

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

TERRELL TIMMERMANN, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, for as long as the Fee Simple Determinable Condition is satisfied, and if the Fee Simple Determinable Condition is not satisfied, that portion of the Property on which the Fee Simple Determinable Condition is not satisfied, and only such portion, will automatically revert, in accordance with the terms of the Fee Simple Determinable Condition, to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years.

FEE SIMPLE DETERMINABLE CONDITION: Within twelve years from the date of this conveyance, a roadway shall be constructed on the Property and accepted by the Grantee for maintenance. An affidavit signed by an authorized representative of Grantee stating that the

condition has been fulfilled on all or a portion of the Property (filed by Grantor, his heirs or assigns) during the first six months of the thirteenth year, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been fully satisfied, or satisfied as to the portion of the Property referenced in the affidavit, and Grantee and third parties may rely on it. Any portion of the Property on which the roadway has not been completed and accepted by Grantee for maintenance within such twelve year time period shall automatically revert to Grantor, his heirs or assigns, subject only to the following: (i) a reservation of easement, to Grantee for water, re-use water and sewer infrastructure which has been constructed underground beneath that portion of the Property, on which the construction of the roadway was not timely completed; and (ii) the encumbrances and exceptions that exist on the date of this conveyance. In the event contradictory affidavits are filed, unless Grantor, his heirs and assigns and Grantee can agree otherwise in writing, the determination as to whether the Fee Simple Determinable Condition has been met shall be made by a court of competent jurisdiction. In the event Grantee fails to timely file an affidavit of completion, title to the Property shall automatically revert to Grantor, his heirs or assigns. In the event that the Property, or any portion thereof, reverts to Grantor for any reason, the reservation of easement referenced in (i) above shall be memorialized at the request of Grantee by Grantor's execution of an instrument substantially similar to Exhibit "B", attached hereto and incorporated by reference. Grantee, at its expense, shall provide a survey of the exact location of utility facilities with a legal description that shall be attached to such easement.

Signature page to follow:

EXECUTED effective as of this the ____ day of _____, 2013.

GRANTOR:

TIMMERMANN

By: _____
(Name), (Title)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO before me on _____ by
_____(Name)_____, _____(Title)_____ of __ (company's name)____, a Texas
limited partnership.

Notary Public, State of Texas

AGREED AND ACCEPTED:

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

By: _____
Brandon E. Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

After recordation please return to: City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589,
Pflugerville, Texas 78691

EXHIBIT A

Legal Description of Property

DESCRIPTION OF 7.711 ACRE TRACT

DESCRIPTION OF 7.711 ACRES OR 335,876 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 129.137 ACRES IN A DEED TO TERRELL TIMMERMANN, OF RECORD IN DOCUMENT NO. 1999104399, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT TRACT DESCRIBED AS 136.450 ACRES IN A DEED TO TERRELL TIMMERMANN, OF RECORD IN DOCUMENT NO. 1999104396, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 7.771 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the south line of the northern remainder of said Timmermann 129.137 acre tract, and the north line of East Pflugerville Parkway, from which a 3/8" iron rod found at the northeast corner of Lot 1, North Pflugerville Estates Subdivision, Section Two, a subdivision of record in Document No. 200500294, Official Public Records, Travis County, Texas, bears N62°39'22"W 371.44 feet and N27°34'27"E 289.87 feet; and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,140,481.19 E=3,154,100.70;

THENCE, with the west line of this tract, crossing said Timmermann 129.137 acre tract and said Timmermann 136.450 acre tract, the following eleven (11) courses, numbered 1 through 11:

1. **N72°22'51"E 28.33 feet** to a 1/2" iron rod set with a plastic cap;
2. **N27°24'58"E 331.22 feet** to a 1/2" iron rod set with a plastic cap;
3. **N20°34'37"E 151.15 feet** to a 1/2" iron rod set with a plastic cap;
4. **N26°27'32"E 299.22 feet** to a 1/2" iron rod set with a plastic cap;
5. **N30°14'30"E 365.15 feet** to a 1/2" iron rod set with a plastic cap;
6. with a curve to the right, whose intersection angle is **31°47'06"**, a radius of **1,038.91 feet**, an arc distance of **576.34 feet**, the chord of which bears **N43°17'30"E 568.98 feet**, to a 1/2" iron rod set with a plastic cap;
7. **N55°23'08"E 181.95 feet** to a 1/2" iron rod set with a plastic cap;

