

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" and Exhibit "B", 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.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for public utility purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public utility facilities and related appurtenances, or making 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 and related appurtenances. Public utilities include but are not limited to water, wastewater, electrical lines, gas lines, telecommunications and cable television services.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be non-exclusive, and Grantor may dedicate all or any portions of the Easement Tracts to any utility so long as such dedication and use recognizes, accepts and does not unreasonably interfere or conflict with the use of the Easement Tract by Grantee for the purposes, uses and rights herein provided. Grantor may use the Easement Tract in any manner that is not inconsistent with this Easement.

MAINTENANCE:

Grantor shall maintain the surface area or the Easement Property, which shall include but shall not be limited to regular mowing.

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.

In witness whereof, this instrument is executed this _____ day of _____, 2013.

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 _____, 2013, 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 _____, 2013, 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

DESCRIPTION OF 0.692 ACRE TRACT

DESCRIPTION OF 0.692 OF ONE ACRE OR 30,159 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 0.692 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 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 635.23 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 south line of this tract and said northern remainder of said Timmermann 129.137 acre tract, and the north line of East Pflugerville Parkway, **N62°39'22"W 14.15 feet** to a calculated point at the southwest corner of this tract, 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 357.29 feet and N27°34'27"E 289.87 feet;

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 34.21 feet** to a calculated point;
2. **N27°24'58"E 326.50 feet** to a calculated point;
3. **N20°36'11"E 151.73 feet** to a calculated point;
4. **N26°27'32"E 299.22 feet** to a calculated point;
5. **N30°14'30"E 365.15 feet** to a calculated point;

6. with a curve to the right, whose intersection angle is **31°45'03"**, a radius of **1,050.00 feet**, an arc distance of **581.87 feet**, the chord of which bears **N43°17'30"E 574.45 feet**, to a calculated point;
7. **N55°23'08"E 181.95 feet** to a calculated point;
8. **N59°10'02"E 99.74 feet** to a calculated point;
9. **N61°24'01"E 436.29 feet** to a calculated point;
10. with a curve to the left, whose intersection angle is **31°04'47"**, a radius of **955.00 feet**, an arc distance of **518.03 feet** the chord of which bears **N43°37'38"E 511.70 feet** to a calculated point; and
11. **N28°05'15"E 25.64 feet** to a calculated point at the northwest corner of this tract, same being in a north line of said Timmermann 136.450 acre tract and the south line of that certain tract described as 40.36 acres in a deed to Dimension-RPC Stone Hill, LP, of record in Document No. 2012171807, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found with cap at an exterior ell corner of said Timmermann 129.137 acre tract, and the southwest corner of said Dimension-RPC tract bears **N61°55'00"W 1,641.92 feet**;

THENCE, with the north line of this tract and said Timmermann 136.450 acre tract, and the south line of said Dimension-RPC tract, **S61°55'00"E 10.00 feet** to a 1/2" iron rod found with cap at the northeast corner of this tract, an interior ell corner in said Timmermann 136.450 acre tract, and the southeast corner of said Dimension-RPC tract, from which a 5/8" iron rod found with cap at an exterior ell corner in said Timmermann 136.450 acre tract, the northeast corner of said Dimension-RPC tract, the southeast corner 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, and the southwest corner of the southern terminus of Pfluger Farm Lane bears **N28°05'15"E 1,061.31 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 25.64 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the right, 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 **S43°37'38"W 517.06 feet** to a 1/2" iron rod set with a plastic cap;

3. **S61°24'01"W 436.29 feet** to a 1/2" iron rod set with a plastic cap;
4. **S59°10'02"W 99.74 feet** to a 1/2" iron rod set with a plastic cap;
5. **S55°23'08"W 181.95 feet** to a 1/2" iron rod set with a plastic cap;
6. with a curve to the left, 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 **S43°17'30"W 568.98 feet** to a 1/2" iron rod set with a plastic cap;
7. **S30°14'30"W 365.15 feet** to a 1/2" iron rod set with a plastic cap;
8. **S26°27'32"W 299.22 feet** to a 1/2" iron rod set with a plastic cap;
9. **S20°34'37"W 151.15 feet** to a 1/2" iron rod set with a plastic cap;
10. **S27°24'58"W 331.22 feet** to a 1/2" iron rod set with a plastic cap; and
11. **S72°22'51"W 28.33 feet** to the POINT OF BEGINNING and containing 0.692 of one acre or 30,159 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



03/19/13

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/Pfluger Farm Lane/0.692 PUE-West REV1

Issued 01/18/13, Revised 03/19/13

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

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.692 AC. OR 30,159 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.)

