

**TEMPORARY
DRAINAGE AND ACCESS EASEMENT**

THE STATE OF TEXAS ()
 ()
COUNTY OF TRAVIS () **KNOW ALL BY THESE PRESENTS;**

BRANCH BANKING and TRUST COMPANY (“GRANTOR”), whether one or more), for the sum of Ten 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”), its successors and assigns a temporary drainage and access easement for the construction, operation, maintenance, replacement, upgrade and repair of said drainage way in, upon and across the following described land, to-wit (the “Easement Tract”):

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas described in EXHIBIT “A” attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

TO HAVE AND TO HOLD the same to Grantee and its successors and assigns, together with the 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. This temporary drainage and access easement shall be null and void automatically without further documentation upon legal recordation of a plat containing the Easement Tract in Travis County, Texas.

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.

IN WITNESS HEREOF, this instrument is executed this ____ day of _____, 2012.

BRANCH BANKING and TRUST COMPANY

Signed: _____

Printed Name: _____

Title: _____

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____,
20__, by _____, _____ of **BRANCH
BANKING and TRUST COMPANY**, a corporation, on behalf of said corporation.

Notary Public Signature

Printed Name of Notary

My Commission Expires: _____

**RECEIVED, ACCEPTED, AND AGREED
TO BY GRANTEE:**

CITY OF PFLUGERVILLE, TEXAS

By: _____

ATTEST:

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____,
20__, by _____, _____ of the City of Pflugerville,
Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public Signature

Printed Name of Notary

My Commission Expires: _____

EXHIBIT "A"

County: Travis
Parcel No.: City of Pflugerville-Branch Banking & Trust Co
Half AVO: 28615

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2/10/2012

DESCRIPTION FOR TEMPORARY EASEMENT

BEING A 2.485 ACRES TRACT SITUATED IN THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 16.625 ACRES TRACT AS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO BRANCH BANKING AND TRUST COMPANY AND RECORDED IN DOCUMENT NO. 2010003839 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2-inch iron rod found at the intersection of the west right-of-way line of a called 38.882 acres tract described as Exhibit A, Parcel No. 2, Part Five, in a Special Warranty Deed to the State of Texas and recorded in Volume 11339, Page 2005 of said Deed Records of Travis County, Texas, said 38.882 acres tract being the former right-of-way of The Missouri-Kansas (MO-KAN) Railroad, with the south right-of-way line of New Meister Lane, a 60-foot wide right-of-way according to the plat of Springbrook Corporate Center, a subdivision according to the plat of record in Document No. 200700211 of said Official Public Records of Travis County, Texas, for the northeast corner of said 16.625 acres tract;

THENCE with said south right-of-way line of New Meister Lane, same being the north line of said 16.625 acres tract, S87°53'01"W a distance of 26.89 feet to the POINT OF BEGINNING of the tract described herein;

THENCE leaving said south right-of-way line of New Meister Lane and said north line of the 16.625 acres tract, crossing said 16.625 acres tract, S23°44'42"E a distance of 688.25 feet to a point in the south line of said 16.625 acres tract, and from which a 1/2-inch iron rod with plastic cap stamped "TJ DODD RPLS 1882" found in said west right-of-way line of the 38.882 acres tract for the southeast corner of said 16.625 acres tract, bears N67°16'25"E a distance of 25.00 feet;

THENCE with said south line of the 16.625 acres tract, S67°16'25"W a distance of 55.01 feet, and from which a 1/2-inch iron rod with plastic cap stamped "CBD 5780" found for a point of curvature in said south line of the 16.625 acres tract, bears S67°16'25"W a distance of 275.48 feet

THENCE leaving said south line of the 16.625 acres tract, crossing said 16.625 acres tract, the following four (4) courses and distances:

1. N23°44'42"W a distance of 623.02 feet to an angle point,
2. S87°53'01"W a distance of 296.82 feet to a point of curvature to the right,
3. with the arc of said curve to the right a distance of 603.49 feet, said curve having a radius of 2110.00 feet, a central angle of 16°23'14", and a chord bearing N83°56'28"W a distance of 601.43 feet to an angle point, and

EXHIBIT "A"

County: Travis
Parcel No.: City of Pflugerville-Branch Banking & Trust Co
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DESCRIPTION FOR TEMPORARY EASEMENT

4. N14°24'01"E a distance of 80.00 feet to a point in said south right-of-way line of New Mesiter Lane and said north line of the 16.625 acres tract, and from which a 1/2-inch iron rod with plastic cap stamped "CBD 5780" bears N75°40'17"W a distance of 5.80 feet;


THENCE with said south right-of-way line of New Mesiter Lane and said north line of the 16.625 acres tract the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 580.41 feet, said curve having a radius of 2030.00 feet, a central angle of 16°22'55", and a chord bearing S83°56'39"E a distance of 578.44 feet to a point of tangency, and
2. N87°53'01"E a distance of 324.28 feet to said POINT OF BEGINNING and containing 2.485 acres;

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00014.

