

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.

VACATION, ABANDONMENT AND RELEASE OF PUBLIC WASTEWATER PIPELINE EASEMENT

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

WHEREAS, by that certain instrument dated June 18, 2020, recorded as Document No. 2020101338 of the Official Real Property Records of Travis County, Texas a public wastewater pipeline easement was granted to the City of Pflugerville, Texas (“City”) described as an 0.423-acre tract situated in Travis County, Texas (“Property”), being more particularly described in Exhibit “A”, attached hereto and incorporated herein for all purposes; and

WHEREAS, James B Koehler (“Owner”) is the current fee simple owner of the Property underlying and encompassing the Easement and has petitioned the City to vacate, abandon, and release the Easement that is in, along, over, upon, and across the Property.

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 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 Easement.

FURTHER, OWNER, HAVING PETITIONED FOR THIS 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 Vacation, Abandonment and Release of Easement on this __ day of _____ 2023.

Sereniah Breland, City Manager
City of Pflugerville, Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the 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.

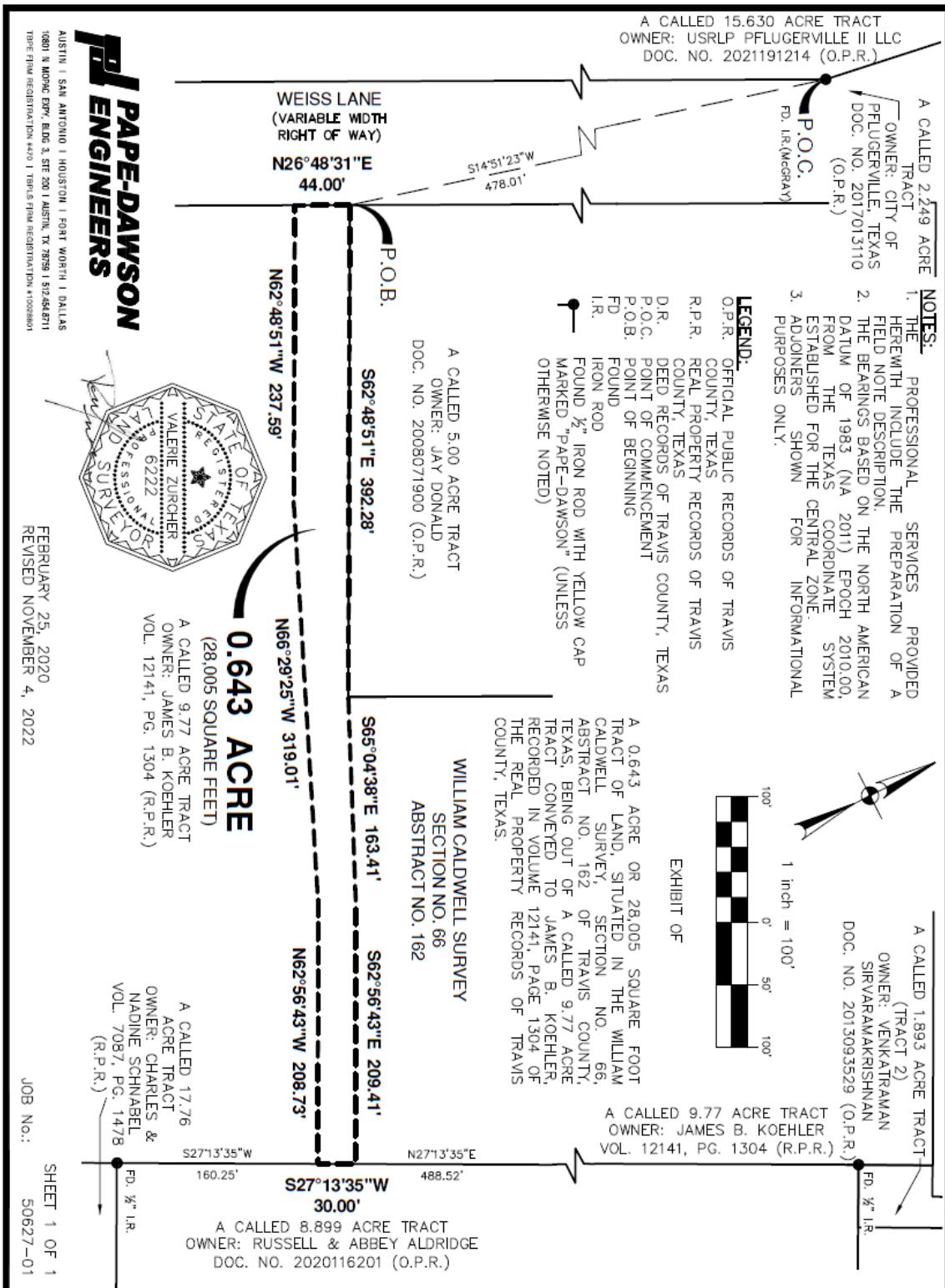
GIVEN under my hand and seal of office this the __ day of _____ 2023.