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

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

NORTH PFLUGERVILLE ESTATES
 SUBDIVISION, SECTION TWO

LOT 1

DOC. 200500294, O.P.R.T.C.

(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.)

PUBLIC UTILITY
 EASEMENT
 0.692 AC. OR
 30,159 SQ. FT.

N27°24'58"E 326.50'

N20°36'11"E
 151.73'

S27°24'58"W 331.22'

S20°34'37"W
 151.15'

(S62°39'43"E 1006.67')

S62°39'22"E 635.23'

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 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°39'22"W	14.15
L2	N72°22'51"E	34.21
L3	N28°05'15"E	25.64
L4	S61°55'00"E	10.00
L5	S28°05'15"W	25.64
L6	S72°22'51"W	28.33

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	581.87	1050.00	31°45'03"	298.61	N43°17'30"E	574.45
C2	518.03	955.00	31°04'47"	265.56	N43°37'38"E	511.70
C3	523.46	965.00	31°04'47"	268.34	S43°37'38"W	517.06
C4	576.34	1038.91	31°47'06"	295.80	S43°17'30"W	568.98

REVISED: 03/19/13
 ISSUED: 01/18/13
 PAGE 4 OF 8

SURVEYED BY:

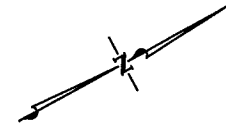


McGRAY & McGRAY
LAND SURVEYORS, INC.

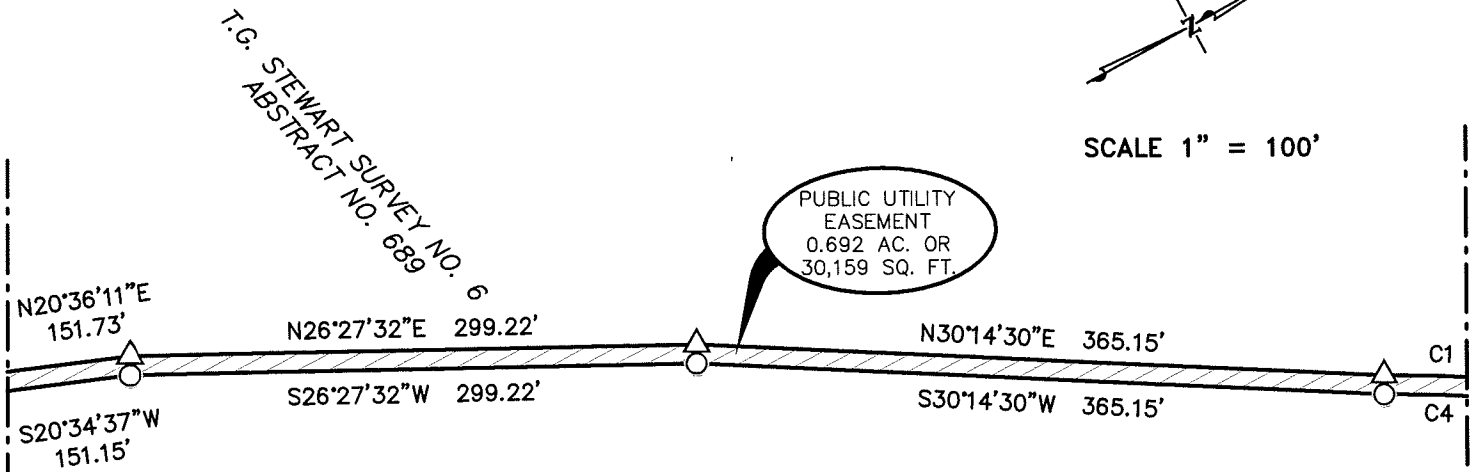
3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.692 AC. OR 30,159 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'



MATCH SHEET 4 OF 8

MATCH SHEET 6 OF 8

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

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
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REVISED: 03/19/13
 ISSUED: 01/18/13
 PAGE 5 OF 8

SURVEYED BY:



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

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.692 AC. OR 30,159 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

PUBLIC UTILITY
 EASEMENT
 0.692 AC. OR
 30,159 SQ. FT.

