

EXHIBIT “ ___ ”

0.0643 Acre WE
Waterline Easement
William Caldwell Survey No. 66, Abstract No. 162
Travis County, Texas

DESCRIPTION FOR A 0.0643 OF ONE ACRE
WATERLINE EASEMENT

DESCRIPTION OF A 0.0643 OF ONE ACRE (2,801 SQUARE FOOT) EASEMENT CONSISTING OF THREE PARTS, OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3F, REPLAT OF LOT 3C – RENEWABLE ENERGY PARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300274, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3F BEING A PORTION OF THAT DESCRIBED AS 121.790 ACRES CONVEYED TO PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION BY SPECIAL WARRANTY DEED DATED NOVEMBER 21, 2008, AS RECORDED IN DOCUMENT NO. 2008190659, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0643 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0222 Ac. (967 Sq. Ft.)

BEGINNING at a calculated point at the southeast corner of this easement, being in the west line of a 40 foot wide waterline easement recorded in Document No. 2003229823, Official Public Records, Travis County, Texas, the west line of a 80 foot wide public drainage easement recorded in said Document No. 201300274, and also being in the north line of a 30 foot wide wastewater easement recorded in Document No. 201100199, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Surface Coordinates of N=10,125,129.94, E=3,162,186.39, from which a 1/2-inch iron rod with “Inland 4933” cap found in the south line of said Lot 3F and said Pflugerville Community Development tract, being at the northwest corner of that tract described as 17.693 acres conveyed to the State of Texas by Deed, as recorded in Document No. 2004188029, Official Public Records, Travis County, Texas, bears South 27°15’37” West 70.00 feet, and North 62°12’57” West 600.97 feet, and from which a 1/2-inch iron rod found at the southwest corner of said 17.693 acre State of Texas tract bears South 27°37’36” West 513.46 feet;

1) THENCE, along the south line of this easement, and the north line of said 30 foot wastewater easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 62°12’30” West 10.00 feet** to a calculated point at the southwest corner of this easement;

- 2) THENCE, along the west line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 27°15'37" East 96.66 feet** to a calculated point at the northwest corner of this easement;
- 3) THENCE, along the north line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 62°12'30" East 10.00 feet** to a calculated point at the northeast corner of this easement, being in the west line of said 80 foot wide public drainage easement, and the west line of a 40 foot waterline easement recorded in Document No. 2005055384, Official Public Records, Travis County, Texas;a
- 4) THENCE, along the east line of this easement, the west line of said 80 foot wide public drainage easement, partially along the west line of said 40 foot wide waterline easement (Document No. 2005055384), and partially along the west line of said 40 foot wide waterline easement (Document No. 2003229823), crossing said Lot 3F and said Pflugerville Community Development tract, **South 27°15'37" West 96.66 feet** to the POINT OF BEGINNING and containing 0.0222 of one acre (967 square feet) of land within these metes and bounds.

PART 2 0.0329 Ac. (1,434 Sq. Ft.)

BEGINNING at a calculated point at the northwest corner of this easement, being in the west line of a 30 foot wide access and wastewater easement recorded in said Document No. 201100199, said POINT OF BEGINNING having Surface Coordinates of N=10,125,534.58, E=3,162,383.64, from which a 3/8-inch iron rod found at the northeast corner of said Lot 3F and said Pflugerville Community Development tract, being the southeast corner of Lot 3E, in said Replat of Lot 3C – Renewable Energy Park, also being in the existing west right-of-way line of State Highway 130 (varying width), bears North 14°09'40" West 390.15 feet, and North 87°57'47" East 69.98 feet;

- 1) THENCE, along the north line of this easement, and the west line of said 30 foot wide access and wastewater easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 14°09'40" East 15.12 feet** to a calculated point at the northeast corner of this easement, being in the west line of said 40 foot wide waterline easement (Document No. 2005055384);
- 2) THENCE, along the east line of this easement, and the west line of said 40 foot waterline easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 27°15'37" West 137.74 feet** to a calculated point at the southeast corner of this easement;

- 3) THENCE, along the south line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 62°32'21" West 10.00 feet** to a calculated point at the southwest corner of this easement;
- 4) THENCE, along the west line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 27°15'37" East 149.04 feet** to the POINT OF BEGINNING and containing 0.0329 of one acre (1,434 square feet) of land within these metes and bounds.

PART 3 0.0092 Ac. (400 Sq. Ft.)

