

AGENDA ITEM # 6September 30, 1997\*

Consider granting final plat approval to a Re-Subdivision of Whippoorwill Acres.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To grant final plat approval to Re-Subdivision of Whippoorwill Acres.

Vote: Motion carried 4 - 0 With Judge Doerfler absent from dais

AGENDA ITEM # 7September 30, 1997\*

Consider approving vacation of Right-of-Way in Lakeline Oaks, Section 32.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To approve vacation of right-of-way in Lakeline Oaks, Section 32.

Vote: Motion carried 4 - 0 With Judge Doerfler absent from the dais.

< Clerk copy here >

## VACATION OF RIGHT-OF-WAY

THE STATE OF TEXAS §

THE COUNTY OF WILLIAMSON §

WHEREAS, Scott Felder Limited Partnership, a Maryland limited partnership, owner of that certain 30.385 acres of land out of the Rachael Saul Survey, Abstract No. 551, and the Richard Duty Survey, Abstract No. 183, situated in Williamson County, Texas, conveyed by deed recorded in Volume 2311, Page 342 of the Deed Records of Williamson County, Texas, did heretofore subdivide the same into the subdivision designated LAKE LINE OAKS SECTION TWO, the Plat of which is recorded in Cabinet M, Slides 132-134 of the Plat Records of Williamson County, Texas, and

WHEREAS, the Commissioners' Court of Williamson County, Texas, is now desirous of vacating a portion of right-of-way dedicated per said plat, which is located along the West side of Little Elm Trail, and which, by non-use, is no longer needed as right-of-way, to wit:

All of that certain 0.035 acre portion of right-of-way, as described in EXHIBIT "A", attached hereto and made a part hereof for all purposes;

so as to destroy the force and effect of the dedication of said portion of right-of-way.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this instrument, with written Field Notes attached hereto as EXHIBIT "A", having been duly presented to the Commissioners' Court of Williamson County, Texas, and by said Court was duly considered, was on this day approved, and do hereby declare that certain 0.035 acre portion of right-of-way, as described in said EXHIBIT "A", to be vacated.

EXECUTED this the 30<sup>TH</sup> day of September, 19 97, A.D.

Commissioners' Court of Williamson County, Texas

BY:

John C. Doerfler  
John C. Doerfler, County Judge,  
Williamson County, Texas

THE STATE OF TEXAS                   §  
 THE COUNTY OF WILLIAMSON       §

Before me, the undersigned authority, on this day personally appeared John C. Doerfler, County Judge of Williamson County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of September, 1997, A.D.

Jane E. Tableriou  
 Notary Public in and for the State of Texas

Jane E. Tableriou  
 Printed Name of Notary

My Commission expires on 4-29-98



## FIELD NOTES FOR 0.035 ACRES OF RIGHT-OF-WAY TO BE VACATED

FIELD NOTES DESCRIBING 0.035 acres of land in the Rachel Saul Survey, Abstract No. 551, situated in Williamson County, Texas, being a portion of Hunter's Creek Drive, as shown on a Plat of Record in Cabinet M, Slides 132-134 of the Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the West right-of-way line of Little Elm Trail, a 64' wide dedicated public roadway, from which the Northeast corner of Lot 7, Block J, of said Lakeline Estates Section Two bears  $S09^{\circ}24'42''E$ , 127.42 feet for the Point of Curvature of a curve to the left having a radius of 25.00 feet and a central angle of  $94^{\circ}39'43''$  for the POINT OF BEGINNING of the hereinafter described tract.

THENCE along the arc of said curve 41.30 feet, the long chord of which bears  $N49^{\circ}51'52''W$ , 36.76 feet to an iron pin found at the Point of Tangency of said curve.

THENCE  $N02^{\circ}43'09''E$ , 50.76 feet to an iron pin found at the Point of Curvature of a curve to the left having a radius of 25.00 feet and a central angle of  $84^{\circ}59'59''$ .

THENCE along the arc of said curve 37.09 feet, the long chord of which bears  $N40^{\circ}18'16''E$ , 33.78 feet to an iron pin found on the West right-of-way line of said Little Elm Trail for the Point of Tangency of said curve.

THENCE along the West right-of-way line of said Little Elm Trail, for the East line hereof, the following two (2) courses:

1.  $S02^{\circ}11'43''E$ , 97.09 feet to the Point of Curvature of a curve to the left having a radius of 532.00 feet and a central angle of  $00^{\circ}20'17''$ .

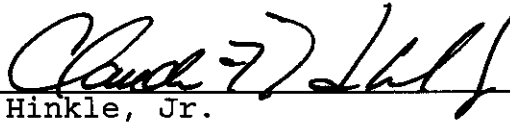
EXHIBIT "A"  
PAGE 2 OF 3

2. along the arc of said curve 3.14 feet, the sub-chord of which bears S02°21'51"E, 3.14 feet to the POINT OF BEGINNING of the herein described tract, containing 0.035 acres (or 1527 square feet) of land more or less.

I Claude F. Hinkle, Jr., a REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that these field notes were prepared from existing records, supplemental surveys, and computations made by Austin Surveyors, and are true and correct to the best of my knowledge.