MATCH SHEET 5 OF 8

MATCH SHEET 7 OF 8

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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)
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REVISED: 03/19/13
 ISSUED: 01/18/13
 PAGE 6 OF 8

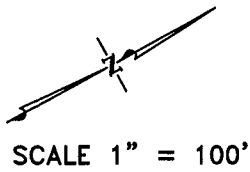
SURVEYED BY:



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LAND SURVEYORS, INC.
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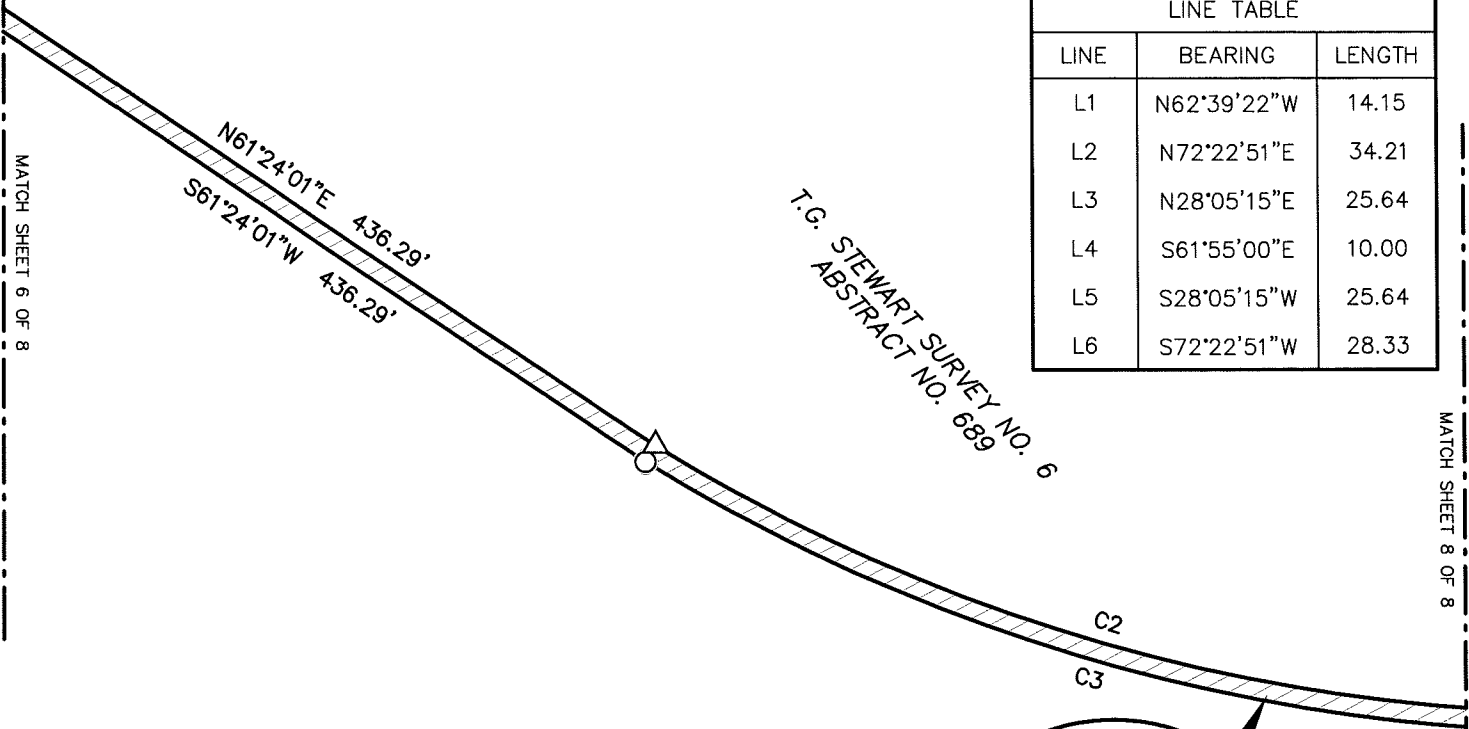
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 (136.450 AC.)

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 30,159 SQ. FT.

