

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.

TEMPORARY DRAINAGE EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

LARRY L. MELLENBRUCH AND NANCY H. MELLENBRUCH, husband and wife, MONTGOMERY C. MEIGS and MARY ANN MEIGS, husband and wife, JOHN C. MELLENBRUCH, dealing with non-homestead separate property, DAVID L. MELLENBRUCH, dealing with non-homestead separate property, WILLIAM B. MEIGS, dealing with non-homestead separate property, and MATTHEW M. MEIGS, dealing with non-homestead separate property (“Grantor”, whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto **THE CITY OF PFLUGERVILLE, TEXAS**, a home rule city located in Travis County, Texas (“Grantee”), an easement and right-of-way (“Easement”) upon and across the parcels of real property of Grantor which are more particularly described on Exhibits “A-C”, attached hereto and incorporated herein by reference (collectively, “Easement Tract”).

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the right and privilege at any and all times to enter the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, replacement, upgrade, and repair of the improvements which are constructed and installed therein or thereon by Grantee under the terms of this Easement.

Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for public drainage purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of

a drainage channel and related drainage facilities, and related appurtenances, or making connections thereto.

DURATION OF EASEMENT:

The Easement shall terminate upon the occurrence of one of the following, whichever occurs first: (1) Grantee's approval and recordation of the tract burdened by the Temporary Easement; or (2) the mutual written agreement of Grantee and Grantor to terminate this Temporary Easement. Grantor hereby binds Grantor and Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend the Easement unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCLUSIVENESS OF EASEMENT:

The Easement is non-exclusive and Grantee's use shall be in common with Grantor and their successors and assigns. To the extent that such entry or use does not interfere with Grantee's use of the Easement as a drainage easement, Grantor hereby reserve, for themselves and their successors and assigns, the right to enter upon and use the surface of the Easement Tract, subsurface of the Easement Tract and the air space over the Easement Tract.. Notwithstanding anything contained herein to the contrary, Grantor shall not use the Easement Tract in any other manner or grant any easement on or across the Easement Tract that interferes in any material way, or is inconsistent with, the easements, rights, and privileges granted hereunder or the terms and conditions hereof.

SURFACE USE:

Grantor hereby retains, reserves, and shall continue to enjoy the use of the surface of the Easement Tract for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement herein granted. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

BINDING EFFECT:

This agreement shall bind and inure to the benefit of the respective parties hereto, their heirs, legal representatives, successors and assigns.

ASSIGNABILITY:

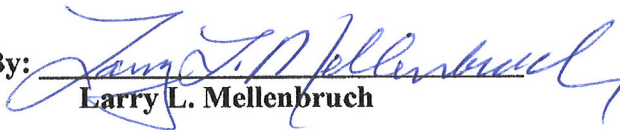
This Easement and the rights of Grantee hereunder may be assigned by Grantee so long as the assignee utilizes the Easement as contemplated herein.

Signature page to follow:

In witness whereof, this instrument is executed this ___ day of _____, 20__.

GRANTOR:

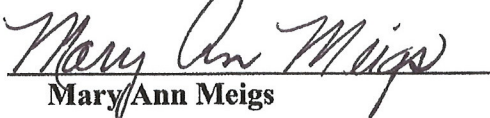
**LARRY L. MELLENBRUCH AND NANCY H. MELLENBRUCH
P. O. BOX 1199
BASTROP, TEXAS 78602
TRAVIS COUNTY**