AUSTIN SURVEYORS  
P. O. Box 180243  
Austin, Texas 78718-0243



  
\_\_\_\_\_  
Claude F. Hinkle, Jr.  
Registered Professional Land Surveyor No. 4629

4-18-97  
\_\_\_\_\_  
Date

1193-7706-14  
7706VACP.DOC/MEW

# SKETCH TO ACCOMPANY FIELD NOTES FOR 0.035 AC. OF RIGHT-OF-WAY TO BE VACATED

SCALE: 1" = 40'



N02°43'09"E 50.76

C2

S02°11'43"E 97.09

C1

C3

POINT OF BEGINNING

LITTLE ELM TRAIL

HUNTER'S CREEK TRAIL

LAKELINE OAKS  
SECTION FOUR  
(PROPOSED)

27

SCOTT FELDER LIMITED PARTNERSHIP  
108.946 AC.  
VOL. 2311, PG. 342

BLOCK F

REFERENCE POINT

18

LAKELINE OAKS  
SECTION TWO  
CAB. M, SL. 132-134

7

BLOCK J

EXHIBIT "A"  
PAGE 3 OF 3

## CURVE TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	94°39'43"	S49°51'52"W	25.00'	41.30'	27.12'	36.76'
C2	84°59'59"	N40°18'16"E	25.00'	37.09'	22.91'	33.78'
C3	00°20'17"	S02°21'51"E	532.00'	3.14'	1.57'	3.14'

PROJECT NO:	1193-7706-14	DESIGNED BY:	MEW
FILE NO:	7706VACP.DWG	DRAWN BY:	MEW
DATE:	APRIL, 1997	CHECKED BY:	SKIP
SCALE:	1" = 40'	REVISED BY:	



AUSTIN SURVEYORS

2105 Justin Lane #103  
Austin, Texas 78757  
512-454-6605

FIELD NOTES FOR 3.344 ACRES  
OF A 64' PUBLIC UTILITY EASEMENT TO BE VACATED

FIELD NOTES DESCRIBING 3.344 acres of land in the Rachel Saul Survey, Abstract No. 551, situated in Williamson County, Texas, being a portion of that certain 108.948 acre tract conveyed to Scott Felder Limited Partnership by Deed recorded in Volume 2311, Page 342 of the Deed Records of Williamson County, Texas, also being a portion of that certain 64' Wide Public Utility Easement recorded in Volume 1096, Page 161 of said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the South line of said 108.946 acre tract, from which point an iron pin found at the Southwest corner of said 108.946 acre tract bears S66°00'02"W, 0.18 feet and S71°14'12"W, 109.98 feet for the Southwest corner and POINT OF BEGINNING of the hereinafter described tract.

THENCE departing said South line of said 108.946 acre tract, N18°44'18"W, 459.50 feet to the Point of Curvature of a curve to the right having a radius of 350.00 feet and a central angle of 90°00'00"

THENCE along the arc of said curve 549.78 feet, the long chord of which bears N26°15'42"E, 494.97 feet to the Point of Tangency of said curve.

THENCE N71°15'42"E, 548.53 feet to an ell corner of this tract.

THENCE N18°44'18"W, 132.04 feet to the Point of Curvature of a curve to the left having a radius of 568.00 feet and a central angle of 59°42'59".

THENCE along the arc of said curve 592.00 feet, the sub-chord of which bears N48°35'48"W, 565.56 feet to the Point of Tangency of said curve.

THENCE along the North line hereof, N71°07'30"E, 111.79 feet to the Point of Curvature of a curve to the right having a radius of 632.00 feet and a central angle of 50°56'33".

THENCE along the arc of said curve 561.92 feet, the sub-chord of which bears S44°12'35"E, 543.59 feet to the Point of Tangency of said curve.

THENCE S18°44'18"E, 196.04 feet to an ell corner of this tract.

THENCE S71°15'42"W, 612.53 feet to the Point of Curvature of a curve to the left having a radius of 286.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 449.25 feet, the long chord of which bears S26°15'42"W, 404.47 feet to the Point of Tangency of said curve.

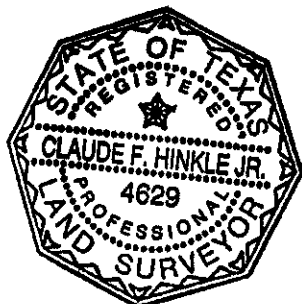
THENCE S18°44'18"E, 453.65 feet to a point on the South line of said 108.946 acre tract, for the Southeast corner of this tract.

THENCE along the South line of said 108.946 acre tract, for the South line hereof, the following two (2) courses:

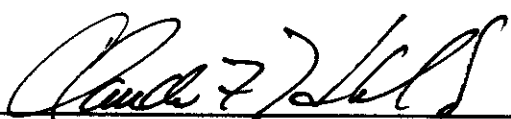
1. S79°22'50"W, 0.17 feet to an angle point of this tract.

2. S66°00'02"W, 64.10 feet to the POINT OF BEGINNING of the herein described tract, containing 3.344 acres of land more or less.

I Claude F. Hinkle, Jr., a REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that these field notes were prepared from existing records, supplemental surveys, and computations made by Austin Surveyors and Gray Engineering, Inc., and are true and correct to the best of my knowledge.



AUSTIN SURVEYORS  
P. O. Box 180243  
Austin, Texas 78718-0243

  
\_\_\_\_\_  
Claude F. Hinkle, Jr.  
Registered Professional Land Surveyor No. 4629

9-15-97  
\_\_\_\_\_  
Date

1193-7283-14  
7283VACW.DOC/MEW



# SKETCH TO ACCOMPANY FIELD NOTES FOR 3.344 AC. OF A 64' WIDE PUBLIC UTILITY EASEMENT TO BE VACATED

SCALE: 1" = 200'



CYPRESS CREEK SECTION ONE  
SCHOOL TRACT  
CAB. K, SL. 233

ANDERSON MILL SECTION VII, LTD.  
52.020 AC.  
VOL. 2491, PG. 814

3.344 AC. TO BE VACATED

64' WIDE PUE  
VOL. 1096, PG. 161

N 71°15'42" E 548.53'  
S 71°15'42" W 612.53'

SCOTT FELDER LIMITED PARTNERSHIP  
108.946 AC.  
VOL. 2311, PG. 342

LAKELINE OAKS SECTION FOUR  
(PROPOSED)