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TRAVIS COUNTY

REVISED: 03/19/13
 ISSUED: 01/18/13
 PAGE 7 OF 8

SURVEYED BY:

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.692 AC. OR 30,159 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

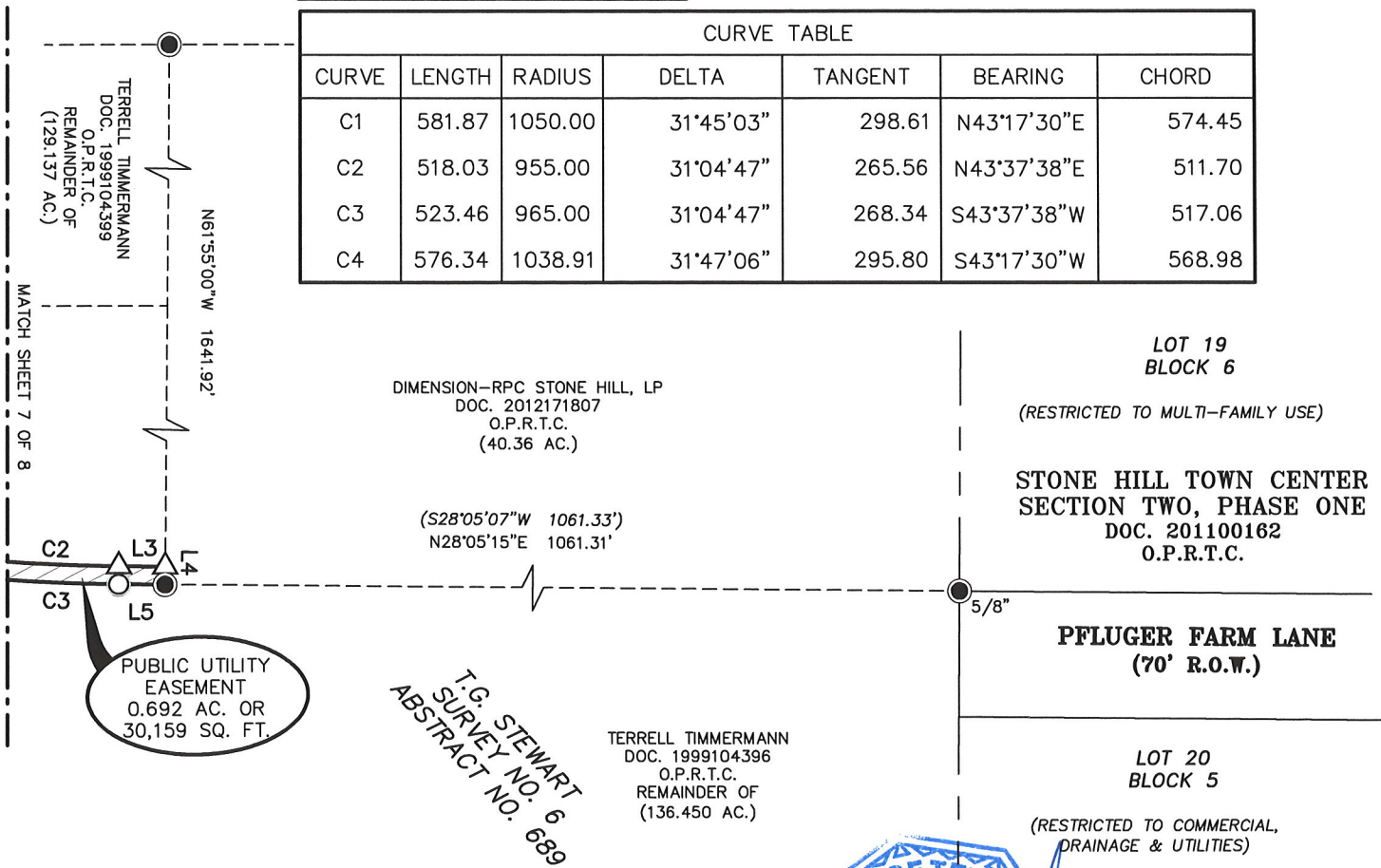
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NOTES:
1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 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



REVISED: 03/19/13
ISSUED: 01/18/13
PAGE 8 OF 8

SURVEYED BY:

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

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 03/19/13
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 Page 8 of 8
M:\LJA~12-112~Pfluger Farms Lane Project\DWG\Parcels\PUE-West-Rev1.dwg AUSTIN GRID#: Q-38, Q-39 & R-39 JOB NO.: 12-112

DESCRIPTION OF 0.936 ACRE TRACT

DESCRIPTION OF 0.936 OF ONE ACRE OR 40,768 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 0.936 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 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 635.23 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 south line of this tract and said northern remainder of said Timmermann 129.137 acre tract, and the north line of East Pflugerville Parkway, **N62°39'22"W 14.15 feet** to a calculated point at the southwest corner of this tract, 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 357.29 feet and N27°34'27"E 289.87 feet;