By: 
Larry L. Mellenbruch

By: 
Nancy H. Mellenbruch

**MONTGOMERY C. MEIGS AND MARY ANN MEIGS
3815 N. WAKEFIELD STREET
ARLINGTON, VIRGINIA 22207**

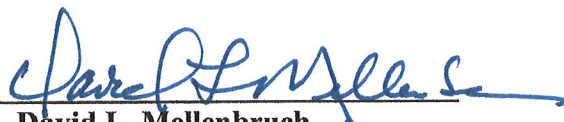
By:  3/28/2013
Montgomery C. Meigs

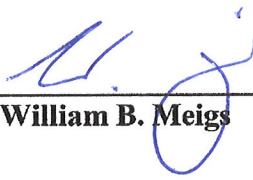
By:  3/28/2013
Mary Ann Meigs

**JOHN C. MELLENBRUCH
P. O. BOX 1631
BASTROP, TEXAS 78602**

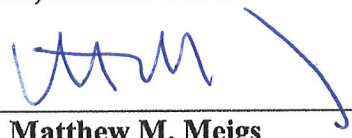
By: 
John C. Mellenbruch

**DAVID L. MELLENBRUCH
3703 DOCTOR SCOTT DRIVE
DEL VALLE, TEXAS 78617**

By: 
David L. Mellenbruch
WILLIAM B. MEIGS
2908 TARRY TRAIL
AUSTIN, TEXAS 78703

By: 
William B. Meigs

MATTHEW M. MEIGS
2914 ROUND TABLE ROAD
AUSTIN, TEXAS 78746

By: 
Matthew M. Meigs

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

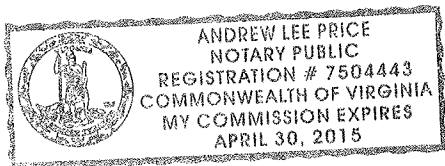
ACKNOWLEDGEMENT

THE STATE OF ~~TEXAS~~ ^{Virginia} §
COUNTY OF Richmond §

This instrument was acknowledged before me on March 28th, 2013, by Montgomery Meiss, an individual residing in Travis County, Texas.

[Signature]
Notary Public Signature

(seal)



Andrew Price
Printed Name of Notary Public

My commission expires: April 30, 2015

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2013, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

Printed Name of Notary Public

My commission expires: _____

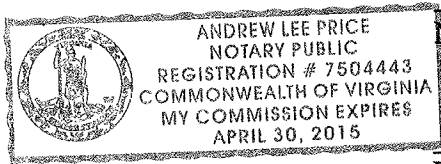
After Recording, Please Return To:
City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589, Pflugerville, Texas 78691

ACKNOWLEDGEMENT

Virginia
THE STATE OF ~~TEXAS~~ §
COUNTY OF *Livingston* §

This instrument was acknowledged before me on *March 28*, 2013, by *Mary Ann Meiss*, an individual residing in Travis County, Texas.

(seal)



Andrew Price
Notary Public Signature

Andrew Price
Printed Name of Notary Public

My commission expires: *April 30, 2015*

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2013, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

(seal)

Notary Public Signature

Printed Name of Notary Public

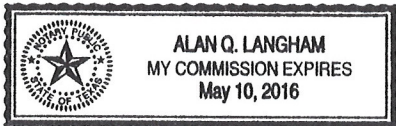
My commission expires: _____

After Recording, Please Return To:
City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589, Pflugerville, Texas 78691

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 29, 2013, by Larry L. Mellenbruch, an individual an individual residing in Bastrop County, Texas.

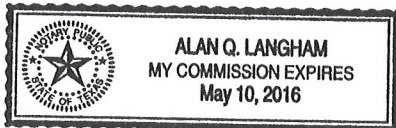


Alan Q. Langham

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 1, 2013, by Nancy H. Mellenbruch, an individual an individual residing in Bastrop County, Texas.

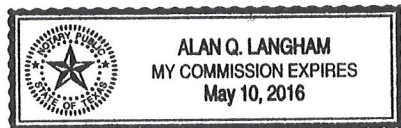


Alan Q. Langham

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 29, 2013, by John C. Mellenbruch, an individual an individual residing in Bastrop County, Texas.



Alan Q. Langham

Notary Public, State of Texas

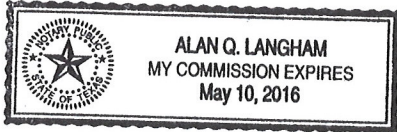
ACKNOWLEDGEMENT

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 1, 2013, by, an individual David L. Mellenbruch, an individual residing in Travis County, Texas.



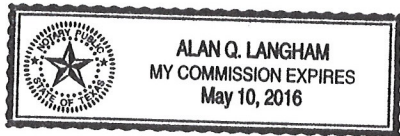
Alan Q. Langham
Notary Public, State of Texas

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 29, 2013, by, an individual William B. Meigs, an individual residing in Travis County, Texas.



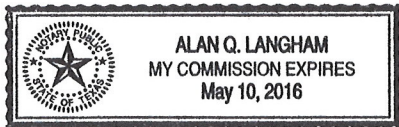
Alan Q. Langham
Notary Public, State of Texas

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 29, 2013, by, an individual Matthew M. Meigs, an individual residing in Travis County, Texas.



