

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 EASEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, by that certain instrument recorded March 5, 2008, as Document Number 2008034698 of the Official Public Records of Travis County, Texas, a Drainage Easement (“Easement”) was granted to Travis County, Texas affecting property known out of Lot 2B, Block A, Carmen Subdivision Replat of Lot 2, Block A, a subdivision in Travis County (“Property”), recorded as Document Number 201800050, Official Public Records of Travis County, Texas; and

WHEREAS, Highland Wells Branch, LLC (“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 _____ 2020.

Sereniah Breland, City Manager
City of Pflugerville, Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, this 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 _____ 2020.

[Seal]

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Pflugerville
Development Services Center – Engineering Dept.
201-B East Pecan Street
Pflugerville, Texas 78691

EXHIBIT A

EASEMENT RELEASE OF DRAINAGE FACILITIES EASEMENT

FIELD NOTES

BEING A 0.4281 ACRE DRAINAGE FACILITIES EASEMENT TO BE RELEASED, OUT OF LOT 2B, BLOCK A, CARMEN SUBDIVISION REPLAT OF LOT 2, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201800050, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID EASEMENT RECORDED IN DOCUMENT NO. 2008034698 AND PARTIALLY RELEASED IN DOCUMENT NO. 2016087451, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID LOT CONVEYED TO HIGHLAND WELLS BRANCH, LLC, BY DEED RECORDED IN DOCUMENT NO. 2016016763, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a mag nail found in asphalt at the SE corner of Lot 2B, Block A, Carmen Subdivision Replat of Lot 2, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201800050, Official Public Records, also being the SW corner of Lot 1, Block A, Carmen Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201100198, Official Public Records, for the SW corner hereof, and further being in the curving ROW of E. Wells Branch Parkway, said curve having a radius of 1468.00 feet, from which point, a mag nail found at the NE corner of said Lot 2B bears N44°45'14"E at a distance of 200.01 feet;

THENCE 468.87 feet along the arc of said curve with a chord bearing N36°53'01"W at a distance of 466.88 feet to a point, for the NW corner hereof, from which point, a 1/2" iron rod with cap(4863) found at the NW corner of said Lot 2B bears N27°38'46"W at a distance of 4.48 feet;

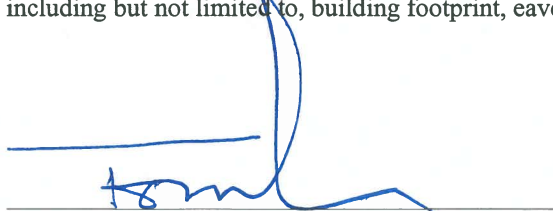
THENCE the following six (6) courses and distances crossing through said Lot 2B:

- (1) N62°16'09"E for a distance of 20.15 feet to an angle point, for a corner hereof;
- (2) S69°58'50"E for a distance of 3.90 feet to an angle point, for a corner hereof;
- (3) N62°09'27"E for a distance of 22.37 feet to a non tangent point of curvature of a curve, curving to the left with a radius of 1338.97, for the NE corner hereof,;
- (4) 36.18 feet along said curve with a chord bearing S28°47'46"E at a distance of 36.18 feet to a point, for a corner hereof;
- (5) S60°34'10"W for a distance of 5.25 feet to a non tangent point of curvature of a curve, curving to the left with a radius of 1428.00 feet, for a corner hereof;
- (6) 417.47 feet along the arc of said curve with a chord bearing S37°40'30"E at a distance of 415.98 feet to a point in the SE line of Lot 2B, for the SE corner hereof;

THENCE S44°45'14"W for a distance of 39.99 feet to the **POINT OF BEGINNING** of this drainage facilities easement, to be released, containing 0.4281 acre of land, more or less.

BEARING BASE:CENTRAL TEXAS ZONE STATE PLANE COORDINATES

I, Thomas P. Dixon, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds description and the sketch were based on an on-the-ground survey and all encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.