8. **N59°10'02"E 99.74 feet** to a 1/2" iron rod set with a plastic cap;
9. **N61°24'01"E 436.29 feet** to a 1/2" iron rod set with a plastic cap;
10. with a curve to the left, whose intersection angle is **31°04'47"**, a radius of **965.00 feet**, an arc distance of **523.46 feet** the chord of which bears **N43°37'38"E 517.06 feet** to a 1/2" iron rod set with a plastic cap; and
11. **N28°05'15"E 1,086.95 feet** to a 5/8" iron rod found with cap at the northwest corner of this tract, same being in the north line of said Timmermann 136.450 acre tract and the southeast corner of Lot 19, Block 6, Stone Hill Town Center, Section Two, Phase One, a subdivision of record in Document No. 201100162, Official Public Records, Travis County, Texas, same being at the southwest corner of the terminus of Pfluger Farm Lane;

THENCE, with the north line of this tract and said Timmermann 136.450 acre tract, and the south terminus of Pfluger Farm Lane, **S61°57'01"E 70.00 feet** to a 5/8" iron rod found with cap at the northeast corner of this tract, the southeast corner of the of the terminus of Pfluger Farm Lane, and the southwest corner of Lot 20, Block 5, of said Stone Hill Town Center, Section Two, Phase One, from which a 5/8" iron rod found with cap at the southeast corner of said Lot 20, Block 5 and the southwest corner of Lot 15, Block 5, Stone Hill Town Center, a subdivision of record in Document No. 200700201, Official Public Records, Travis County, Texas, bears **S61°57'01"E 154.00 feet**;

THENCE, with the east line of this tract, crossing said Timmermann 136.450 acre tract and said Timmermann 129.137 acre tract, the following eleven (11) courses, numbered 1 through 11:

1. **S28°05'15"W 1,087.00 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the right, whose intersection angle is **31°05'40"**, a radius of **1,035.00 feet**, an arc distance of **561.70 feet**, the chord of which bears **S43°38'05"W 554.83 feet** to a 1/2" iron rod set with a plastic cap;
3. **S56°16'35"W 436.24 feet** to a 1/2" iron rod set with a plastic cap;
4. **S62°02'13"W 99.87 feet** to a 1/2" iron rod set with a plastic cap;
5. **S61°22'38"W 181.53 feet** to a 1/2" iron rod set with a plastic cap;

6. with a curve to the left, whose intersection angle is $31^{\circ}47'17''$, a radius of **954.20 feet**, an arc distance of **529.39 feet**, the chord of which bears **S43°17'48"W 522.63 feet** to a 1/2" iron rod set with a plastic cap;
7. **S24°44'51"W 365.10 feet** to a 1/2" iron rod set with a plastic cap;
8. **S30°17'11"W 299.55 feet** to a 1/2" iron rod set with a plastic cap;
9. **S31°58'56"W 150.74 feet** to a 1/2" iron rod set with a plastic cap;
10. **S27°24'58"W 330.95 feet** to a 1/2" iron rod set with a plastic cap; and
11. **S17°37'09"E 28.29 feet** to a 1/2" iron rod set with a plastic cap at the southeast corner of this tract, same being in the south line of the northern remainder of said Timmermann 129.137 acre tract and the north line of East Pflugerville Parkway, from which a 1/2" iron rod found with cap bears **S62°39'22"E 525.19 feet**;

THENCE, with the south line of this tract and northern remainder of said Timmermann 129.137 acre tract, and the north line East Pflugerville Parkway, **N62°39'22"W 110.04 feet** to the POINT OF BEGINNING, and containing 7.711 acres, or 335,876 square feet, more or less, contained within these metes and bounds.

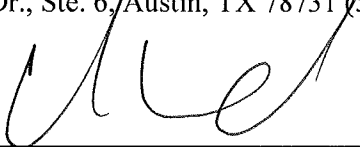
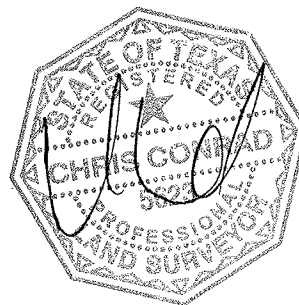
Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

01/18/13

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2013/Pflugger Farm Lane/7.711 ROW

Issued 01/18/13

AUSTIN GRID Q-38, Q-39 & R-39
TCAD # 02-7541-01-18 & 02-7541-01-33

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

RE: CITY OF PFLUGERVILLE

H. BLESSING SURVEY NO. 3
ABSTRACT NO. 99

TERREL TIMMERMAN
DOC. 1999104399
O.P.R.T.C.
REMAINDER OF
(129.137 AC.)