Alan Q. Langham
Notary Public, State of Texas

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.016 ACRE (688 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER PORTION OF THAT CALLED 200 ACRE TRACT OF LAND CONVEYED TO LARRY L. MELLENBRUCH, AND MARY ANN MEIGS, BY INSTRUMENT RECORDED IN VOLUME 4417, PAGE 232, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MATTHEW M. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238783 AND DOCUMENT NO. 2009014071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WILLIAM B. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238784 AND DOCUMENT NO. 2009014072 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, JOHN C. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238781 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND TO DAVID L. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID 0.016 ACRE (688 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being in the westerly boundary line of that called 66.12 acre tract of land conveyed to Pflugerville Independent School District (P.I.S.D.) by instrument recorded in Document No. 1999049719 of the Official Public Records of Travis County, Texas, same being the northeasterly corner of said remainder portion of the 200 acre tract, also being the southeasterly corner of that called 5.920 acre tract (Tract 1, Exhibit A) of land conveyed to Cornerstone at Kelly Lane, LLC by instrument recorded in Document No. 2013042897 of the Official Public Records of Travis County, Texas, also being the southeasterly corner of Copper Mine Drive (right-of-way width varies) on "Final Plat Cornerstone at Kelly Lane Colorado Sand right-of-way Dedication" (recording pending), for the southeasterly corner of the herein described tract and from which an iron rod with cap stamped "2244" found, being the southwesterly corner of said 66.12 acre tract, same being the southeasterly corner of said remainder portion of the 200 acre tract, also being in the northerly boundary line of that called approximate 38 acre tract conveyed to Clarence Bohls, as Trustee of the Kenneth Bohls Cousins Trust and Fuchs-Bohls Partnership, LP by instrument recorded in Document No. 2011009494 of the Official Public Records of Travis County, Texas, bears S 27°36'24" W, at a distance of 1151.73 feet;

THENCE, departing the westerly boundary line of said 66.12 acre tract, through the interior of said remainder portion of the 200 acre tract, along the southerly and westerly lines of the herein described tract, the following two (2) courses:

- 1) **N 62°24'37" W** for a distance of **40.00** feet with to a calculated angle point, for the southwesterly corner of the herein described tract;
- 2) **N 27°36'13" E** for a distance of **25.05** feet to the northwesterly corner of the herein described tract, being in the southerly right-of-way line of said Copper Mine Drive, same being in the southerly boundary line of said 5.920 acre tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being a point of curvature in the southerly right-of-way line of said Copper Mine Drive, same being the southerly boundary line of said 5.920 acre tract bears **N 62°24'37" W** at a distance of 40.24 feet ;

THENCE, with said southerly right-of-way line, same being in the southerly boundary line of said 5.920 acre tract, along the northerly and westerly lines of the herein described tract, the following two (2) courses:

- 3) **S 62°24'37" E** for a distance of **14.96** feet a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, for the northwesterly corner of the herein described tract;
- 4) **S 17°23'47" E** for a distance of **35.42** feet to the **POINT OF BEGINNING**, containing 0.016 acres (688 square feet) of land, more or less.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

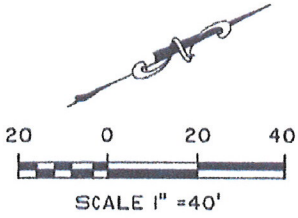
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Lawrence M. Russo
Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, L.P.
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

Date



PLAT TO ACCOMPANY DESCRIPTION



LEGEND	
⊙	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
△	CALCULATED POINT
ℙ	PROPERTY LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

COPPER MINE DRIVE
(R.O.W. WIDTH VARIES)