LITTLE ELM TRAIL

LAKELINE OAKS  
SECTION ONE  
CAB. K, SL. 368-370

NUMBER	DISTANCE	BEARING
T1	109.98'	S 71°14'12" W
T2	0.18'	S 66°00'02" W
T3	132.04'	N 18°44'18" W
T4	111.79'	N 71°07'30" E
T5	196.04'	S 18°44'18" W
T6	0.17'	S 79°22'50" W
T7	64.10'	S 66°00'02" W

EXHIBIT "A"  
PAGE 3 OF 3

CURVE TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	90°00'00"	N26°15'42"E	350.00'	549.78'	350.00'	494.97'
C2	59°42'59"	N48°35'48"W	568.00'	592.00'	326.06'	565.56'
C3	50°56'33"	S44°12'35"E	632.00'	561.92'	301.06'	543.59'
C4	90°00'00"	S26°15'42"W	286.00'	449.25'	286.00'	404.47'

PROJECT NO:	1193-7283-14	DESIGNED BY:	MEW
FILE NO:	7283VACW.DWG	DRAWN BY:	MEW
DATE:	JANUARY, 1994	CHECKED BY:	DWG
SCALE:	1" = 200'	REVISED BY:	

GRAY ENGINEERING, INC.  
AUSTIN ♦ TEXAS

PUBLIC UTILITY EASEMENT

38806

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON: KNOW ALL MEN BY THESE PRESENTS:

That, Pringle Real Estate, Inc., acting herein by and through it's President, Wiley D. Pringle and Howard D. Pringle, Individually of the County of Travis and State of Texas hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) cash to Grantors in hand acknowledged and confessed and for which no lien or encumbrance expressed or implied, is retained, have this day Granted and Conveyed, and by these presents do Grant and Convey, unto the County of Williamson, State of Texas, an easement for the construction and maintenance of said Public Utilities in, upon and across the following described property, to-wit;

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

TO HAVE AND TO HOLD the same perpetually to the County of Williamson and its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing and maintaining said Public Utility Easement and for making connections therewith; all upon the condition that the County of Williamson will, at all times, after doing any work in connection therewith the construction or repair of said Public Utility Easement, restore the surface of said premises to the condition in which the same was found before such work was undertaken,

VOL 1096 PAGE 162

IN WITNESS WHEREOF, Grantors have caused this instrument to be  
executed on this 10<sup>th</sup> day of OCT., 1984, A.D.

Wiley D. Pringle  
Wiley D. Pringle, President  
Pringle Real Estate, Inc.

Howard D. Pringle  
Howard D. Pringle, Individual

## ACKNOWLEDGEMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, the undersigned, a Notary Public in and  
for said County and State, on this day personally appeared Wiley D. Pringle, known to  
me to be the person whose name is subscribed to the foregoing instrument and he  
acknowledged to me that he executed the same for the purposes and considerations  
therein expressed and in the capacity therein stated.

10th day of October, 1984, A.D.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the



JOYCE DOMEL  
Notary Public for the State of Texas  
My Commission Expires 2-11-85

Joyce Domel  
Print Name: Joyce Domel  
Notary Public in and for State of  
Travis County, Texas  
My Commission Expires: 2-11-85

## ACKNOWLEDGEMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, the undersigned, a Notary Public in and  
for said County and State, on this day personally appeared Howard D. Pringle, known to  
me to be the person whose name is subscribed to the foregoing instrument and he  
acknowledged to me that he executed the same for the purposes and considerations  
therein expressed and in the capacity therein stated.

10th day of October, 1984, A.D.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the

Joyce Domel  
Print Name: Joyce Domel  
Notary Public in and for State of  
Travis County, Texas  
My Commission Expires: 2-11-85



JOYCE DOMEL  
Notary Public for the State of Texas  
My Commission Expires 2-11-85

EXHIBIT "A"  
FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RACHEL SAUL SURVEY NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A SIXTY-FOUR FOOT (64') WIDE P.U.E. OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO PRINGLE REAL ESTATE, INC., OF RECORD IN VOLUME 546, PAGE 223, WILLIAMSON COUNTY, TEXAS DEED RECORDS, CENTERLINE OF SAID 64' WIDE P.U.E. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northwest corner of said Pringle tract, for the PLACE OF BEGINNING of the herein described tract,

THENCE, S 87°00' E, 310.19 feet to a point of curvature,

THENCE, with a curve to the right, whose radius equals 600.00 feet, an arc distance of 714.89 feet and whose chord bears S 52°52' E, 673.34 feet to a point of tangency,

THENCE, S 18°44' E, 164.04 feet for an ell corner,

THENCE, S 71°16' W, 580.53 feet to a point of curvature,

THENCE, with a curve to the left, whose radius equals 318.00 feet, an arc distance of 499.51 feet and whose chord bears S 26°16' W, 449.72 feet to a point of tangency,

THENCE, S 18°44' E, 519.60 feet to a point of curvature,

THENCE, with a curve to the right, whose radius equals 332.00 feet, an arc distance of 521.50 feet and whose chord bears S 26°16' W, 469.52 feet to a point of tangency,