THOMAS P. DIXON RPLS 4324

WATERLOO SURVEYORS, INC

P.O. BOX 160176

AUSTIN, TEXAS 78716

TBPLS FIRM# 10124400

5-26-20

DATE

REFERENCE
Tcad Parcel # 905337

EASEMENT RELEASE OF DRAINAGE FACILITIES EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION:

0.4281 ACRE DRAINAGE FACILITIES EASEMENT TO BE RELEASED, OUT OF LOT 2B, BLOCK A, CARMEN SUBDIVISION REPLAT OF LOT 2, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 201800050, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID EASEMENT RECORDED IN DOCUMENT NO. 2008034698, AND PARTIALLY RELEASED IN DOCUMENT NO. 2016087451, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID LOT CONVEYED TO HIGHLAND WELLS BRANCH, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2016016763, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

- FOUND MAG NAIL FMN
- FOUND 1/2" IRON ROD FIR
- FOUND 1/2" IRON PIPE FIP
- FOUND 1/2" IRON ROD W/CAP FIRC
- STORM SEWER MANHOLE (D)
- BURIED CABLE (B)
- WROUGHT IRON FENCE — X — X —
- BEGINNING FOR REFERENCE BFR
- POINT OF BEGINNING POB
- BUILDING SET BACK LINE SBL

BEARING BASE:

THE TEXAS COORDINATE SYSTEM OF NAD83 CENTRAL ZONE BASED ON GPS OBSERVATION

BENCHMARK BM:

Mag Nail w/washer on concrete inlet, Elevation 775.08' NAVD88

LINE TABLE

L#	BEARING	DISTANCE
L1	N62°16'09"E	20.15'
L2	S69°58'50"E	3.90'
L3	N62°09'27"E	22.37'
L4	S60°34'10"W	5.25'
L5	S44°45'14"W	39.99'
L6	N81°53'43"E	22.59'

CURVE TABLE

C#	RADIUS	ARC	BEARING	CHORD
C1	1468.00'	468.87'	N36°53'01"W	466.88'
C2	1468.00	4.48'	N27°38'46"W	4.48'
C3	1338.97'	36.18'	S28°47'46"E	36.18'
C4	1428.00'	417.47'	S37°40'30"E	415.98'
C5	37.48'	25.96'	S26°26'10"E	25.45'

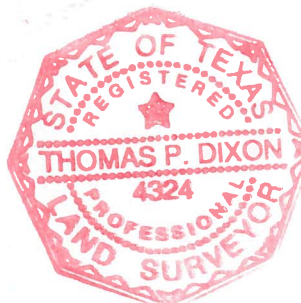
GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FT.

The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.