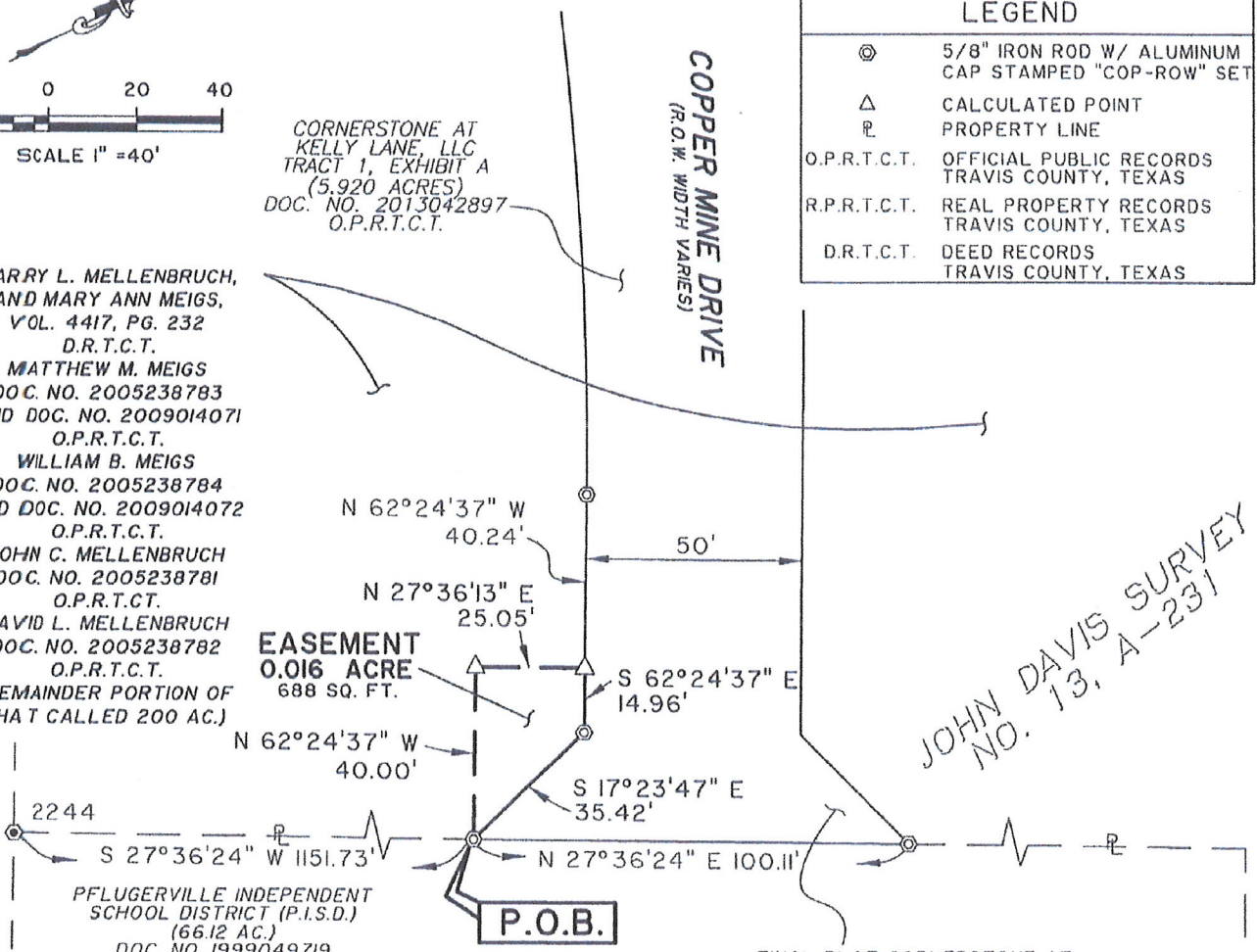
CORNERSTONE AT
KELLY LANE, LLC
TRACT 1, EXHIBIT A
(5.920 ACRES)
DOC. NO. 2013042897
O.P.R.T.C.T.

LARRY L. MELLEBRUCH,
AND MARY ANN MEIGS,
VOL. 4417, PG. 232
D.R.T.C.T.
MATTHEW M. MEIGS
DOC. NO. 2005238783
AND DOC. NO. 2009014071
O.P.R.T.C.T.
WILLIAM B. MEIGS
DOC. NO. 2005238784
AND DOC. NO. 2009014072
O.P.R.T.C.T.
JOHN C. MELLEBRUCH
DOC. NO. 2005238781
O.P.R.T.C.T.
DAVID L. MELLEBRUCH
DOC. NO. 2005238782
O.P.R.T.C.T.
(REMAINDER PORTION OF
THAT CALLED 200 AC.)

EASEMENT
0.016 ACRE
688 SQ. FT.

JOHN DAVIS SURVEY
NO. 13, A-231

CLARENCE BOHLS
(APPROX. 38 AC.)
DOC. NO. 201009494
O.P.R.T.C.T.



PFLUGERVILLE INDEPENDENT
SCHOOL DISTRICT (P.I.S.D.)
(66.12 AC.)
DOC. NO. 1999049719
O.P.R.T.C.T.