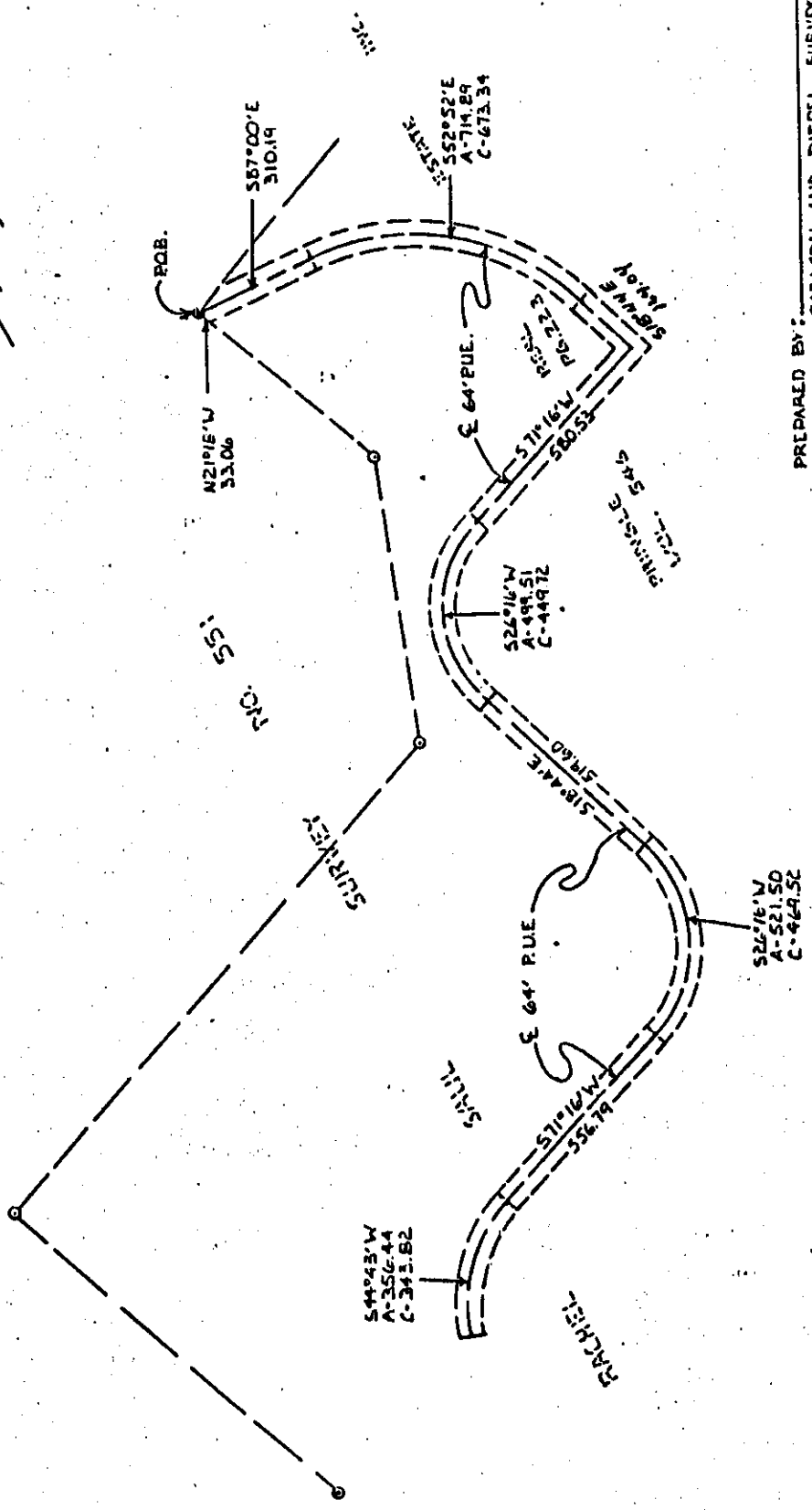
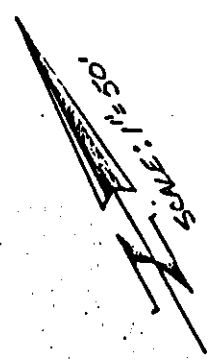
THENCE, S 71°16' W, 556.79 feet to a point of curvature,

THENCE, with a curve to the left, whose radius equals 384.61 feet, an arc distance of 356.44 feet and whose chord bears S 44°43' W, 343.82 feet to a point of termination in the centerline of Old Mill Road as dedicated in Cabinet \_\_\_\_\_, Slides \_\_\_\_\_, Williamson County, Texas Plat Records.

Prepared by: CARLSON & DIPPEL SURVEYING COMPANY  
2499 Capital of Texas Highway, Suite #105  
Austin, Texas 78746

HR/ccr  
Job No. 908  
10/01/84  
Revised 10/29/84

SKETCH TO ACCOMPANY FIELD NOTES FOR A CENTERLINE 64' PUE. OUT OF AND PART OF THE RACHEL SAUL SURVEY NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS.



PREPARED BY: CARLSON AND DIEPEL SURVEYING CO.  
2499 CAPITAL OF TEXAS HWY.  
AUSTIN, TEXAS 78746

# 908

FILED FOR RECORD  
1984 NOV -5 PM 12: 58

James S. Baylston  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS COUNTY OF WILLIAMSON  
I hereby certify that this Instrument was FILED  
on the date and at the time stamped hereon  
by me; and was duly RECORDED, in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on



NOV 7 1984  
James S. Baylston  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

## PROCEDURE FOR REQUESTING RELEASE OF EASEMENTS

In order to process the release of an easement, it is necessary that you furnish us with the following items:

1. An application for Easement Release completed and signed by the Applicant.
2. A survey plat, if available, of the area being requested for release showing all property lines, improvements on the property, all easements contained on the property with special reference to the easement to be released.
3. If the easement being requested for release was dedicated and recorded by separate instrument, a copy of said instrument must also accompany the application. These documents are obtainable at the County Clerk's office in the respective county in which the document is recorded.
4. A cover letter may include specific information not included in the above, i.e. special circumstances or conditions which you believe will assist PEC staffs in the processing of the request.

Upon receipt of the above items, your request and materials will be distributed to the various departments and district offices. Assuming favorable comments, your request will then be submitted to the Right-of-Way department for action. The Right-of-Way department will prepare the necessary documents to be processed. Please allow a minimum of *ten* (10) working days for processing.

In the event of a negative departmental or district office response, you will be immediately consulted as to your desired action. We will be pleased to advise you during any stage of the processing.

If we may be of further assistance, please contact Lenny Jasinski at (210) 868-7155 or (512) 219-2602 (Austin line) or P.O. Box 467, Johnson City, Texas, 78636.