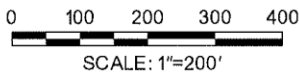
I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



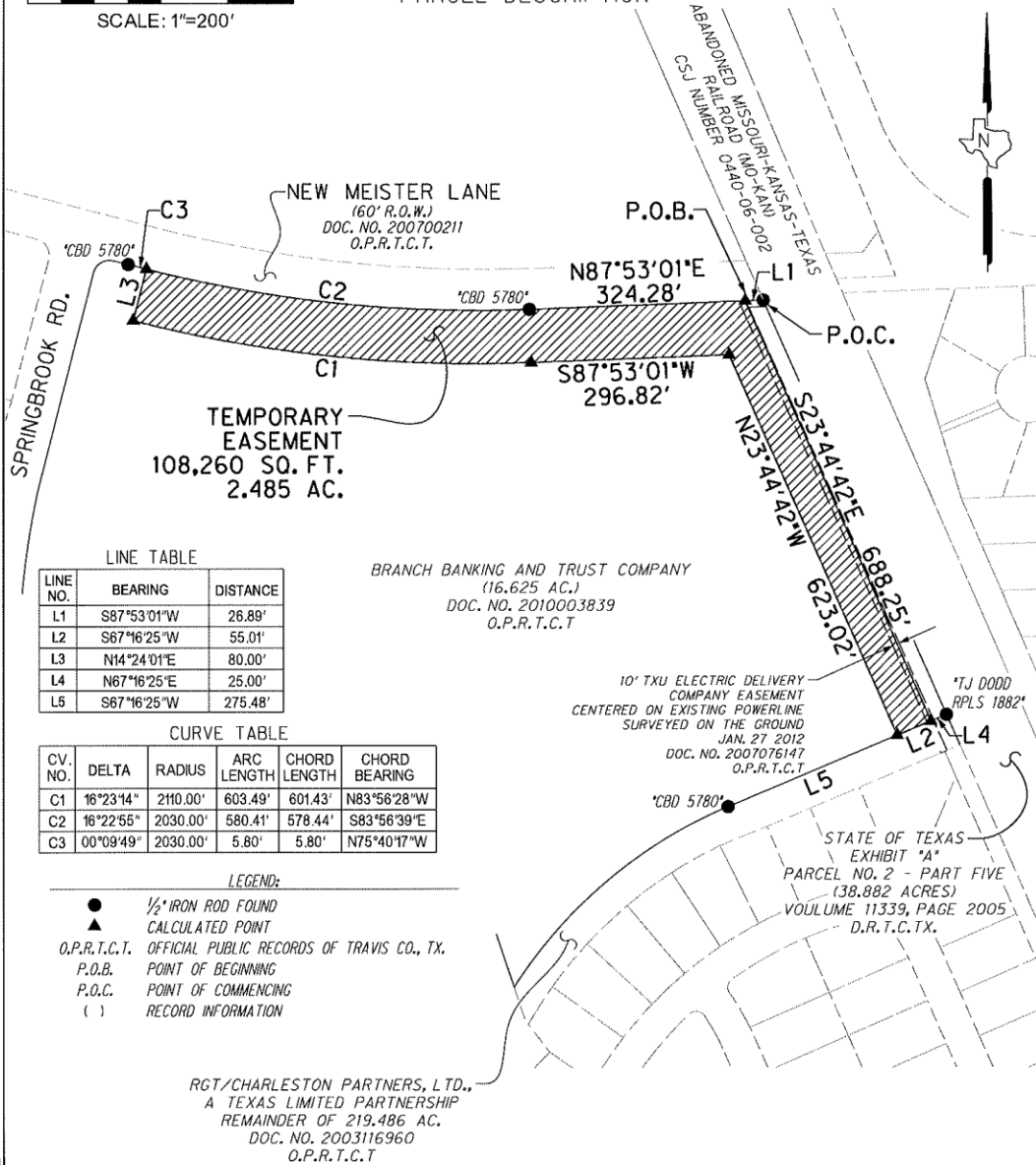
Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Half Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

2/10/2012
Date





SKETCH TO ACCOMPANY
PARCEL DESCRIPTION



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S87°53'01"W	26.89'
L2	S67°16'25"W	55.01'
L3	N14°24'01"E	80.00'
L4	N67°16'25"E	25.00'
L5	S67°16'25"W	275.48'

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16°23'14"	2110.00'	603.49'	601.43'	N83°56'28"W
C2	16°22'55"	2030.00'	580.41'	578.44'	S83°56'39"E
C3	00°09'49"	2030.00'	5.80'	5.80'	N75°40'17"W

LEGEND:

- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX.
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD INFORMATION

2/10/2012 2:54:08 PM



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5356
TEL (512) 292-8184
FAX (512) 292-8141

CITY OF PFLUGERVILLE
TEMPORARY EASEMENT

PROJECT NO. 28516	ACCOMPANYING FILE: I:\28000s\28615 Data Out\SV-LD-TE-28615.docx	COUNTY TRAVIS	EASEMENT AREA	ACRES	SQUARE FEET
SCALE 1" = 100'				2.485	108,260