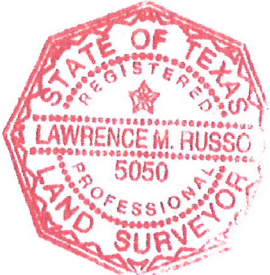
FINAL PLAT CORNERSTONE AT
KELLY LANE COLORADO SAND
RIGHT OF WAY DEDICATION
(5.920 AC.)
(RECORDATION PENDING)

- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN UPDATED TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 03/13/2013

LAWRENCE M. RUSSO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
STATE OF TEXAS
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

EASEMENT
0.016 ACRE
688 SQUARE FEET

EXHIBIT B

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.032 ACRE (1,400 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER PORTION OF THAT CALLED 200 ACRE TRACT OF LAND CONVEYED TO LARRY L. MELLENBRUCH, AND MARY ANN MEIGS, BY INSTRUMENT RECORDED IN VOLUME 4417, PAGE 232, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MATTHEW M. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238783 AND DOCUMENT NO. 2009014071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WILLIAM B. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238784 AND DOCUMENT NO. 2009014072 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, JOHN C. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238781 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND TO DAVID L. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID 0.032 ACRE (1,400 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the southerly boundary line of that called 5.920 acre tract (Tract 1, Exhibit A) of land conveyed to Cornerstone at Kelly Lane, LLC by instrument recorded in Document No. 2013042897 of the Official Public Records of Travis County, Texas, being in the southerly Right-of-Way line of Autumn Slate Drive (50' Right-of-Way width) on "Final Plat Cornerstone at Kelly Lane Colorado Sand Right-of-Way Dedication" (recording pending), same being the northeasterly corner of the herein described tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being an angle point in the southerly right-of-way line of said Autumn Slate Drive, same being in the southerly boundary line of said 5.920 acre tract, bears S 62°20'22" E at a distance of 25.32 feet;

THENCE, departing said southerly right-of-way line, same being the southerly boundary line of the said 5.920 acre tract, through the interior of said remainder portion of that 200 acre tract, along the easterly, southerly and westerly lines of the herein described tract, the following three (3) courses:

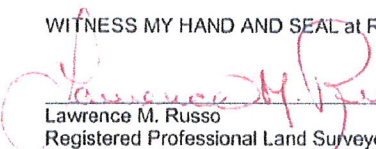
- 1) S 27°36'13" W for a distance of 35.00 feet for the calculated southeasterly corner of the herein described tract;
- 2) N 62°20'22" W for a distance of 40.00 feet for the calculated southwesterly corner of the herein described tract;
- 3) N 27°36'13" E for a distance of 35.00 feet for the calculated northwesterly corner of the herein described tract, being in said southerly right-of-way line, same being in the southerly boundary line of said 5.920 acre tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being a point of curvature in the southerly right-of-way line of said Autumn Slate Drive, same being in the southerly boundary line of said 5.920 acre tract bears N 62°20'22" W at a distance of 114.64 feet;
- 4) **THENCE**, with said proposed southerly right-of-way line, same being the southerly boundary line of said 5.920 acre tract, along the northerly boundary line of the herein described tract, S 62°20'22" E for a distance of 40.00 feet to **POINT OF BEGINNING**, containing 0.032 acres (1,400 square feet) of land, more or less.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

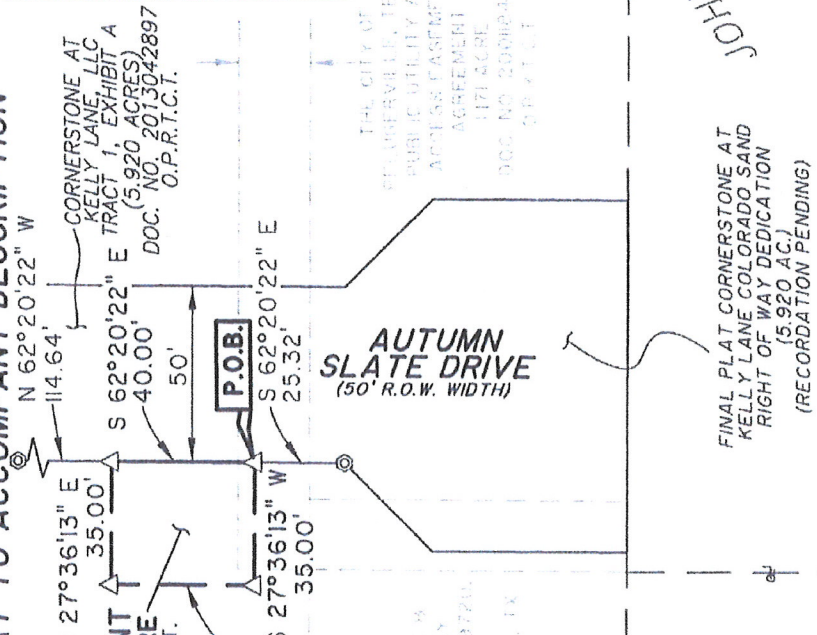

Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, L.P.
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

