

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF PFLUGERVILLE, TEXAS GRANTING THE ABANDONMENT AND RELEASE OF AN EXISTING 15' WATER AND ACCESS EASEMENT GRANTED TO THE CITY OF PFLUGERVILLE IN DOCUMENT NUMBER 2008190999 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

WHEREAS, by that certain instrument dated November 25, 2008, recorded under Document Number 2008190999 of the Official Public Records of Travis County, Texas, the City of Pflugerville, Texas ("City") is the owner of a Fifteen Foot Water and Access Easement ("Easement") in, along, over, upon, and across certain property more particularly described therein; and

WHEREAS, Nelson Puett Mortgage Company, a Texas corporation is the sole owner of the properties which abut the portion of the Easement that affects Lot 2 of Block H of the Wellspoint One, Section One Including a Resubdivision of Lot 1A, Block H, The Club at Wellspoint Phase A, Section One; and

WHEREAS, Nelson Puett Mortgage Company has petitioned the City to vacate, abandon, and release the portion of the Easement that is in, along, over, upon, and across Lot 2 of Block H.

KNOW ALL MEN 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 of Pflugerville, Texas does hereby for all purposes (i) vacates, abandons, and releases the Easement described in **Exhibits A and B** (.151 acres) and **C and D** (.237 acres), (hereinafter collectively the Vacated Easement); and (ii) relinquishes all of its rights, title, and interest in and to the Vacated Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

The City Council of the City of Pflugerville hereby authorizes the City Attorney to prepare all documents necessary to terminate the easement and the City Manager to execute any such documents on behalf of the City.

PASSED AND APPROVED this 26th day of January 2016.

ATTEST:

\_\_\_\_\_  
Jeff Coleman, Mayor

\_\_\_\_\_  
Karen Thompson, City Secretary

EXHIBIT "A"



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "A"

0.151 ACRES  
PORTION OF LOT 2,  
WELLSPPOINT 1, SECTION 1

(WATERLINE EASEMENT)

A DESCRIPTION OF 0.151 ACRES (APPROX. 6,580 SQ. FT.) OF LAND, BEING A PORTION OF LOT 2, WELLSPPOINT 1, SECTION 1, INCLUDING A RESUBDIVISION OF LOT 1A, BLOCK H, THE CLUB AT WELLSPPOINT PHASE A, SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO INDEV CORP USA, A TEXAS CORPORATION, BY SPECIAL WARRANTY DEED DATED MAY 2, 2008 AND RECORDED IN DOCUMENT NO. 2008074617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.151 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the south line of said Lot 2, same being the north line of Lot 3, of said Wellspoint 1, Section 1, from which a 1/2" rebar found in the east right-of-way line of said Heatherwilde Blvd., same being the southwest corner of said Lot 2, also being the northwest corner of said Lot 3, bears North 62°32'32" West, a distance of 230.36 feet;

**THENCE** over and across Lot 2, the following seventeen (17) courses and distances:

1. North 27°28'22" East, a distance of 36.36 feet to a calculated point;
2. North 62°04'22" West, a distance of 18.52 feet to a calculated point;
3. North 27°55'38" East, a distance of 15.00 feet to a calculated point;
4. South 62°04'22" East, a distance of 18.40 feet to a calculated point;
5. North 27°27'50" East, a distance of 257.24 feet to a calculated point;
6. South 62°32'10" East, a distance of 104.04 feet to a calculated point;
7. South 27°27'27" West, a distance of 15.01 feet to a calculated point;
8. North 62°32'27" West, a distance of 31.39 feet to a calculated point;
9. South 27°28'01" West, a distance of 6.48 feet to a calculated point;
10. North 61°29'20" West, a distance of 6.00 feet to a calculated point;

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.151 ACRES (APPROX. 6,580 SQ. FT.) OF LAND, BEING A PORTION OF LOT 2, WELLPOINT 1, SECTION 1, INCLUDING A RESUBDIVISION OF LOT 1A, BLOCK H, THE CLUB AT WELLPOINT PHASE A, SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO INDEV CORP USA, A TEXAS CORPORATION, BY SPECIAL WARRANTY DEED DATED MAY 2, 2008 AND RECORDED IN DOCUMENT NO. 2008074617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

