

LEGAL DESCRIPTION

BEING a 0.0011 acre (47 sq. ft.) tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162, City of Pflugerville, Travis County, Texas, being a portion of Lot 3F-1 of the Replat of the Replat of Lot 3F – Renewable Energy Park subdivision plat recorded in Document No. 202300203 of the Official Public Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 15508 Impact Way LLC in Document No. 2023139059 of the Official Public Records of Travis County, Texas; said 0.0011 acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a 1/2-inch iron rod found rod with cap stamped "Inland 4933" found for the westernmost corner of the said Lot 3F-1, for a corner of the remaining portion of a called 17.800 acre tract of land described in that Notice of Lis Pendens to Travis County, Texas in Document No. 1999122493 of the Official Public Records of Travis County, Texas, for a corner of a 30 foot wide Wastewater Easement described in Document No. 201100199 of the Official Public Records of Travis County, Texas, from which a 2.5-inch aluminum disk marked "Travis County" found on the northern line of a called 339.82 acre tract of land described in that General Warranty Deed to Travis County, Texas in Volume 13131, Page 3751 of the Real Property Records of Travis County, Texas, for the southwestern corner of the said 30 foot wide Wastewater Easement, for the southeastern corner of the said 17.800 acre tract, for the southwestern corner of the said Lot 3F-1 bears South 17°06'05" East a distance of 563.34 feet;

THENCE: North 51°15'18" East a distance of 24.60 feet across the said Lot 3F-1, across the said 30 foot wide Wastewater Easement to a calculated point on the northern line of the said 30 foot wide Wastewater Easement for the southeastern corner of a 10 foot wide Public Utility Easement as shown on the Replat of Lot 3 – Renewable Energy Park subdivision plat recorded in Document No. 201300023 of the Official Public Records of Travis County, Texas, for the POINT OF BEGINNING and the southwestern corner of this herein described tract;

THENCE: North 28°17'49" East a distance of 9.64 feet continuing across the said Lot 3F-1, along the eastern line of the said 10 foot wide Public Utility Easement to a calculated point for the northernmost corner of this herein described tract;

THENCE: South 17°07'42" East a distance of 13.73 feet continuing across the said Lot 3F-1 to a calculated point for a corner of the said 30 foot wide Wastewater Easement, for the southeastern corner of this herein described tract;

THENCE: North 61°40'58" West a distance of 9.78 feet continuing across the said Lot 3F-1, along the northern line of the said 30 foot wide Wastewater Easement to the POINT OF BEGINNING and CONTAINING an area of 0.0011 acres (47 sq. ft.) of land.

Bearing Basis:

All bearings shown are based on Texas Coordinate System, Central Zone, NAD 83. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000915541, Units: U.S. Survey Feet.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

02-02-2026

Date



LEGAL DESCRIPTION

BEING a 0.2337 acre (10,179 sq. ft.) tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162, City of Pflugerville, Travis County, Texas, being a portion of Lot 3F-1 of the Replat of the Replat of Lot 3F – Renewable Energy Park subdivision plat recorded in Document No. 202300203 of the Official Public Records of Travis County, Texas, being the same property described in that Special Warranty Deed with Vendor's Lien to 15508 Impact Way LLC in Document No. 2023139059 of the Official Public Records of Travis County, Texas; said 0.2337 acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a 2.5-inch aluminum disk marked "Travis County" found on the northern line of a called 339.82 acre tract of land described in that General Warranty Deed to Travis County, Texas in Volume 13131, Page 3751 of the Real Property Records of Travis County, Texas, for the southwestern corner of a 30 foot wide Wastewater Easement described in Document No. 201100199 of the Official Public Records of Travis County, Texas, for the southeastern corner of the remaining portion of a called 17.800 acre tract of land described in that Notice Of Lis Pendens to Travis County, Texas in Document No. 1999122493 of the Official Public Records of Travis County, Texas, the southwestern corner of the said Lot 3F-1, from which a 1/2-inch iron rod found rod with cap stamped "Inland 4933" found for the westernmost corner of the said Lot 3F-1, for a corner of the said 17.800 acre tract bears North 17°06'05" West a distance of 563.34 feet;

THENCE: North 50°23'17" East a distance of 32.47 feet across the said Lot 3F-1, across the said 30 foot wide Wastewater Easement to a calculated point for a corner of the said 30 foot wide Wastewater Easement, for the POINT OF BEGINNING and the southwestern corner of this herein described tract;

THENCE: North 17°07'42" West continuing across the said Lot 3F-1, along the northern line of the said 30 foot wide Wastewater Easement passing at a distance of a corner of the said 30 foot wide Wastewater Easement, continuing for **a distance in all of 566.75 feet** to a calculated point on the eastern line of a 10 foot wide Public Utility Easement as shown on the Replat of Lot 3 – Renewable Energy Park subdivision plat recorded in Document No. 201300023 of the Official Public Records of Travis County, Texas for the northwestern corner of this herein described tract;

THENCE: North 28°17'49" East a distance of 14.04 feet continuing across the said Lot 3F-1, along the eastern line of the said 10 foot wide Public Utility Easement to a calculated point for the northernmost corner of this herein described tract;