Date



EXHIBIT B
PLAT TO ACCOMPANY DESCRIPTION

LEGEND	
⊙	IRON ROD WITH CAP FOUND
⊙	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
△	CALCULATED POINT
—	PROPERTY LINE
⊙	O.P.R.T.C.T.
⊙	R.P.R.T.C.T.
⊙	D.R.T.C.T.



LARRY L. MELLEBRUCH,
AND MARY ANN MEIGS,
VOL. 4417, PG. 232 D.R.T.C.T.
MATTHEW M. MEIGS
DOC. NO. 2005238783 AND
DOC. NO. 2009014071
O.P.R.T.C.T.

WILLIAM B. MEIGS DOC. NO. 2005238784
AND DOC. NO. 2009014072
O.P.R.T.C.T.

JOHN C. MELLEBRUCH
DOC. NO. 2005238781
O.P.R.T.C.T.

DAVID L. MELLEBRUCH
DOC. NO. 2005238782 O.P.R.T.C.T.
(REMAINDER PORTION OF
THAT CALLED 200 AC.)

THE CITY OF
PFLUGERVILLE, TEXAS
PUBLIC UTILITY AND
ACCESS EASEMENT
1171 SCORE
OP.R.T.C.T.
DOC. NO. 2009024169

THE CITY OF
PFLUGERVILLE, TEXAS
PUBLIC UTILITY AND
ACCESS EASEMENT
1171 SCORE
OP.R.T.C.T.
DOC. NO. 2009024169

FINAL PLAT CORNERSTONE AT
KELLY LANE COLORADO SAND
RIGHT OF WAY DEDICATION
(5.920 AC.)
(RECORDATION PENDING)

NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
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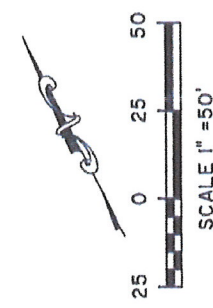


LAWRENCE M. RUSSO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
STATE OF TEXAS
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE
03/13/2013

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

EASEMENT
0.032 ACRE
1,400 SQUARE FEET



JOHN DAVIS
SURVEY
A-231

PFLUGERVILLE
INDEPENDENT
SCHOOL DISTRICT
(REMAINDER OF
THAT 12.257 AC.)
VOL. 1315, PG. 2149
R.P.R.T.C.T.

EXHIBIT C

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.712 ACRE (31,002 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER PORTION OF THAT CALLED 200 ACRE TRACT OF LAND CONVEYED TO LARRY L. MELLENBRUCH, AND MARY ANN MEIGS, BY INSTRUMENT RECORDED IN VOLUME 4417, PAGE 232, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MATTHEW M. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238783 AND DOCUMENT NO. 2009014071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WILLIAM B. MEIGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238784 AND DOCUMENT NO. 2009014072 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, JOHN C. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238781 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND TO DAVID L. MELLENBRUCH BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005238782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID 0.712 ACRE (31,002 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set in the westerly boundary line of that called 66.12 acre tract of land conveyed to Pflugerville Independent School District (P.I.S.D.) by instrument recorded in Document No. 1999049719 of the Official Public Records of Travis County, Texas, same being the southeasterly corner of said remainder portion of the 200 acre tract, also being in the easterly boundary line of that 5.920 acre tract (Tract 1, Exhibit A) of land conveyed to Cornerstone at Kelly Lane, LLC by instrument recorded in Document No. 2013042897 of the Official Public Records of Travis County, Texas, also being the northeasterly corner of Copper Mine Drive (right-of-way width varies) on "Final Plat Cornerstone at Kelly Lane Colorado Sand Right-of-Way Dedication" (recordation pending) for the southeasterly corner of the herein described tract, and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being the southeasterly corner of said Copper Mine Drive, same being in the northeasterly corner of another remainder portion of the 200 acre tract, bears S 27°36'24" W at a distance of 100.11;

THENCE, departing the westerly boundary line of said 66.12 acre tract, with the northerly right-of-way line of said Copper Mine Drive, same being the easterly boundary line of said 5.920 acre tract, along a portion of the southerly boundary line of the herein described tract, the following two (2) courses:

