

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Release and Vacation of Temporary Drainage Easement

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Date:

Pursuant to Ordinance No. _____ passed and approved by the City of Pflugerville on _____, 2021, the City of Pflugerville, a Texas Home Rule Municipality hereby releases and vacates the Temporary Drainage Easement recorded in the Travis County Property Records, Document Number 2012195951, described as being a 0.106 acre (4,597 square feet) tract situated in Travis County, Texas, being more particular described in Exhibit "A", attached hereto and incorporated herein for all purposes.

That, the City of Pflugerville for and in consideration the sufficiency of which is hereby acknowledged, hereby vacates, releases and relinquishes all of the City of Pflugerville's interests created and established in the above-mentioned instrument insofar as it affects or pertains to the temporary drainage easement indicated on the premises described in said Exhibit "A".

HEATHERWILDE 45 2017, LP, HAVING PETITIONED FOR THIS RELEASE IS TAKING THE RELEASED AND VACATED EASEMENT "AS IS, WHERE IS" AND WITH ANY AND ALL DEFECTS. UPON ACCEPTANCE OF THIS RELEASE AND VACATION, THE CITY OF PFLUGERVILLE SHALL HAVE NO FURTHER OBLIGATION FOR ANY RESTORATION OR MAINTENANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS RELEASE AND VACATION.

[SIGNATURE PAGE TO FOLLOW]

CITY OF PFLUGERVILLE

Sereniah Breland, City Manager

State of Texas
County of Travis

This instrument was acknowledged before me on _____, 2021, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, on behalf of said municipality.

(Personalized Seal)

Notary Public's Signature

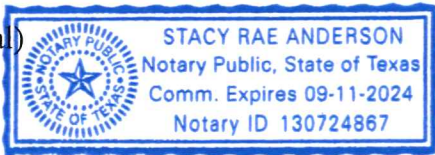
ACCEPTED BY:

Name: Steven A. Younkman
Title: CFO
Address: 2705 Bee Caves Rd, #230
Austin, TX 78746

State of Texas
County of Travis

This instrument was acknowledged before me on Feb. 10, 2021 by Steven A. Younkman in his/her capacity as CFO of Live Oak – Gottesman, LLC as general partner of Heatherwilde 45 2017, L.P.

(Seal)



SR Anderson
Notary Public's Signature

The preparer of this document has made no investigation of the following matters: The accuracy of the legal description used herein; whether or not the Grantor is the correct owner of the property; whether or not the party signing on behalf of the Grantor is authorized to sign on behalf of the Grantor; or any title matters whatsoever.

AFTER RECORDING

RETURN TO:

City of Pflugerville

Attention: City Secretary

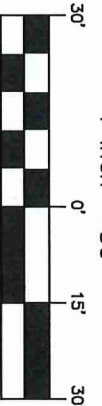
P.O. Box 589

Pflugerville, Texas 78691

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

EXHIBIT OF

A 0.106 ACRE, OR 4,597 SQUARE FOOT, TRACT OF LAND, SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689 IN TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 0.106 TEMPORARY DRAINAGE EASEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2012195951 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF: A CALLED 27.066 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE 45 2017, LP, RECORDED IN DOCUMENT NO. 2017001428 AND LOT 2, BLOCK "A", RECORDED IN DOCUMENT NO. 201800086 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°42'46"E	25.44'
L2	S18°05'25"W	25.00'

REMNANT PORTION OF A
CALLED 27.066 ACRES
HEATHERWILDE 45 2017, LP
DOC. 2017001428 (O.P.R.)

TEMPORARY DRAINAGE
EASEMENT AGREEMENT
DOC. NO. 2012195951
(O.P.R.)

S71°54'35"E 181.53'

0.106 ACRES
(4,597 SQUARE FEET)

N71°54'35"W 186.22'