Please submit your request to:

Pedernales Electric Cooperative, Inc.  
P.O. Box 467  
Johnson City, Texas 78636

Attn. Lenny Jasinski  
Right-of-Way Supervisor

Case No. \_\_\_\_\_

## APPLICATION FOR EASEMENT RELEASE

Application is hereby made for the release of the following easement as described below (give address, location or common description of the easement requested for release and provide a survey of the area in accordance with procedures).

P.U.E. as recorded at Vol. 1096, Pages 161-164  
of the official Records of Williamson County, Texas.

The easement is on property legally described as Lakeline Oaks Subdivision

This easement is located at the following street address see Exhibit "A"

Land Owners Name Scott Felder Limited Partnership

Address 3724 Executive Ctr Dr # 200 Phone 313-7009  
Austin TX 78781

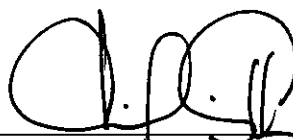
Proposed use of area to be released (describe):

Elementary School, Public Right of Way

The undersigned Owner/Applicant/Agent understands that processing of this Easement Release Application will be handled in accordance with the Procedure for Requesting Release of Easements. It is further understood that acceptance of this application does not obligate Pedernales Electric Cooperative, Inc. to release the subject area.

☒ APPROVED  
☐ DISAPPROVED  
 BY Esp. IL

Signed by



Land Owner/Applicant/Agent

## RELEASE OF EASEMENT

Now, therefore, the undersigned, being the duly authorized signatory for Lone Star Gas, in consideration, the receipt and adequacy of which is hereby acknowledged, has this day, and does by these presents, RELEASE, DISCHARGE and QUITCLAIM all of the right, title, interest and estate in and to the property described in Volume 1096, Pages 161-164 of the Official Records of Williamson County, Texas, which, the undersigned has or may be entitled to by virtue of said PUE, and does hereby declare the same fully released and discharged.

EXECUTED this the 16<sup>th</sup> day of September, 1997

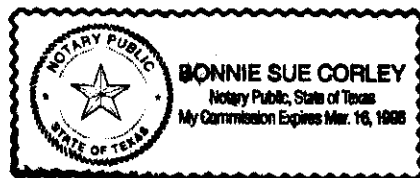
LONE STAR GAS

By: Loydene Davis  
 Name: Loydene Davis  
 Title: Business Development Mgr.

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

This instrument was acknowledged before me this 16<sup>th</sup> day of September, 1997  
 by Loydene Davis of Lone Star Gas, on behalf of said  
 corporation.



Bonnie Sue Corley  
 Notary Public, State of Texas



## RELEASE OF EASEMENT

Now, therefore, the undersigned, being the duly authorized signatory for Southwestern Bell Telephone, in consideration, the receipt and adequacy of which is hereby acknowledged, has this day, and does by these presents, RELEASE, DISCHARGE and QUITCLAIM all of the right, title, interest and estate in and to the property described in Volume 1096, Pages 161-164 of the Official Records of Williamson County, Texas, which, the undersigned has or may be entitled to by virtue of said PUE, and does hereby declare the same fully released and discharged.

EXECUTED this the 16th day of September 1997

Southwestern Bell Telephone

By: [Signature]

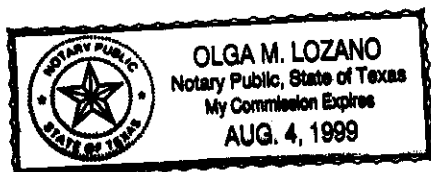
Name: Gib Hoffman

Title: Manager - Engr. Design

STATE OF TEXAS )(

COUNTY OF WILLIAMSON )(

This instrument was acknowledged before me this 16th day of September, 1997  
by GIB HOFFMAN of Southwestern Bell Telephone, on behalf of  
said corporation.



Olga M. Lozano  
Notary Public, State of Texas

## RELEASE OF EASEMENT

Now, therefore, the undersigned, being the duly authorized signatory for Time Warner Communications, in consideration, the receipt and adequacy of which is hereby acknowledged, has this day, and does by these presents, RELEASE, DISCHARGE and QUITCLAIM all of the right, title, interest and estate in and to the property described in Volume 1096, Pages 161-164 of the Official Records of Williamson County, Texas, which, the undersigned has or may be entitled to by virtue of said PUE, and does hereby declare the same fully released and discharged.

EXECUTED this the 15<sup>th</sup> day of SEPTEMBER

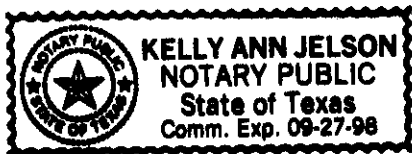
## Time Warner Communications

By: *James R. Harrison*  
 Name: James R. Harrison  
 Title: Senior Designer

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

This instrument was acknowledged before me this 15<sup>th</sup> day of September, 1997  
 by JAMES R. HARRISON of Time Warner Communications, on behalf  
 of said corporation.



*Kelly Ann Jelson*  
 Notary Public, State of Texas

**MEMORANDUM**

**TO:** Comissioners' Court of Williamson County  
**FROM:** Sam P. Roberts, P.E., Director Public Works  
**CC:** Joe England, P.E., County Engineer  
**SUBJECT:** Partial Release of Public Utility Easement on the property described as a certain tract of land out of the Rachel Saul Survey No. 551  
**DATE:** September 18, 1997

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The City of Cedar Park Public Works Department has no objection to the release of the 3.44 acre portion of the 64 ft. Public Utility Easement (P.U.E.) described by metes and bounds in the attached Exhibit "A", and graphically in Exhibit "B". The easement was dedicated to Williamson County and recorded in Volume 1096, Pages 161-164 of the Deed Records of Williamson County, Texas. The portion of this easement to be released is being replaced in part by public right-of-way, and a new 15 ft. P.U.E. which will adequately contain the City's existing wastewater facilities located therein.