LEGEND	
●	1/2" REBAR FOUND
☒	X IN CONCRETE FOUND
○	CALCULATED POINT
( )	RECORD DEED INFO. FROM 200100092

LINE TABLE		
No.	BEARING	LENGTH
L1	N27°28'22"E	36.36'
L2	N62°04'22"W	18.52'
L3	N27°55'38"E	15.00'
L4	S62°04'22"E	18.40'
L5	S62°32'10"E	104.04'
L6	S27°27'28"W	15.01'
L7	N62°32'27"W	31.39'
L8	S27°28'01"W	6.48'
L9	N61°29'20"W	6.00'
L10	N27°28'01"E	6.37'
L11	N62°32'04"W	51.61'
L12	S27°28'21"W	11.61'
L13	S62°59'18"E	19.56'
L14	S27°00'42"W	15.00'
L15	N62°59'18"W	19.68'
L16	N62°32'32"W	15.00'



BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 143-001-WL1

*Chaparral*

DATE OF SURVEY: 05/19/08  
 PLOT DATE: 07/30/08  
 DRAWING NO.: 143-001-WL1  
 PROJECT NO.: 143-001  
 SHEET: 1 OF 2

EXHIBIT "B"



1"=60'

LOT 1  
WELLSPPOINT 1, SECTION 1  
INCLUDING A RESUBDIVISION OF LOT 1A,  
BLOCK H, THE CLUB AT WELLSPPOINT  
PHASE A, SECTION ONE  
200100092

HEATHERWILDE BLVD. (90' R.O.W.)

N27°52'45"E 310.14'  
(N27°54'03"E 310.14')

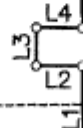
PROPOSED 15' WATERLINE EASEMENT

LOT 2  
WELLSPPOINT 1, SECTION 1  
INCLUDING A RESUBDIVISION  
OF LOT 1A,  
BLOCK H, THE CLUB AT  
WELLSPPOINT  
PHASE A, SECTION ONE  
200100092  
INDEV CORP USA  
2008074617

N27°27'50"E 257.24'

S27°28'21"W 266.93'

0.151 ACRES  
(APPROX. 6,580 SQ. FT.)



230.36'

266.10'

P.O.B. L16

N62°32'32"W 511.46'  
(N62°31'14"W 511.46')

LOT 3  
WELLSPPOINT 1, SECTION 1  
INCLUDING A RESUBDIVISION OF LOT 1A,  
BLOCK H, THE CLUB AT WELLSPPOINT  
PHASE A, SECTION ONE  
200100092

DATE OF SURVEY: 05/19/08  
PLOT DATE: 07/30/08  
DRAWING NO.: 143-001-WL1  
PROJECT NO.: 143-001  
SHEET: 2 OF 2

Chaparral

EXHIBIT "C"



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "B"

0.237 ACRES  
PORTION OF LOT 2,  
WELLSPPOINT 1, SECTION 1

(WATERLINE EASEMENT)

A DESCRIPTION OF 0.237 ACRES (APPROX. 10,343 SQ. FT.) OF LAND, BEING A PORTION OF LOT 2, WELLSPPOINT 1, SECTION 1, INCLUDING A RESUBDIVISION OF LOT 1A, BLOCK H, THE CLUB AT WELLSPPOINT PHASE A, SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO INDEV CORP USA, A TEXAS CORPORATION, BY SPECIAL WARRANTY DEED DATED MAY 2, 2008 AND RECORDED IN DOCUMENT NO. 2008074617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.237 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the east right-of-way line of Heatherwilde Blvd. (90' right-of-way width), same being the west line of said Lot 2, from which an "X" in concrete found in the east right-of-way line of Heatherwilde Blvd., same being the northwest corner of said Lot 2, also being the southwest corner of Lot 1, of said Wellspoint, Section 1, Including a Resubdivision of Lot 1A, Block H, The Club at Wellspoint Phase A, Section One, bears North 27°52'28" East, a distance of 310.14 feet;

**THENCE** over and across said Lot 2, the following twenty-one (21) courses and distances:

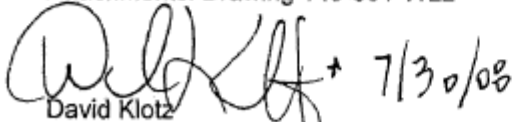
1. South 62°07'15" East, a distance of 48.18 feet to a calculated point;
2. North 27°27'28" East, a distance of 180.00 feet to a calculated point;
3. North 72°28'05" East, a distance of 22.55 feet to a calculated point;
4. South 62°32'10" East, a distance of 165.48 feet to a calculated point;
5. South 27°27'50" West, a distance of 15.01 feet to a calculated point;
6. North 62°32'01" West, a distance of 97.08 feet to a calculated point;
7. South 27°52'45" West, a distance of 5.11 feet to a calculated point;
8. North 62°07'15" West, a distance of 15.00 feet to a calculated point;
9. North 27°52'45" East, a distance of 5.01 feet to a calculated point;
10. North 62°31'55" West, a distance of 47.19 feet to a calculated point;