APPROXIMATE SURVEY LINE

EAST PFLUGERVILLE PARKWAY
(115' R.O.W.)

NORTH PFLUGERVILLE ESTATES
SUBDIVISION, SECTION TWO
DOC. 200500294, O.P.R.T.C.

LOT 1

(S30°01'03"W 289.65')
S27°34'27"W 289.87'

3/8"

SCALE 1" = 100'

TERRELL TIMMERMANN
DOC. 1999104399
O.P.R.T.C.
REMAINDER OF
(129.137 AC.)

P.O.B.
GRID COORDINATES
N=10,140,481.19
E=3,154,100.70

N27°24'58"E 331.22'

N20°34'37"E
151.15'

PROPOSED
RIGHT-OF-WAY
7.711 AC. OR
335,876 SQ. FT.

S27°24'58"W 330.95'

S31°58'56"W
150.74'

(S62°39'43"E 1006.67')

S62°39'22"E 525.19'

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

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

MATCH SHEET 5 OF 9

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63

SURVEYED BY: ISSUED: 01/18/13
PAGE 4 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

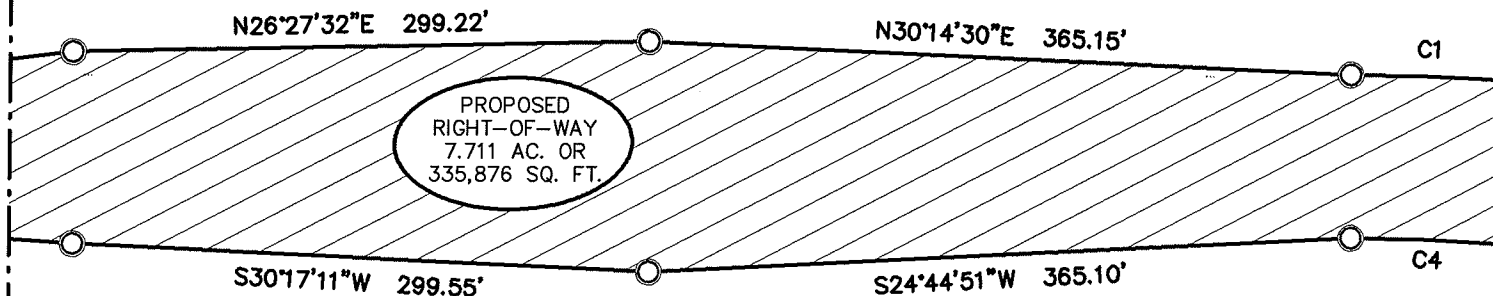
SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
 T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

RE: CITY OF PFLUGERVILLE

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



SCALE 1" = 100'



PROPOSED
 RIGHT-OF-WAY
 7.711 AC. OR
 335,876 SQ. FT.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

TERRELL TIMMERMANN
 DOC. 1999104399
 O.P.R.T.C.
 REMAINDER OF
 (129.137 AC.)

LINE TABLE

LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63

MATCH SHEET 4 OF 9

MATCH SHEET 6 OF 9

SURVEYED BY: ISSUED: 01/18/13
 PAGE 5 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
 OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
 T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