FIELD NOTES FOR 3.344 ACRES  
OF A 64' PUBLIC UTILITY EASEMENT TO BE VACATED

FIELD NOTES DESCRIBING 3.344 acres of land in the Rachel Saul Survey, Abstract No. 551, situated in Williamson County, Texas, being a portion of that certain 108.948 acre tract conveyed to Scott Felder Limited Partnership by Deed recorded in Volume 2311, Page 342 of the Deed Records of Williamson County, Texas, also being a portion of that certain 64' Wide Public Utility Easement recorded in Volume 1096, Page 161 of said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the South line of said 108.946 acre tract, from which point an iron pin found at the Southwest corner of said 108.946 acre tract bears S66°00'02"W, 0.18 feet and S71°14'12"W, 109.98 feet for the Southwest corner and POINT OF BEGINNING of the hereinafter described tract.

THENCE departing said South line of said 108.946 acre tract, N18°44'18"W, 459.50 feet to the Point of Curvature of a curve to the right having a radius of 350.00 feet and a central angle of 90°00'00"

THENCE along the arc of said curve 549.78 feet, the long chord of which bears N26°15'42"E, 494.97 feet to the Point of Tangency of said curve.

THENCE N71°15'42"E, 548.53 feet to an ell corner of this tract.

THENCE N18°44'18"W, 132.04 feet to the Point of Curvature of a curve to the left having a radius of 568.00 feet and a central angle of 59°42'59".

THENCE along the arc of said curve 592.00 feet, the sub-chord of which bears N48°35'48"W, 565.56 feet to the Point of Tangency of said curve.

THENCE along the North line hereof, N71°07'30"E, 111.79 feet to the Point of Curvature of a curve to the right having a radius of 632.00 feet and a central angle of 50°56'33".

THENCE along the arc of said curve 561.92 feet, the sub-chord of which bears S44°12'35"E, 543.59 feet to the Point of Tangency of said curve.

THENCE S18°44'18"E, 196.04 feet to an ell corner of this tract.

THENCE S71°15'42"W, 612.53 feet to the Point of Curvature of a curve to the left having a radius of 286.00 feet and a central angle of 90°00'00".

THENCE along the arc of said curve 449.25 feet, the long chord of which bears S26½15'42"W, 404.47 feet to the Point of Tangency of said curve.

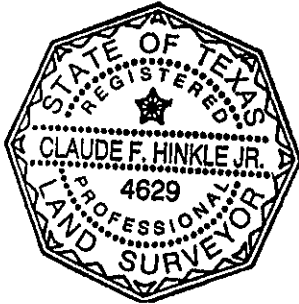
THENCE S18½44'18"E, 453.65 feet to a point on the South line of said 108.946 acre tract, for the Southeast corner of this tract.

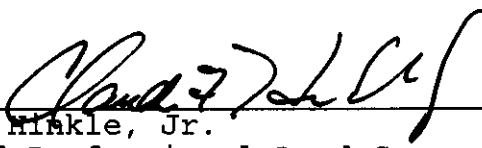
THENCE along the South line of said 108.946 acre tract, for the South line hereof, the following two (2) courses:

1. S79½22'50"W, 0.17 feet to an angle point of this tract.
2. S66½00'02"W, 64.10 feet to the POINT OF BEGINNING of the herein described tract, containing 3.344 acres of land more or less.

I Claude F. Hinkle, Jr., a REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that these field notes were prepared from existing records, supplemental surveys, and computations made by Austin Surveyors, and are true and correct to the best of my knowledge.