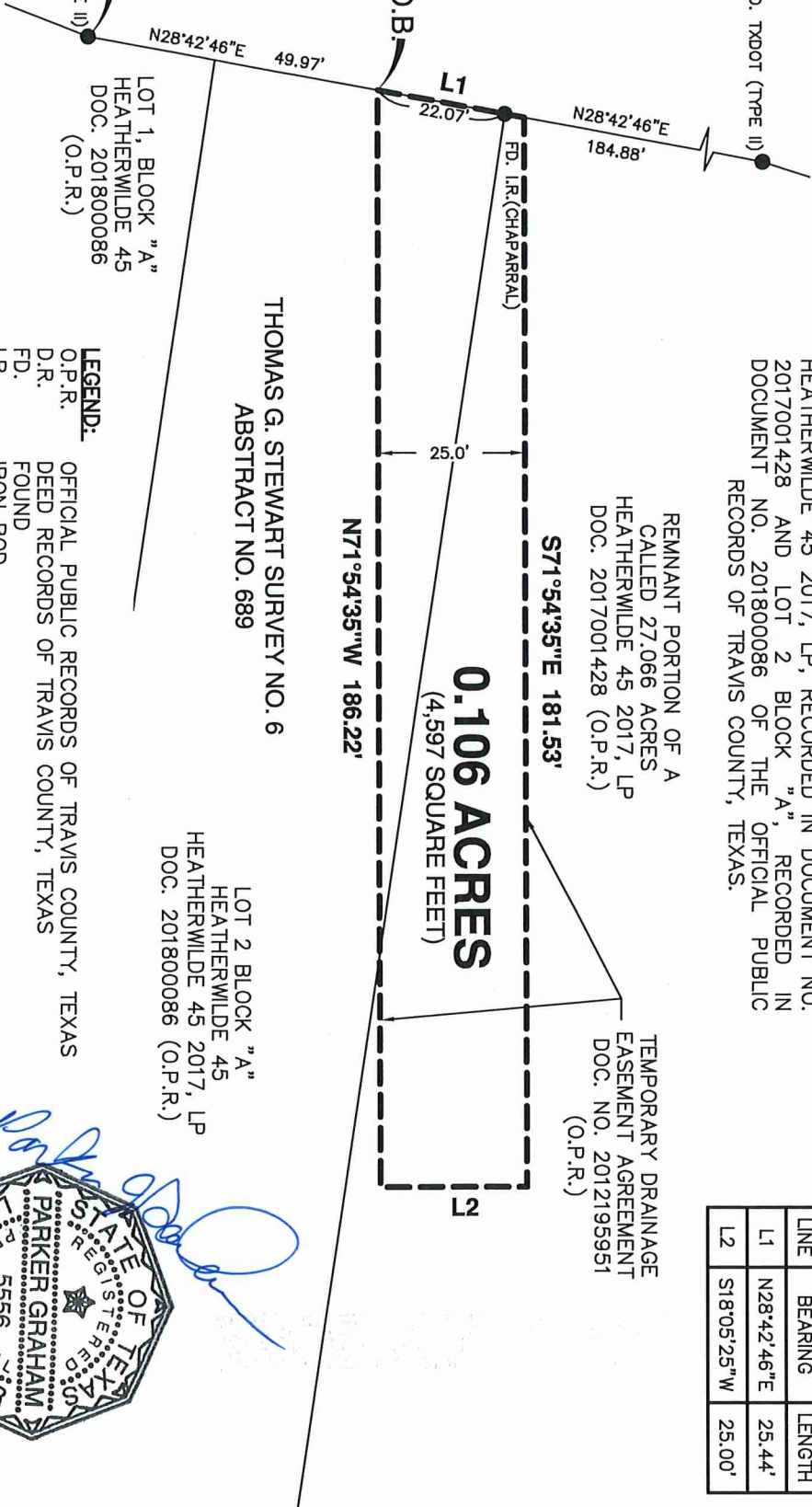
THOMAS G. STEWART SURVEY NO. 6
ABSTRACT NO. 689

LOT 2 BLOCK "A"
HEATHERWILDE 45
2017, LP
DOC. 201800086 (O.P.R.)

LOT 1, BLOCK "A"
HEATHERWILDE 45
DOC. 201800086
(O.P.R.)

P.O.C.
FD. TXDOT (TYPE II)

N. HEATHERWILDE BOULEVARD
(VARIABLE WIDTH
RIGHT OF WAY)



- LEGEND:**
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - FD. FOUND
 - I.R. IRON ROD
 - R.O.W. RIGHT OF WAY
 - TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - FOUND MONUMENT (TYPE NOTED)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028901

FEBRUARY 1, 2021

JOB No.: SHEET 1 OF 1
50869-02

FIELD NOTES
FOR

A 0.106 ACRE, OR 4,597 SQUARE FOOT, TRACT OF LAND, SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689 IN TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 0.016 ACRE TEMPORARY DRAINAGE EASEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2012195951 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A: PORTION OF A CALLED 27.066 ACRE TRACT, CONVEYED TO HEATHERWILDE 45 2017, LP, RECORDED IN DOCUMENT NO. 2017001428 AND A PORTION OF LOT 2 BLOCK "A", "HEATHERWILDE 45", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201800086 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.106 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;

COMMENCING at a "TXDOT" Type II brass disk found on an angle point in the east right-of-way line of N. Heatherwilde Boulevard, a variable-width right-of-way, same being the west boundary line of Lot 1 Block "A" of said "Heatherwilde 45";

THENCE N 28°42'46" E, with the east right-of-way line of said N. Heatherwilde Boulevard same being, in part, the west boundary line of said Lot 1, Block "A", and, in part, the west boundary line of said Lot 2, Block "A" a distance of **49.97 feet** to a calculated point being the southwest corner of said Temporary Drainage Easement Agreement for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 28°42'46" E, continuing with the east right-of-way line of said N. Heatherwilde Boulevard, at a distance of 22.07 feet, pass a ½" iron rod with cap marked "Chaparral" found on a point being the northwest corner of said Lot 2, Block "A", same being the southwest corner of a Remnant Portion of said 27.066-acre tract, continuing for a total distance of **25.44 feet** to a calculated point being the northwest corner of said Temporary Drainage Easement Agreement for the northwest corner hereof, from which a "TXDOT" Type II brass disk found on a point in the east right-of-way line of said N. Heatherwilde bears, N 28°42'46" E, 184.88 feet;

THENCE departing the east right-of-way line of said N. Heatherwilde Boulevard, through, in part, the interior of said Remnant Portion and, in part, the interior of said Lot 2, Block "A", same being the boundary line of said Temporary Drainage Easement Agreement the following three (3) courses and distances:

1. **S 71°54'35" E**, a distance of **181.53 feet** to a calculated point being the northeast corner of said Temporary Drainage Easement Agreement for the northeast corner hereof,
2. **S 18°05'25" W**, a distance of **25.00 feet** to a calculated point being the southeast corner of said Temporary Drainage Easement Agreement for the southeast corner hereof,
3. **N 71°54'35" W**, a distance of **186.22 feet** to the **POINT OF BEGINNING** and containing 0.106 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 50869-02.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: February 3, 2021

JOB No.: 51048-01

DOC.ID.: H:\Survey\CIVIL\51048-01\Easements\WORD\FN50869-02 0.106Ac_DrainageEasement.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01

Parker J. Graham