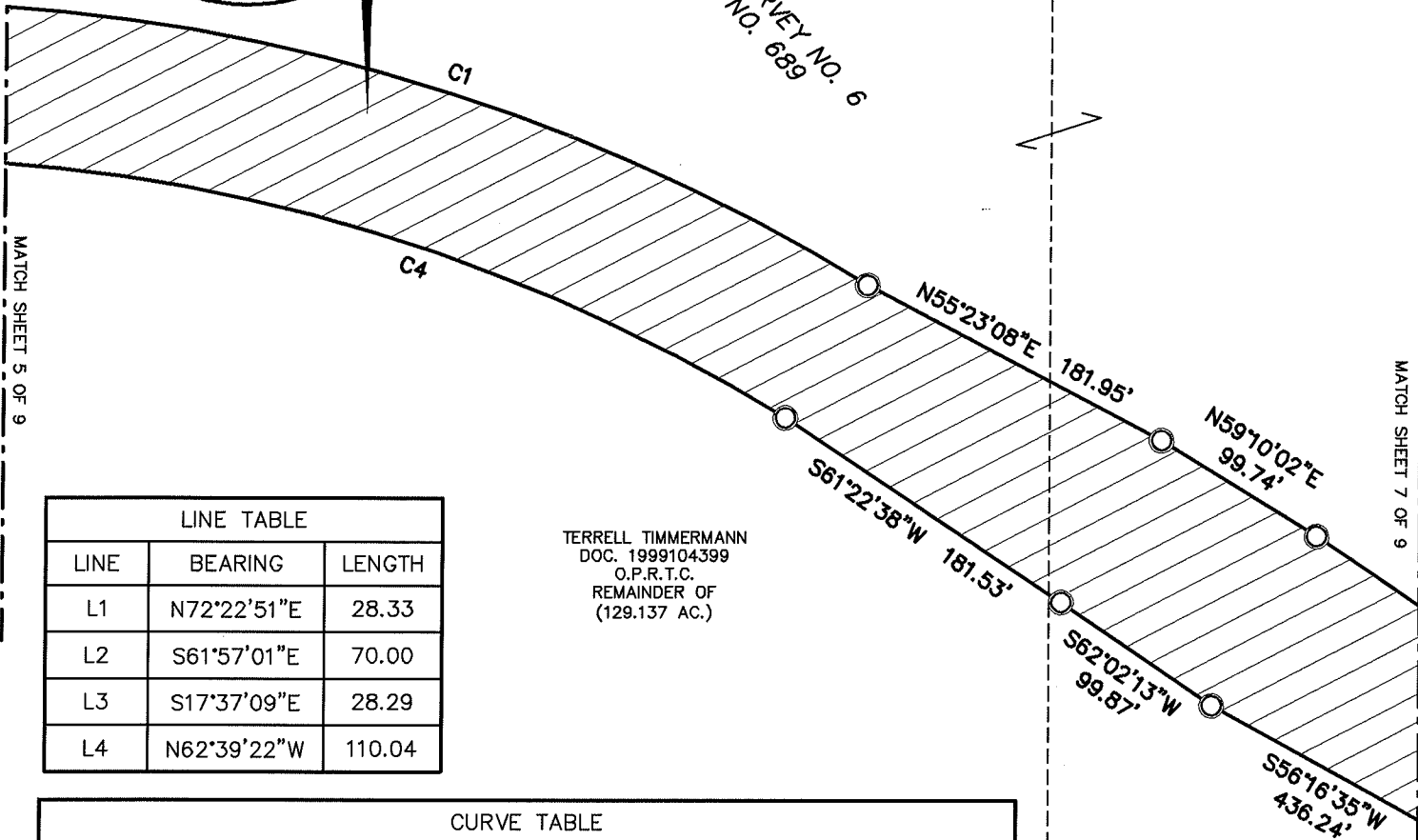
RE: CITY OF PFLUGERVILLE



SCALE 1" = 100'

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

PROPOSED
 RIGHT-OF-WAY
 7.711 AC. OR
 335,876 SQ. FT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04

TERRELL TIMMERMANN
 DOC. 1999104399
 O.P.R.T.C.
 REMAINDER OF
 (129.137 AC.)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63

TERRELL TIMMERMANN
 DOC. 1999104396
 O.P.R.T.C.
 REMAINDER OF
 (136.450 AC.)

LEGEND

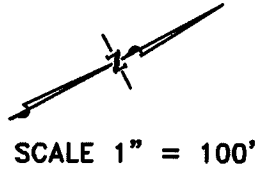
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: ISSUED: 01/18/13
 PAGE 6 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

