, a distance of 73.25 feet to a calculated point;
7. North 06°47'21" East, a distance of 36.88 feet to a calculated point;
8. North 29°27'33" East, a distance of 43.97 feet to a calculated point;
9. North 13°41'04" East, a distance of 349.40 feet to a calculated point;
10. North 24°26'44" West, a distance of 157.79 feet to a calculated point;
11. North 30°28'24" West, a distance of 171.78 feet to a calculated point, from which a nail found in the southeast face of a 6" wood fence post for the easternmost corner of Lot 7, Block F, of Ballantyne Section 2, a subdivision of record in Document No. 201900101 of the Official Public Records of Travis County, Texas, being the southernmost corner of Lot 1, Block F, Spring Hill Village, a subdivision of record in Volume 7, Page 42 of the Plat Records of Travis County, Texas, and being an angle point in the northwest line of said Lot 1, Block A, Concordia High School, bears South 40°37'44" West, a distance of 252.15 feet;

**THENCE** crossing the said drainage easement and said Lot 1, Block A, Concordia High School, the following eighteen (18) courses and distances:

1. South 59°04'24" East, a distance of 80.00 feet to a calculated point;
2. South 30°28'24" East, a distance of 50.00 feet to a calculated point;
3. South 17°09'58" East, a distance of 100.00 feet to a calculated point;
4. South 24°26'44" East, a distance of 120.79 feet to a calculated point;
5. South 13°41'04" West, a distance of 15.00 feet to a calculated point;
6. South 32°58'26" East, a distance of 100.00 feet to a calculated point;
7. South 41°55'59" East, a distance of 60.00 feet to a calculated point;
8. South 30°26'52" East, a distance of 85.00 feet to a calculated point;
9. South 11°28'53" East, a distance of 100.00 feet to a calculated point;



10. South 24°13'41" East, a distance of 40.00 feet to a calculated point;
11. South 02°29'44" East, a distance of 45.00 feet to a calculated point;
12. South 04°38'16" West, a distance of 140.00 feet to a calculated point;
13. South 11°39'09" West, a distance of 85.00 feet to a calculated point;
14. South 16°46'39" East, a distance of 50.00 feet to a calculated point;
15. South 25°58'50" West, a distance of 20.00 feet to a calculated point;
16. South 05°25'49" East, a distance of 30.00 feet to a calculated point;
17. With a curve to the right, having a radius of 935.00 feet, a delta angle of 06°03'17", an arc length of 98.81 feet, and a chord which bears South 46°39'47" West, a distance of 98.76 feet to a calculated point;
18. South 40°18'34" East, a distance of 20.00 feet to a calculated point in the northwest right-of-way of S Heatherwilde Boulevard and the southeast line of said Lot 1, Block A, Concordia High School, same being the southeast line of the said drainage easement, from which a 1/2" rebar found for a point of tangency in said line, bears with a curve to the left, having a radius of 955.00 feet, a delta angle of 21°48'33", an arc length of 363.51 feet, and a chord which bears North 38°47'10" East, a distance of 361.32 feet;

**THENCE** with the northwest right-of-way of S Heatherwilde Boulevard and the southeast line of said Lot 1, Block A, Concordia High School, same being the southeast line of the said drainage easement, with a curve to the right, having a radius of 955.00 feet, a delta angle of 10°26'45", an arc length of 174.11 feet, and a chord which bears South 54°54'49" West, a distance of 173.87 feet to the **POINT OF BEGINNING**, containing 4.682 acres of land, more or less.

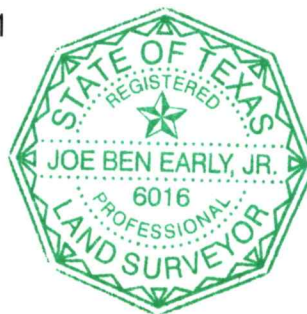
Surveyed on the ground on November 11, 2019.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1009-005-REL1

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

 9/13/21

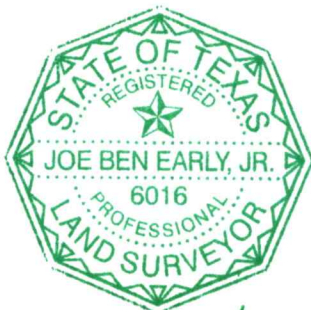


SKETCH TO ACCOMPANY A DESCRIPTION OF 4.682 ACRES (APPROXIMATELY 203,948 SQ. FT.) OUT OF LOT 1, BLOCK A, CONCORDIA HIGH SCHOOL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201400024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF AN 11.116 ACRE DRAINAGE EASEMENT DESCRIBED IN DOCUMENT NO. 2013220058 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	955.00'	37°12'09"	620.09'	S46°28'58"W	609.25'	(S46°29'18"W 609.25')
C2	955.00'	4°56'51"	82.47'	N62°36'37"E	82.44'	
C3	935.00'	6°03'17"	98.81'	S46°39'47"W	98.76'	
C4	955.00'	10°26'45"	174.11'	S54°54'49"W	173.87'	
C5	955.00'	21°48'33"	363.51'	N38°47'10"E	361.32'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°24'03"W	61.74'
L2	N29°17'12"W	65.86'
L3	N05°13'47"W	64.27'
L4	N01°29'06"W	78.24'
L5	N07°34'28"E	181.68'
L6	N07°51'50"W	73.25'
L7	N06°47'21"E	36.88'
L8	N29°27'33"E	43.97'
L9	N13°41'04"E	349.40'
L10	N24°26'44"W	157.79'
L11	N30°28'24"W	171.78'
L12	S59°04'24"E	80.00'
L13	S30°28'24"E	50.00'