BEGINNING at the southeast corner of this easement, being the southwest corner of said 40 foot wide waterline easement (Document No. 2003229823), and at a corner in the south line of said 30 foot wide wastewater easement, also being in the south line of said Lot 3F and said Pflugerville Community Development tract, and the north line of that tract described as 339.82 acres (Exhibit "A" – Tract "A") conveyed to Travis County, Texas by General Warranty Deed, as recorded in Volume 13131, Page 3751, Real Property Records, Travis County, Texas, said POINT OF BEGINNING having Surface Coordinates of N=10,125,366.49, E=3,161,587.25, from which a 1/2-inch iron rod with "Inland 4933" cap found at the northeast corner of said 339.82 acre State of Texas tract, being the northwest corner of said 17.693 acre State of Texas tract, also being in the south line of said Lot 3F and said Pflugerville Community Development tract, bears South 62°12'57" East 40.00 feet;

- 1) THENCE, along the south line of this easement, said Lot 3F and said Pflugerville Community Development tract, the south line of said 30 foot wide wastewater easement, and the north line of said 339.82 acre Travis County tract, **North 62°12'57" West 10.00 feet** to a calculated point at the southwest corner of this easement;
- 2) THENCE, along the west line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 27°37'36" East 40.00 feet** to a calculated point at the northwest corner of this easement;
- 3) THENCE, along the north line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 62°12'57" East 10.00 feet** to a calculated point at the northeast corner of this easement, being a corner in the west line of said 40 foot wide waterline easement, and a corner in the east line of said 30 foot wide wastewater easement;

0.0643 Acre WE

4) THENCE, along the east line of this easement, the east line of said 30 foot wastewater easement, and the west line of said 40 foot wide waterline easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 27°37'36" West 40.00 feet** to the POINT OF BEGINNING and containing 0.0092 of one acre (400 square feet) of land within these metes and bounds.

PART 1 0.0222 Ac. 967 Sq. Ft.
PART 2 0.0329 Ac. 1,434 Sq. Ft.
PART 3 0.0092 Ac. 400 Sq. Ft.
TOTAL 0.643 Ac. 2,801 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

04/03/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

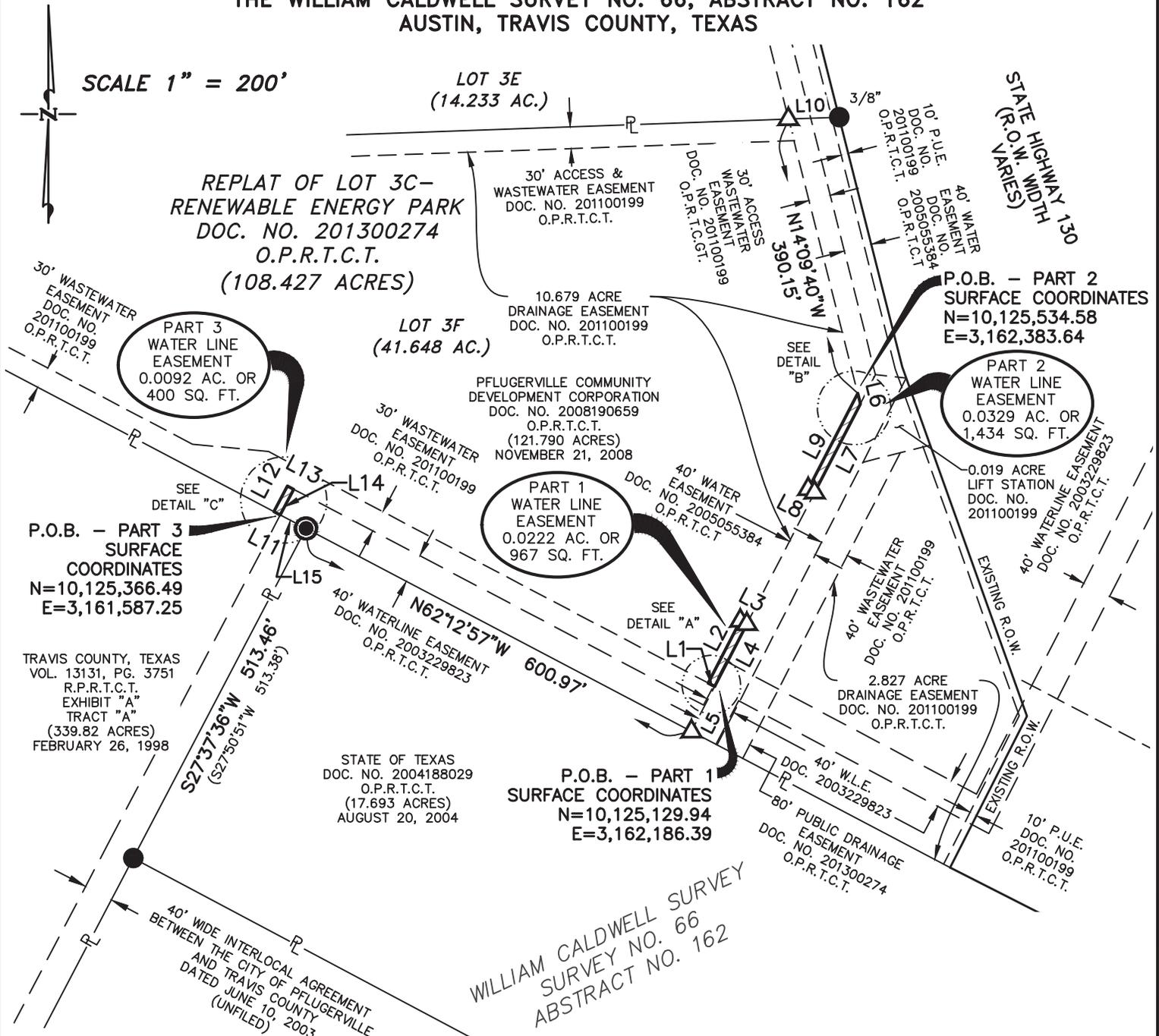
M:\F&N~22-009~Pville Raw Water Line\Description\0.0643 Ac Pville Cmnty WE-Rev2