AUSTIN SURVEYORS  
P. O. Box 180243  
Austin, Texas 78718-0243

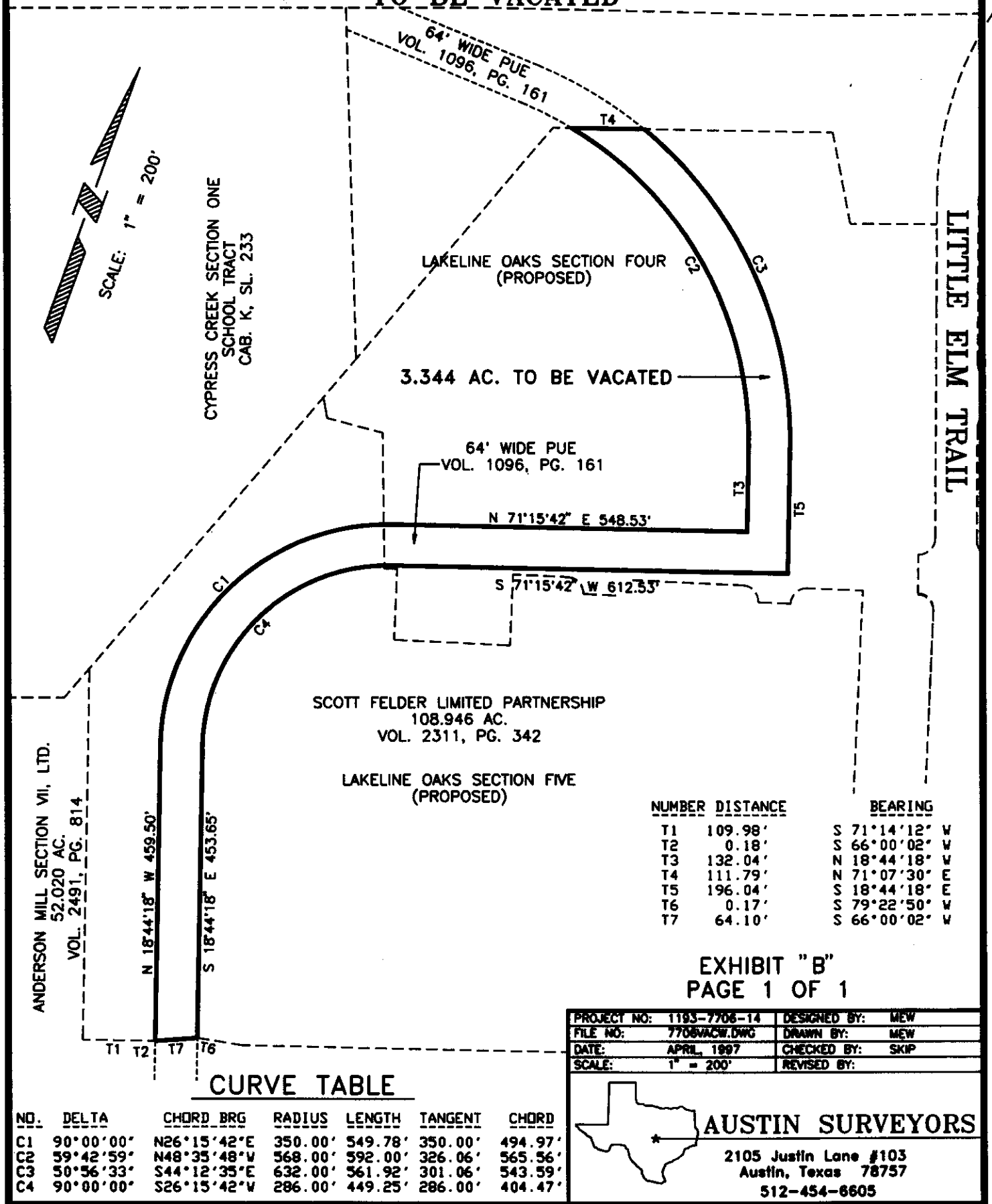


  
\_\_\_\_\_  
Claude F. Hinkle, Jr.  
Registered Professional Land Surveyor No. 4629

4-18-97  
\_\_\_\_\_  
Date

1193-7706-14  
7706VACW.DOC/MEW

# SKETCH TO ACCOMPANY FIELD NOTES FOR 3.344 AC. OF A 64' WIDE PUBLIC UTILITY EASEMENT TO BE VACATED



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## PUBLIC UTILITY EASEMENT

38806

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON: KNOW ALL MEN BY THESE PRESENTS:

That, Pringle Real Estate, Inc., acting herein by and through it's President, Wiley D. Pringle and Howard D. Pringle, Individually of the County of Travis and State of Texas hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) cash to Grantors in hand acknowledged and confessed and for which no lien or encumbrance expressed or implied, is retained, have this day Granted and Conveyed, and by these presents do Grant and Convey, unto the County of Williamson, State of Texas, an easement for the construction and maintenance of said Public Utilities in, upon and across the following described property, to-wit;

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

TO HAVE AND TO HOLD the same perpetually to the County of Williamson and its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing and maintaining said Public Utility Easement and for making connections therewith; all upon the condition that the County of Williamson will, at all times, after doing any work in connection therewith the construction or repair of said Public Utility Easement, restore the surface of said premises to the condition in which the same was found before such work was undertaken,

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IN WITNESS WHEREOF, Grantors have caused this instrument to be  
executed on this 10<sup>TH</sup> day of OCT., 1984, A.D.

Wiley D. Pringle  
Wiley D. Pringle, President  
Pringle Real Estate, Inc.

Howard D. Pringle  
Howard D. Pringle, Individual

## ACKNOWLEDGEMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, the undersigned, a Notary Public in and  
for said County and State, on this day personally appeared Wiley D. Pringle, known to  
me to be the person whose name is subscribed to the foregoing instrument and he  
acknowledged to me that he executed the same for the purposes and considerations  
therein expressed and in the capacity therein stated.

10th day of October, 1984, A.D.



JOYCE DOMEI  
Notary Public for the State of Texas  
My Commission Expires 2-11-85

Joyce Domei  
Print Name: Joyce Domei  
Notary Public in and for State of  
Travis County, Texas  
My Commission Expires: 2-11-85

## ACKNOWLEDGEMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, the undersigned, a Notary Public in and  
for said County and State, on this day personally appeared Howard D. Pringle, known to  
me to be the person whose name is subscribed to the foregoing instrument and he  
acknowledged to me that he executed the same for the purposes and considerations  
therein expressed and in the capacity therein stated.

10th day of October, 1984, A.D.

Joyce Domei  
Print Name: Joyce Domei  
Notary Public in and for State of  
Travis County, Texas  
My Commission Expires: 2-11-85



JOYCE DOMEI  
Notary Public for the State of Texas  
My Commission Expires 2-11-85



EXHIBIT "A"  
FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RACHEL SAUL SURVEY NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A SIXTY-FOUR FOOT (64') WIDE P.U.E. OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO PRINGLE REAL ESTATE, INC., OF RECORD IN VOLUME 546, PAGE 223, WILLIAMSON COUNTY, TEXAS DEED RECORDS, CENTERLINE OF SAID 64' WIDE P.U.E. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the northwest corner of said Pringle tract, for the PLACE OF BEGINNING of the herein described tract,

THENCE, S 87°00' E, 310.19 feet to a point of curvature,

THENCE, with a curve to the right, whose radius equals 600.00 feet, an arc distance of 714.89 feet and whose chord bears S 52°52' E, 673.34 feet to a point of tangency,

THENCE, S 18°44' E, 164.04 feet for an ell corner,

THENCE, S 71°16' W, 580.53 feet to a point of curvature,

THENCE, with a curve to the left, whose radius equals 318.00 feet, an arc distance of 499.51 feet and whose chord bears S 26°16' W, 449.72 feet to a point of tangency,

THENCE, S 18°44' E, 519.60 feet to a point of curvature,

THENCE, with a curve to the right, whose radius equals 332.00 feet, an arc distance of 521.50 feet and whose chord bears S 26°16' W, 469.52 feet to a point of tangency,