[Seal]

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
City of Pflugerville
Development Engineering
100 W Main Street
P.O. Box 589
Pflugerville, Texas 78691

EXHIBIT A



A CALLED 15.630 ACRE TRACT
OWNER: USRLP PFLUGERVILLE II LLC
DOC. NO. 2021191214 (O.P.R.)

A CALLED 2.249 ACRE TRACT
OWNER: CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2017013110 (O.P.R.)

WEISS LANE
(VARIABLE WIDTH RIGHT OF WAY)
N26°48'31"E
44.00'

S14°51'23"W
478.01'

P.O.C.
FD. 1/8" I.R. (McGRAY)

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
 3. ADJONERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:

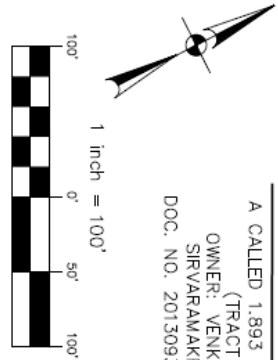
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FD FOUND
- I.R. IRON ROD
- FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)

A CALLED 5.00 ACRE TRACT
OWNER: JAY DONALD
DOC. NO. 2008071900 (O.P.R.)



0.643 ACRE
(28,005 SQUARE FEET)
A CALLED 9.77 ACRE TRACT
OWNER: JAMES B. KOEHLER
VOL. 12141, PG. 1304 (R.P.R.)

WILLIAM CALDWELL SURVEY
SECTION NO. 66
ABSTRACT NO. 162



A CALLED 1.893 ACRE TRACT
(TRACT 2)
OWNER: VENKATRAMAN SIVARAMAKRISHNAN
DOC. NO. 2013093529 (O.P.R.)

A 0.643 ACRE OR 28,005 SQUARE FOOT TRACT OF LAND, SITUATED IN THE WILLIAM CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 9.77 ACRE TRACT CONVEYED TO JAMES B. KOEHLER, RECORDED IN VOLUME 12141, PAGE 1304 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

A CALLED 9.77 ACRE TRACT
OWNER: JAMES B. KOEHLER
VOL. 12141, PG. 1304 (R.P.R.)

S27°13'35"W 160.25'
N27°13'35"E 488.52'
S27°13'35"W 30.00'

FD. 1/8" I.R.

A CALLED 8.899 ACRE TRACT
OWNER: RUSSELL & ABBEY ALDRIDGE
DOC. NO. 2020116201 (O.P.R.)

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
PAPE-DAWSON ENGINEERS
10801 N MOYOC EXP., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.484.8711
TYPE FIRM REGISTRATION 4470 | TYPE FIRM REGISTRATION #10028801

FEBRUARY 25, 2020
REVISED NOVEMBER 4, 2022

JOB No.:
SHEET 1 OF 1
50627-01