Issued 01/13/2023; Revised 07/10/2023; 04/03/2024

AUSTIN GRID R-34 & R-35
TCAD# 0262490102

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0643 AC. OR 2,801 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON ROD WITH CAP STAMPED "INLAND 4933" FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

TCAD# 0262490102

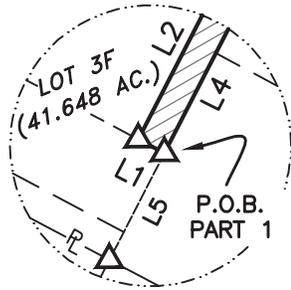
SURVEYED BY:

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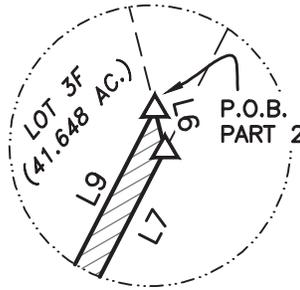
**McGRAY & McGRAY
LAND SURVEYORS, INC.**

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AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

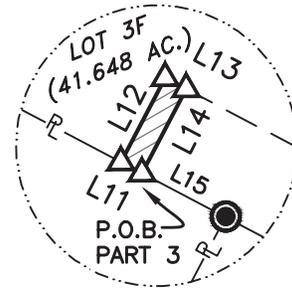
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DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



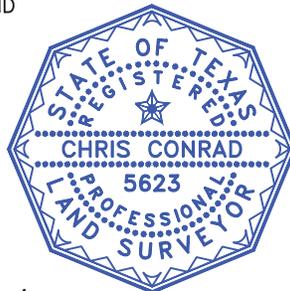
DETAIL "C"
NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N62°12'30"W	10.00'
L2	N27°15'37"E	96.66'
L3	S62°12'30"E	10.00'
L4	S27°15'37"W	96.66'
L5	S27°15'37"W	70.00'
L6	S14°09'40"E	15.12'
L7	S27°15'37"W	137.74'
L8	N62°32'21"W	10.00'
L9	N27°15'37"E	149.04'
L10	N87°57'47"E	69.98'
L11	N62°12'57"W	10.00'
L12	N27°37'36"E	40.00'
L13	S62°12'57"E	10.00'
L14	S27°37'36"W	40.00'
L15	S62°12'57"E	40.00'

NOTES:
 1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
 2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

04/03/2024

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
 Note: There is a description to accompany this plat.



REVISED: 04-03-2024

REVISED: 07-10-2023

TCAD# 0262490102

ISSUED: 01-13-2023

SURVEYED BY:

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