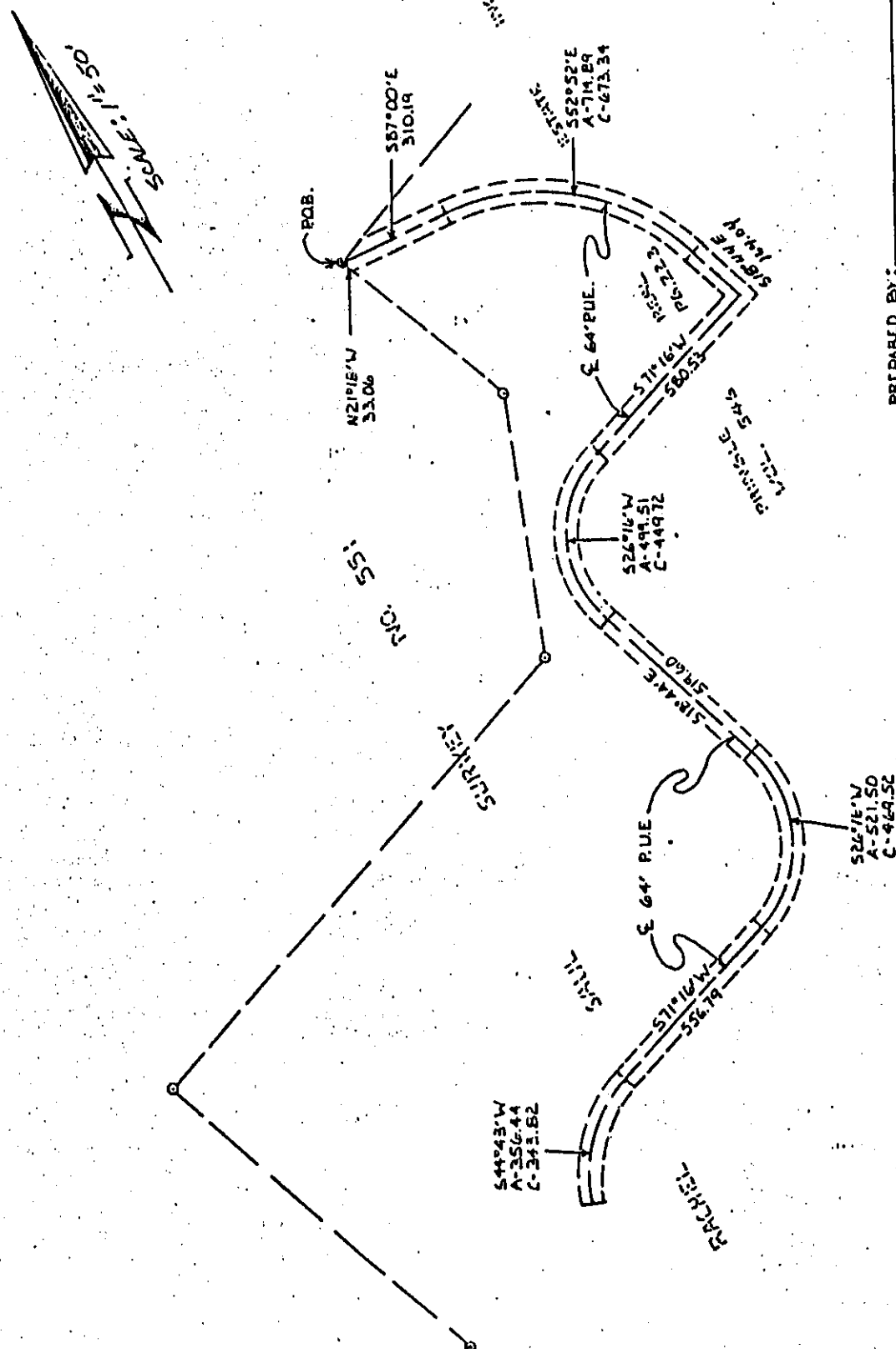
THENCE, S 71°16' W, 556.79 feet to a point of curvature,

THENCE, with a curve to the left, whose radius equals 384.61 feet, an arc distance of 356.44 feet and whose chord bears S 44°43' W, 343.82 feet to a point of termination in the centerline of Old Mill Road as dedicated in Cabinet \_\_\_\_\_, Slides \_\_\_\_\_, Williamson County, Texas Plat Records.

Prepared by: CARLSON & DIPPEL SURVEYING COMPANY  
2499 Capital of Texas Highway, Suite #105  
Austin, Texas 78746

HR/ccr  
Job No. 908  
10/01/84  
Revised 10/29/84

SKETCH TO ACCOMPANY FIELD NOTES FOR A CENTERLINE 64' PUE. OUT OF AND PART OF THE RACHEL SAUL SURVEY NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS.



PREPARED BY: CARLSON AND DUFFEL SURVEYING CO.  
2499 CAPITAL OF TEXAS HWY.  
AUSTIN, TEXAS 78746

806 #

FILED FOR RECORD

1984 NOV -5 PM 12: 58

James H. Blythe  
COUNTY CLERK  
WILLIAMSON COUNTY, KY



NOV 7 1984  
James S. Boydston  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS                      COUNTY OF WILLIAMSON  
I hereby certify that this instrument was FILED  
on the date and at the time stamped hereon  
by me; and was duly RECORDED, in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on

NOV 7 1984

AGENDA ITEM # 8

September 30, 1997

\*

Consider granting partial release of public utility easement of a 64 foot PUE out of the Rachel Saul Survey Abstract #551 pertaining to Lakeline Oaks, Section 5.

Moved: Commissioner Hays

Seconded: Commissioner Boatright

Motion: To grant partial release of public utility easement of a 64 foot PUE out of the Rachel Saul Survey Abstract #551 pertaining to Lakeline Oaks, Section 5.

Vote: Motion carried 4 - 0 With Judge Doerfler absent from dais.

< Clerk copy here >