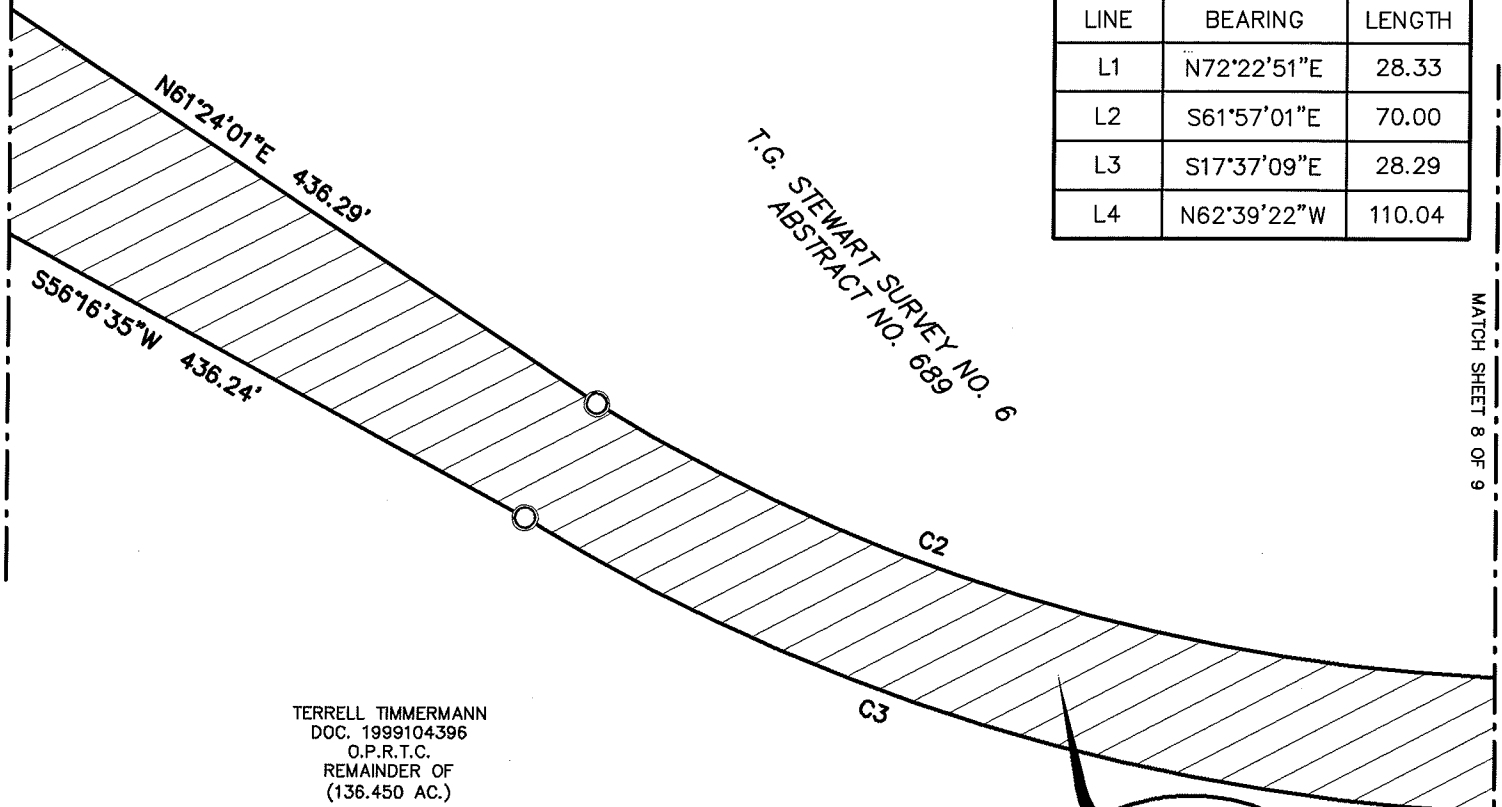
RE: CITY OF PFLUGERVILLE



MATCH SHEET 6 OF 9

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04



MATCH SHEET 8 OF 9

TERRELL TIMMERMANN
DOC. 1999104396
O.P.R.T.C.
REMAINDER OF
(136.450 AC.)

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY:

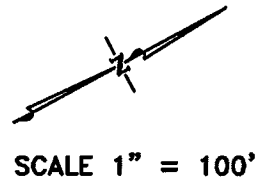
ISSUED: 01/18/13
PAGE 7 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