Thomas P. Dixon

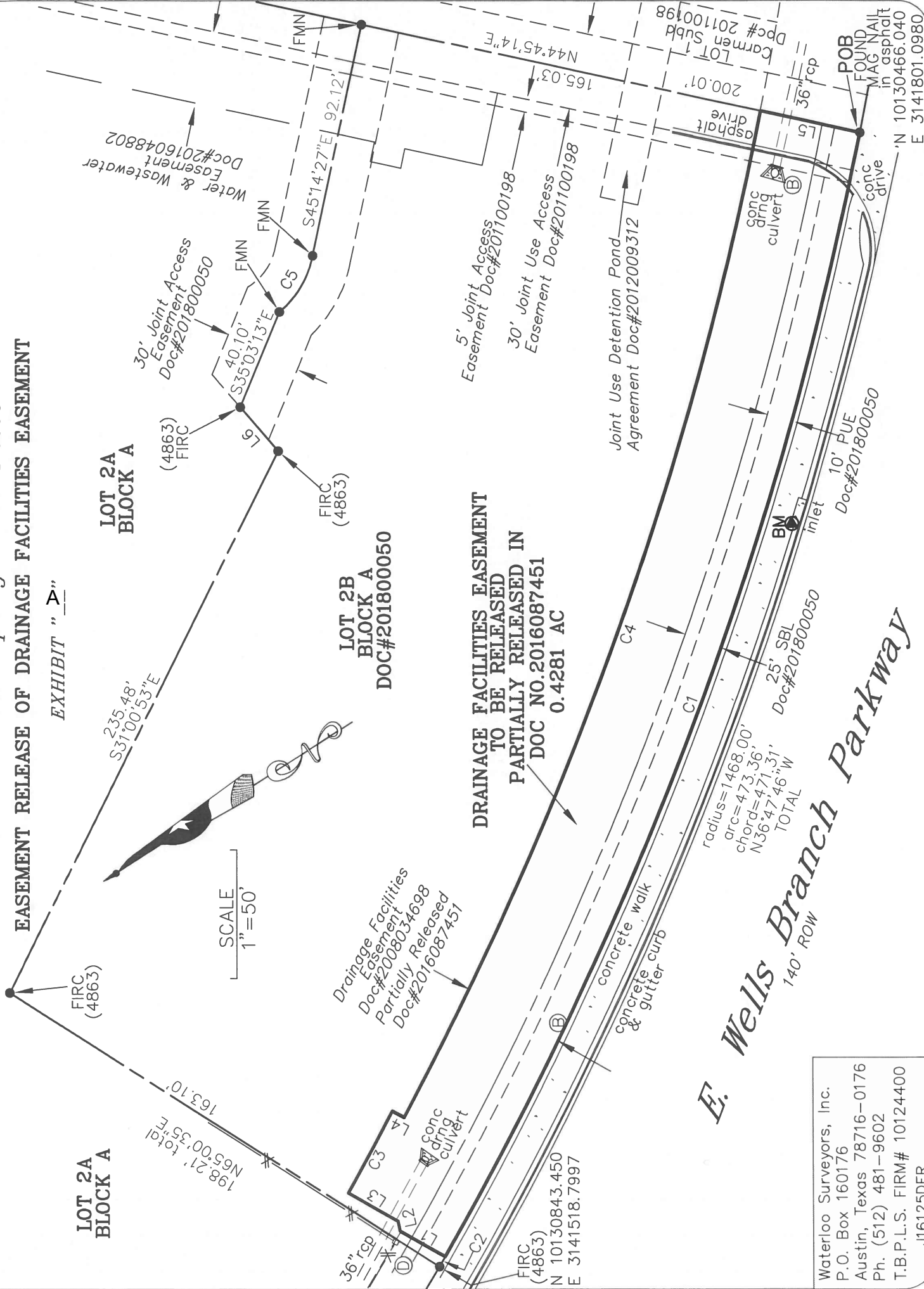
Thomas P. Dixon R.P.L.S. 4324

Waterloo Surveyors, Inc.
 P.O. Box 160176
 Austin, Texas 78716-0176
 Ph. (512) 481-9602
 T.B.P.L.S. FIRM# 10124400
 J16125DER

Sketch to Accompany Field Notes

EASEMENT RELEASE OF DRAINAGE FACILITIES EASEMENT

EXHIBIT "D"



Waterloo Surveyors, Inc.
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 J16125DER

E. Wells Branch Parkway
 140' ROW

**DRAINAGE FACILITIES EASEMENT
 TO BE RELEASED
 IN PARTIALLY RELEASED IN
 DOC NO. 2016087451
 0.4281 AC**

**LOT 2A
 BLOCK A**

**LOT 2B
 BLOCK A
 DOC#201800050**

**LOT 2A
 BLOCK A**

FOUND
 MAG NAIL
 in asphalt
 N 10130466.040
 E 3141801.0980

LOT 1
 Carmen Subd
 Doc# 201100198

Water & Wastewater
 Easement
 Doc#2016048802

30' Joint Access
 Easement
 Doc#201800050

5' Joint Access
 Easement Doc#201100198

30' Joint Use Access
 Easement Doc#201100198

Joint Use Detention Pond
 Agreement Doc#2012009312

asphalt
 drive

conc
 drng
 culvert

10' PUE
 Doc#201800050

radius=1468.00'
 arc=473.36'
 chord=471.31'
 N36°47'46"W
 TOTAL

FIRC
 (4863)
 N 10130843.450
 E 3141518.7997