11. South 72°28'05" West, a distance of 10.12 feet to a calculated point;
12. South 27°27'28" West, a distance of 85.64 feet to a calculated point;
13. South 62°04'22" East, a distance of 7.64 feet to a calculated point;
14. South 27°27'28" West, a distance of 15.00 feet to a calculated point;
15. North 62°04'22" West, a distance of 7.64 feet to a calculated point;
16. South 27°27'28" West, a distance of 164.74 feet to a calculated point;
17. South 62°32'50" East, a distance of 166.36 feet to a calculated point;
18. South 27°28'53" West, a distance of 15.00 feet to a calculated point;
19. North 62°32'50" West, a distance of 181.35 feet to a calculated point;
20. North 27°27'28" East, a distance of 91.60 feet to a calculated point;
21. North 62°07'15" West, a distance of 48.29 feet to a calculated point in the east right-of-way line of Heatherwilde Blvd., same being the west line of said Lot 2, from which a 1/2" rebar found in the east right-of-way line of Heatherwilde Blvd., same being the southwest corner of Lot 2, also being the northwest corner of Lot 3, of said Wellspoint, Section 1, Including a Resubdivision of Lot 1A, Block H, The Club at Wellspoint Phase A, Section One, bears South 27°52'45" West, a distance of 98.03 feet;

**THENCE** North 27°52'45" East, with the east right-of-way line of Heatherwilde Blvd., same being the west line of said Lot 2, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.237 acres of land, more or less.

Surveyed on the ground May, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone State Plane Coordinates based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 143-001-WL2

  
David Klotz  
Registered Professional Land Surveyor  
State of Texas No. 5428



REFERENCES  
TCAD MAP # 027030  
Austin Grid Map N37

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.237 ACRES (APPROX. 10,343 SQ. FT.) OF LAND, BEING A PORTION OF LOT 2, WELLSPPOINT 1, SECTION 1, INCLUDING A RESUBDIVISION OF LOT 1A, BLOCK H, THE CLUB AT WELLSPPOINT PHASE A, SECTION ONE, A SUBDMVISION OF RECORD IN DOCUMENT NO. 200100092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO INDEV CORP USA, A TEXAS CORPORATION, BY SPECIAL WARRANTY DEED DATED MAY 2, 2008 AND RECORDED IN DOCUMENT NO. 2008074617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND	
●	1/2" REBAR FOUND
☒	X IN CONCRETE FOUND
○	CALCULATED POINT
( )	RECORD DEED INFO. FROM 200100092

LINE TABLE		
No.	BEARING	LENGTH
L1	S62°07'15"E	48.18'
L2	N72°28'05"E	22.55'
L3	S27°27'50"W	15.01'
L4	N62°32'01"W	97.08'
L5	S27°52'45"W	5.11'
L6	N62°07'15"W	15.00'
L7	N27°52'45"E	5.01'
L8	N62°31'55"W	47.19'
L9	S72°28'05"W	10.12'
L10	S27°27'28"W	85.64'
L11	S62°04'22"E	7.64'
L12	S27°27'28"W	15.00'
L13	N62°04'22"W	7.64'
L14	S27°28'53"W	15.00'
L15	N27°27'28"E	91.60'
L16	N62°07'15"W	48.29'
L17	N27°52'45"E	15.00'



*Handwritten:* 7/30/08

BEARING BASIS: GRID AZIMUTH FOR TEXAS  
CENTRAL ZONE STATE PLANE COORDINATES,  
BASED ON GPS SOLUTIONS FROM THE  
NATIONAL GEODETIC SURVEY (NGS) ON-LINE  
POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 143-001-WL2

**Chaparral**

DATE OF SURVEY: 05/19/08  
PLOT DATE: 07/30/08  
DRAWING NO.: 143-001-WL2  
PROJECT NO.: 143-001  
SHEET: 1 OF 2

EXHIBIT "D"