L14	S17°09'58"E	100.00'
L15	S24°26'44"E	120.79'
L16	S13°41'04"W	15.00'
L17	S32°58'26"E	100.00'
L18	S41°55'59"E	60.00'
L19	S30°26'52"E	85.00'
L20	S11°28'53"E	100.00'
L21	S24°13'41"E	40.00'
L22	S02°29'44"E	45.00'
L23	S04°38'16"W	140.00'
L24	S11°39'09"W	85.00'
L25	S16°46'39"E	50.00'
L26	S25°58'50"W	20.00'
L27	S05°25'49"E	30.00'
L28	S40°18'34"E	20.00'
L29	S40°37'44"W	252.15'



*JBE* 9/13/21

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
CA ●	1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
▲	NAIL FOUND IN SOUTHEAST FACE OF 6" WOOD FENCE POST
△	CALCULATED POINT

DATE OF SURVEY: 11/11/19  
 PLOT DATE: 09/13/21  
 DRAWING NO.: 1009-005-REL1  
 DRAWN BY: JBE  
 SHEET 1 OF 2

**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588  
 AUSTIN, TX 78709  
 512-202-8631  
 FIRM NO. 10194487

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1009-005-REL1





1" = 200'

LOT 1  
BLOCK E

PATRICK PLACE

LOT 4  
BLOCK F

LOT 3  
BLOCK F

LOT 2  
BLOCK F

LOT 1  
BLOCK F

SPRING HILL VILLAGE  
(7/42)

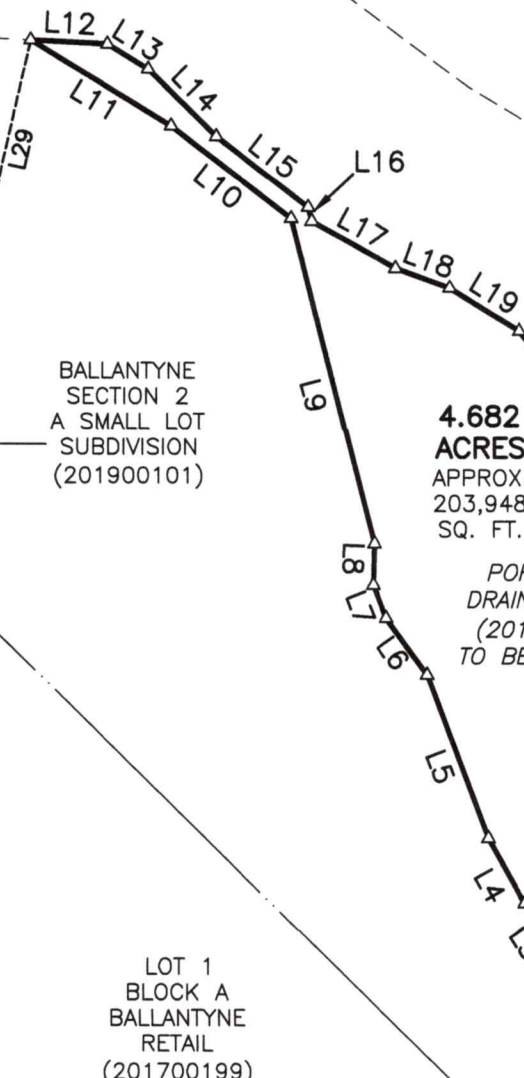
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

FALKLAND TRACE

LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12

LOT 13  
BLOCK J  
BALLANTYNE  
SECTION 1  
(201700110)

LOT 1  
BLOCK A  
CONCORDIA HIGH SCHOOL  
(201400024)  
  
PFLUGERVILLE WELLS  
BRANCH, LLC  
(2020250304)



PORTION OF  
11.116 ACRE  
DRAINAGE ESMT.  
(2013220058)  
TO REMAIN

4.682  
ACRES  
APPROX.  
203,948  
SQ. FT.

PORTION OF  
DRAINAGE ESMT.  
(2013220058)  
TO BE RELEASED

BALLANTYNE  
SECTION 2  
A SMALL LOT  
SUBDIVISION  
(201900101)

N27°53'17"E 1712.25' (N27°53'14"E 1712.34')

S HEATHERWILDE BOULEVARD  
(90' PUBLIC R.O.W. WIDTH)  
(11236/802)

LOT 1  
BLOCK A  
BALLANTYNE  
RETAIL  
(201700199)

L26  
L27  
L28  
C3  
C4  
C1  
C5  
P.O.B.

N65°06'06"E 149.37'  
(N65°05'23"E 149.34')

P.O.C.



9/13/21