- 1) S 72°36'13" W for a distance of 35.44 feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, for an angle point of the herein described tract;
- 2) N 62°24'37" W for a distance of 14.94 feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, for an ell corner of the herein described tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being a point of curvature in the northerly right-of-way line of said Copper Mine Drive, same being the easterly boundary line of said 5.920 acre tract, bears N 62°24'37" W at a distance of 67.06 feet;

THENCE, departing said northerly right-of-way line, through the interior of said remainder portion of the 200 acre tract, continuing with the southerly line of the herein described tract, the following two (2) courses:

- 3) N 27°36'24" E for a distance of 270.99 feet a calculated point for a point of curvature of a non tangent curve;
- 4) Along said curve to the left, having a delta angle of 55°29'15", a radius of 374.65 feet, an arc length of 362.82 feet, and a chord which bears N 72°00'12" W for a distance of 348.81 feet to a calculated point in the easterly right-of-way line of Colorado Sand Drive (90' right-of-way width) on said "Final Plat Cornerstone at Kelly Lane Colorado Sand Right-of-Way Dedication" (recordation pending), same being the easterly boundary line of said 5.920 acre tract, for the southwesterly corner of the herein described tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being a point of intersection of said Colorado Sand Drive and said Copper Mine Drive bears S 04°54'26" W at a distance of 222.59 feet;

THENCE, with said easterly right-of-way line, same being the easterly boundary line of said 5.920 acre tract, along the westerly boundary line of the herein described tract the following two (2) courses:

- 5) N 04°54'26" E for a distance of 27.37 feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of curvature;

- 6) Along said curve to the right, having a delta angle of $03^{\circ}03'19''$, a radius of 455.00 feet, an arc length of 24.26 feet, and a chord which bears $N 06^{\circ}26'05'' E$ for a distance of 24.26 feet to the calculated northwesterly corner of the herein described tract for a point of curvature of a non tangent curve;
- 7) **THENCE**, departing said easterly right-of-way line, along the northerly boundary line of the herein described tract, through the interior of said remainder portion of the 200 acre tract, along said curve to the right, having a delta angle of $57^{\circ}15'44''$, a radius of 423.87 feet, an arc length of 423.62 feet, and a chord which bears $S 69^{\circ}19'35'' E$ for a distance of 406.21 feet to a calculated point in the common boundary line of said 66.12 acre tract and said remainder portion of the 200 acre tract and from which an iron rod with plastic cap stamped "2244" found, being an ell corner of said 66.12 acre tract, same being an ell corner of said remainder portion of the 200 acre tract, bears $N 27^{\circ}36'24'' E$ at a distance of 351.57 feet;
- 8) **THENCE**, continuing with said common boundary line of said 66.12 acre tract and said remainder of the 200 acre tract, along the easterly boundary line of the herein described tract, $S 27^{\circ}36'24'' W$ for a distance of 284.60 feet to the **POINT OF BEGINNING**, containing 0.712 acres (31,002 square feet) of land, more or less.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

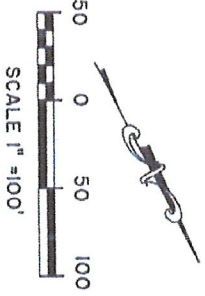
Lawrence M. Russo Date
Lawrence M. Russo 05/13/2013
Registered Professional Land Surveyor No. 5050
Inland Geodetics, L.P.
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200



EXHIBIT C
PLAT TO ACCOMPANY DESCRIPTION

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	55°29'15"	374.65'	362.82'	348.81'	N 72°00'12" W
C2	03°03'19"	455.00'	24.26'	24.26'	N 06°26'05" E
C3	57°15'44"	423.87'	423.62'	406.21'	S 69°19'35" E