RE: CITY OF PFLUGERVILLE

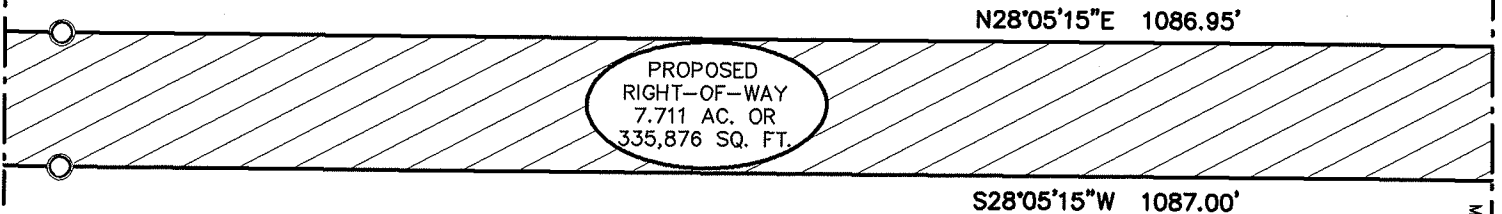
T.G. STEWART SURVEY NO. 6
ABSTRACT NO. 689



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63

MATCH SHEET 7 OF 9



MATCH SHEET 9 OF 9

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

TERRELL TIMMERMANN
DOC. 1999104396
O.P.R.T.C.
REMAINDER OF
(136.450 AC.)

SURVEYED BY: ISSUED: 01/18/13
PAGE 8 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
OF 7.711 AC. OR 335,876 SQ. FT. OF LAND OUT OF
T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

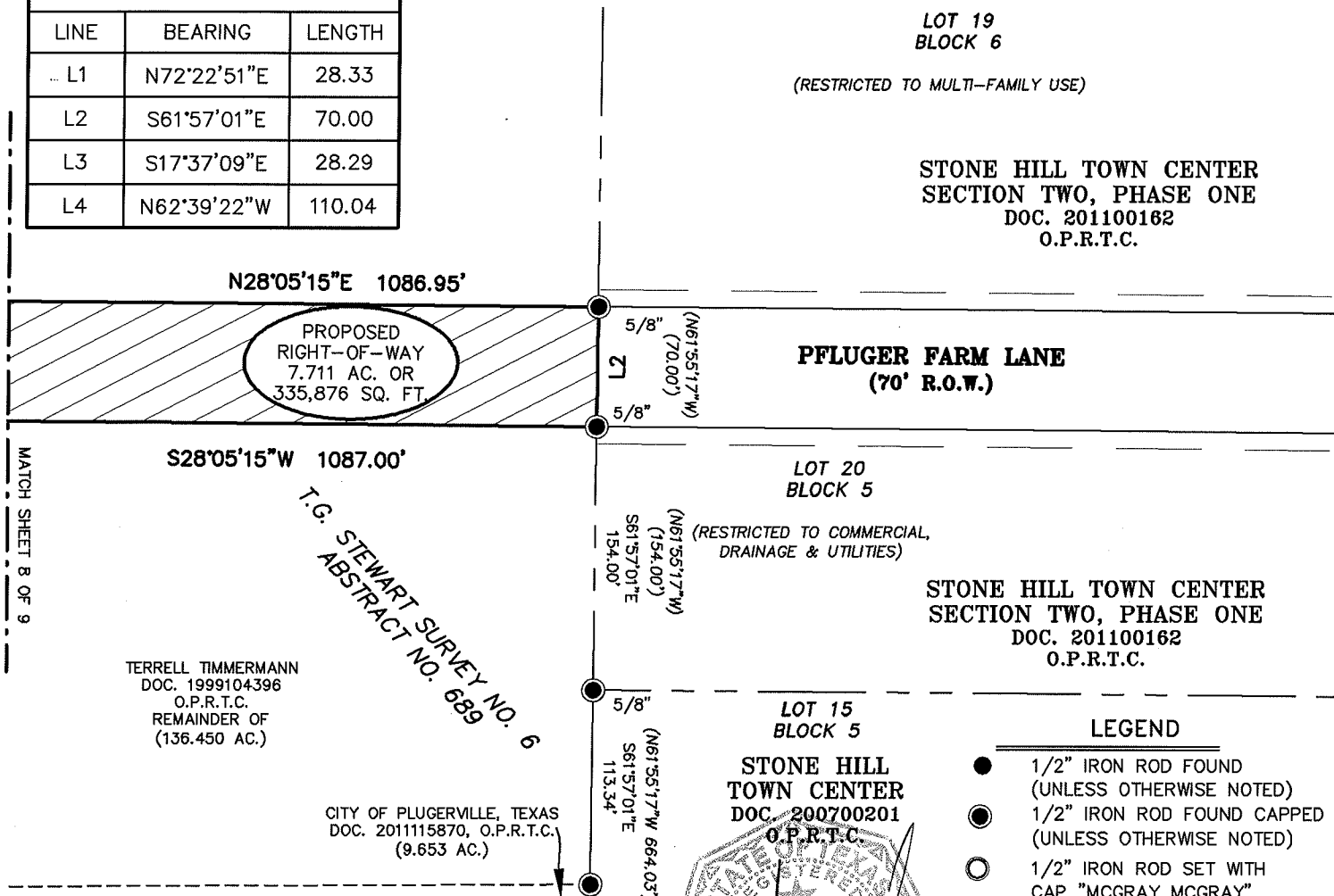
RE: CITY OF PFLUGERVILLE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	576.34	1038.91	31°47'06"	295.80	N43°17'30"E	568.98
C2	523.46	965.00	31°04'47"	268.34	N43°37'38"E	517.06
C3	561.70	1035.00	31°05'40"	287.95	S43°38'05"W	554.83
C4	529.39	954.20	31°47'17"	271.70	S43°17'48"W	522.63