THENCE: continuing across the said Lot 3F-1 the following courses and distances;

1. South 17°07'42" East a distance of 572.47 feet to a calculated point;
2. South 62°05'44" East a distance of 449.03 feet to a calculated point on the southeastern line of the said Lot 3F-1, the northwestern line of Lot 3F-2 of the said Replat of the Replat of Lot 3F – Renewable Energy Park subdivision for the northeastern corner of this herein described tract;

THENCE: South 57°21'29" West a distance of 11.48 feet along the southeastern line of the said Lot 3F-1, the northwestern line of the said Lot 3F-2 to a calculated point on the northern line of the said 30 foot wide Wastewater Easement for the southeastern corner of this herein described tract;

THENCE: North 62°05'44" West a distance of 447.52 feet across the said Lot 3F-1, along the northern line of the said 30 foot wide Wastewater Easement to the POINT OF BEGINNING and CONTAINING an area of 0.2337 acres (10,179 sq. ft.) of land.

Bearing Basis:

All bearings shown are based on Texas Coordinate System, Central Zone, NAD 83. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0000915541, Units: U.S. Survey Feet.

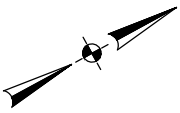


Rex L. Hackett
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02-02-2026

Date





SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°15'18" E	24.60'
L2	N 28°17'49" E	9.64'
L3	S 17°07'42" E	13.73'
L4	N 61°40'58" W	9.78'
L5	N 28°17'49" E	14.04'
L6	S 57°21'29" W	11.48'
L7	N 50°23'17" E	32.47'

TRAVIS COUNTY, TEXAS
NOTICE OF LIS PENDENS
REMAINDER OF A CALLED
17.800 ACRES
DOC. NO. 1999122493
O.P.R.T.C.T.

WASTEWATER EASEMENT
DOC. NO. 2012005878
O.P.R.T.C.T.

P.O.C.
UTILITY EASEMENT
FOUND
1/2-INCH IRON ROD WITH
CAP STAMPED "INLAND 4933"

P.O.B.
UTILITY EASEMENT

10' PUBLIC
UTILITY EASEMENT
DOC. NO. 201300023
O.P.R.T.C.T.

SEE DETAIL "A"

TRAVIS COUNTY, TEXAS
GENERAL WARRANTY DEED
CALLED 339.82 ACRES
VOL. 13131, PG. 03751
O.P.R.T.C.T.

P.O.B.
TEMPORARY
CONSTRUCTION
EASEMENT

P.O.C.
TEMPORARY
CONSTRUCTION
EASEMENT
FOUND
2.5-INCH ALUMINUM DISK
LABELED "TRAVIS COUNTY"

30' WASTEWATER EASEMENT
DOC. NO. 201100199
O.P.R.T.C.T.

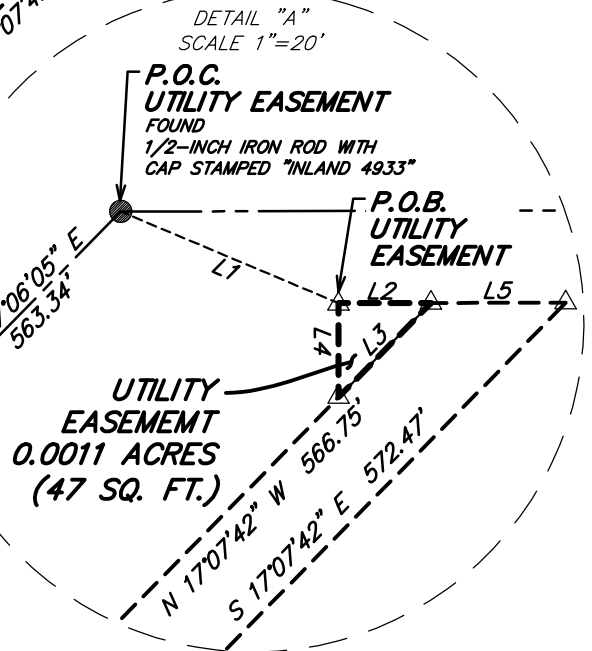
LOT 3F-1
FINAL PLAT REPLAT OF THE
REPLAT OF LOT
3F-RENEWABLE ENERGY PARK
DOC. NO. 202300203
O.P.R.T.C.T.

15508 IMPACT WAY LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
DOC. NO. 2023139059
O.P.R.T.C.T.

LOT 3F-2
FINAL PLAT REPLAT
OF THE REPLAT OF
LOT 3F-RENEWABLE
ENERGY PARK
CALLED 8.818 ACRES
DOC. NO. 202300203
O.P.R.T.C.T.

TEMPORARY CONSTRUCTION
EASEMENT
0.2337 ACRES
(10,179 SQ. FT.)

WILLIAM CALDWELL SURVEY NO. 66,
ABSTRACT NO. 162



LEGEND

- IRON ROD FOUND
- ⊙ DISK MONUMENT FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- DOC. NO. DOCUMENT NUMBER
- SQ. FT. SQUARE FEET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

02/02/2026

Re



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
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