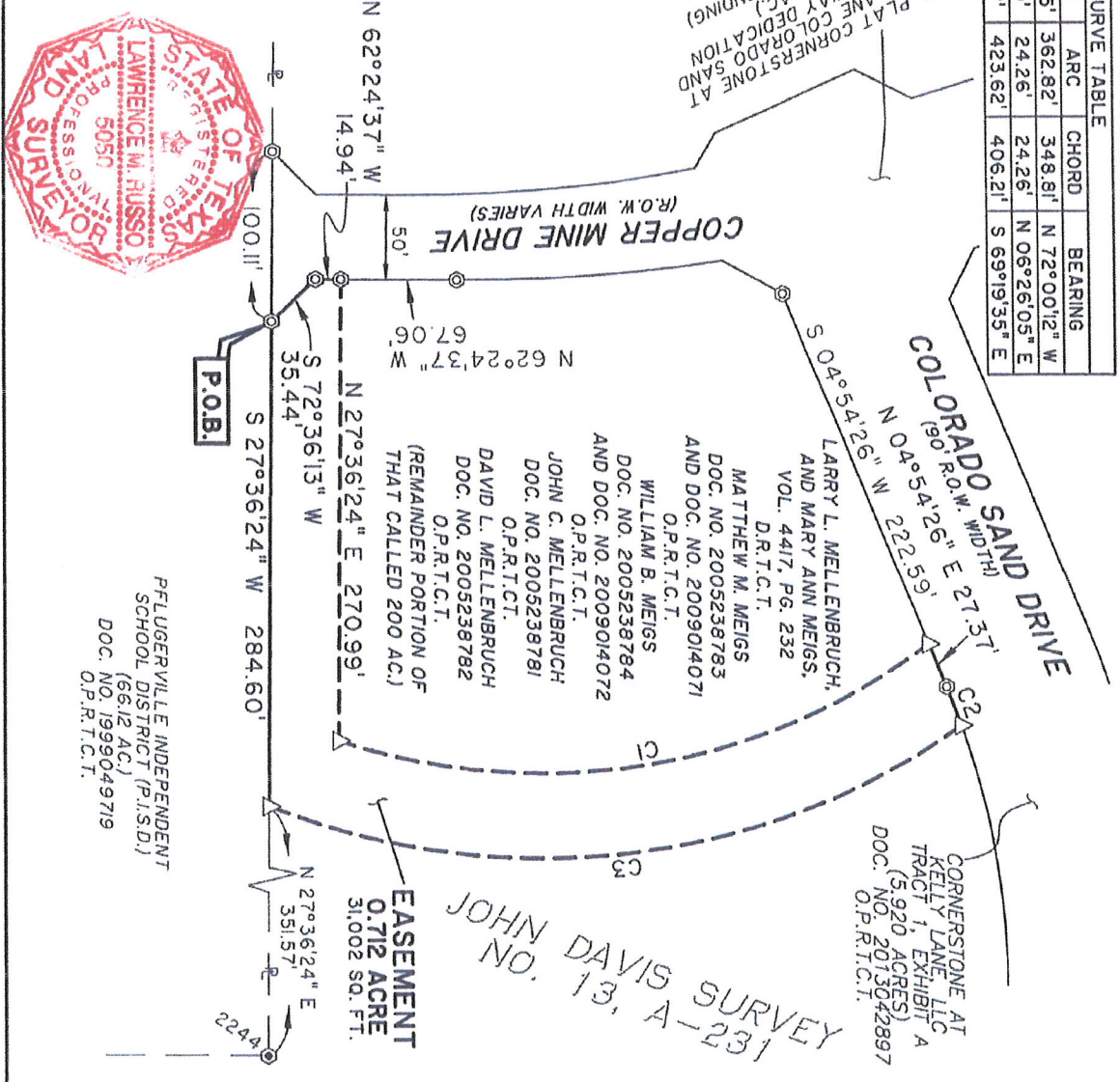


LEGEND

- ⊙ IRON ROD WITH CAP FOUND
- ⊙ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
- △ CALCULATED POINT
- P PROPERTY LINE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS

NOTES:
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LAWRENCE M. RUSSO DATE 05/13/2013
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 STATE OF TEXAS
 INLAND GEODETICS, LP
 FIRM REGISTRATION NO. 000591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78661



FINAL PLAT CORNERSTONE AT KELLY LANE COLORADO SAND RIGHT OF WAY DEDICATION (5.920 AC.) (RECORDATION PENDING)

COPPER MINE DRIVE (R.O.W. WIDTH VARIES)

COLORADO SAND DRIVE (90' R.O.W. WIDTH)

JOHN DAVIS SURVEY NO. 13, A-231

CORNERSTONE AT KELLY LANE, LLC TRACT 1, EXHIBIT A (5.920 ACRES) DOC. NO. 2013042897 O.P.R.T.C.T.

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT (P.I.S.D.) (66.12 AC.) DOC. NO. 1999049719 O.P.R.T.C.T.



INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
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EASEMENT
 0.712 ACRE
 31,002 SQUARE FEET