SCALE 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°22'51"E	28.33
L2	S61°57'01"E	70.00
L3	S17°37'09"E	28.29
L4	N62°39'22"W	110.04



MATCH SHEET 8 OF 9

TERRELL TIMMERMANN
DOC. 1999104396
O.P.R.T.C.
REMAINDER OF
(136.450 AC.)

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

CITY OF PFLUGERVILLE, TEXAS
DOC. 201115870, O.P.R.T.C.
(9.653 AC.)

LOT 19
BLOCK 6

(RESTRICTED TO MULTI-FAMILY USE)

STONE HILL TOWN CENTER
SECTION TWO, PHASE ONE
DOC. 201100162
O.P.R.T.C.

**PFLUGER FARM LANE
(70' R.O.W.)**

LOT 20
BLOCK 5

(RESTRICTED TO COMMERCIAL,
DRAINAGE & UTILITIES)

STONE HILL TOWN CENTER
SECTION TWO, PHASE ONE
DOC. 201100162
O.P.R.T.C.

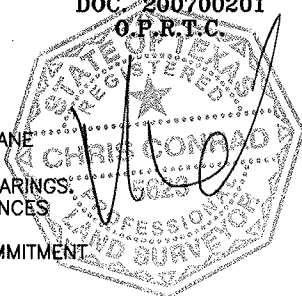
LOT 15
BLOCK 5

STONE HILL
TOWN CENTER
DOC. 200700201
O.P.R.T.C.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY" CALCULATED POINT
- △ (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

NOTES:
1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR EASEMENT REPORT.



Chris Conrad

01/18/13

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 02-7541-01-18 & 02-7541-01-33

M:\LJA~12-112~Pfluger Farms Lane Project\DWG\Parcels\Right-of-Way.dwg

SURVEYED BY:

ISSUED: 01/18/13
PAGE 9 OF 9



**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: Q-38, Q-39 & R-39 JOB NO.: 12-112

EXHIBIT B

Public Utility Easement

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.

PUBLIC UTILITY EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

TERRELL TIMMERMANN (“Grantor”), 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 (“Easement”) upon and across the property of Grantor which is more particularly described on Exhibit ”A”, attached hereto and incorporated herein by reference (“Easement Tract”).

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below.

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 all validly existing restrictions, covenants, conditions, easements, royalty and mineral reservations, and all other matters of record, if any, affecting the Property, by or through Grantor but not otherwise.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for water, re-use water and sewer public utility purposes for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public utility facilities or connections thereto and for no other purpose.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the public utility facilities. Public utilities include but are not limited to water, re-use water, and wastewater lines. Grantee shall promptly restore the Property to its original condition after any construction or repairs.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive.

MAINTENANCE/USE:

Grantee shall maintain the surface area of the Easement Property. Grantor shall have the right to access the utility facilities, provided such access complies with the City of Pflugerville subdivision and/or site plan application process and shall have the right to use the surface of the Property for any purpose which does not conflict with the subsurface use, including but not limited to landscaping, parking, driveways, signage and roadways but not buildings.

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 in whole or in part by Grantee or Grantor.

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

GRANTOR:

TIMMERMANN

By: _____

AGREED AND ACCEPTED:

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

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__, by
_____, an individual residing in Travis County, Texas.

Notary Public Signature

(seal)

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__, 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)

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