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 34.21 feet** to a calculated point;
2. **N27°24'58"E 326.50 feet** to a calculated point;
3. **N20°36'11"E 151.73 feet** to a calculated point;
4. **N26°27'32"E 299.22 feet** to a calculated point;
5. **N30°14'30"E 365.15 feet** to a calculated point;

6. with a curve to the right, whose intersection angle is **31°45'03"**, a radius of **1,050.00 feet**, an arc distance of **581.87 feet**, the chord of which bears **N43°17'30"E 574.45 feet**, to a calculated point;
7. **N55°23'08"E 181.95 feet** to a calculated point;
8. **N59°10'02"E 99.74 feet** to a calculated point;
9. **N61°24'01"E 436.29 feet** to a calculated point;
10. with a curve to the left, whose intersection angle is **31°04'47"**, a radius of **955.00 feet**, an arc distance of **518.03 feet** the chord of which bears **N43°37'38"E 511.70 feet** to a calculated point; and
11. **N28°05'15"E 1,086.95 feet** to a calculated point at the northwest corner of this tract, same being in the north line of said Timmermann 136.450 acre tract and the south line 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;

THENCE, with the north line of this tract and said Timmermann 136.450 acre tract, and the south line of said Lot 19, **S61°57'01"E 10.00 feet** to a 5/8" iron rod found with cap at the northeast corner of this tract, and the southeast corner of said Lot 19, same being the southwest corner of the southern terminus of Pfluger Farm Lane, from which a 5/8" iron rod found with cap at the southeast corner of the southern terminus of Pfluger Farm Lane and the southwest corner of Lot 20, Block 5 in said Stone Hill Town Center, Section Two, Phase One subdivision bears **S61°57'01"E 70.00 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 1,086.95 feet** to a 1/2" iron rod set with a plastic cap;
2. with a curve to the right, 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 **S43°37'38"W 517.06 feet** to a 1/2" iron rod set with a plastic cap;
3. **S61°24'01"W 436.29 feet** to a 1/2" iron rod set with a plastic cap;
4. **S59°10'02"W 99.74 feet** to a 1/2" iron rod set with a plastic cap;

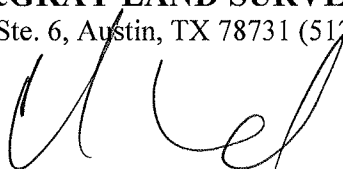
5. **S55°23'08"W 181.95 feet** to a 1/2" iron rod set with a plastic cap;
6. with a curve to the left, whose intersection angle is **31°47'06"**, a radius of **1,038.91 feet**, an arc distance of **576.34 feet**, the chord of which bears **S43°17'30"W 568.98 feet** to a 1/2" iron rod set with a plastic cap;
7. **S30°14'30"W 365.15 feet** to a 1/2" iron rod set with a plastic cap;
8. **S26°27'32"W 299.22 feet** to a 1/2" iron rod set with a plastic cap;
9. **S20°34'37"W 151.15 feet** to a 1/2" iron rod set with a plastic cap;
10. **S27°24'58"W 331.22 feet** to a 1/2" iron rod set with a plastic cap; and
11. **S72°22'51"W 28.33 feet** to the POINT OF BEGINNING and containing 0.936 of one acre or 40,768 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/0.936 PUE-West
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 0.936 AC. OR 40,768 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

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.)

PUBLIC UTILITY
 EASEMENT
 0.936 AC. OR
 40,768 SQ. FT.

TERREL TIMMERMAN
 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

(S62°39'43"E 1006.67')

S62°39'22"E 635.23'

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

N27°24'58"E 326.50'

S27°24'58"W 331.22'

N20°36'11"E
 151.73'

S20°34'37"W
 151.15'

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	N62°39'22"W	14.15
L2	N72°22'51"E	34.21
L3	S61°57'01"E	10.00
L4	S72°22'51"W	28.33

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	581.87	1050.00	31°45'03"	298.61	N43°17'30"E	574.45
C2	518.03	955.00	31°04'47"	265.56	N43°37'38"E	511.70
C3	523.46	965.00	31°04'47"	268.34	S43°37'38"W	517.06
C4	576.34	1038.91	31°47'06"	295.80	S43°17'30"W	568.98

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 0.936 AC. OR 40,768 SQ. FT. OF LAND OUT OF
 T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

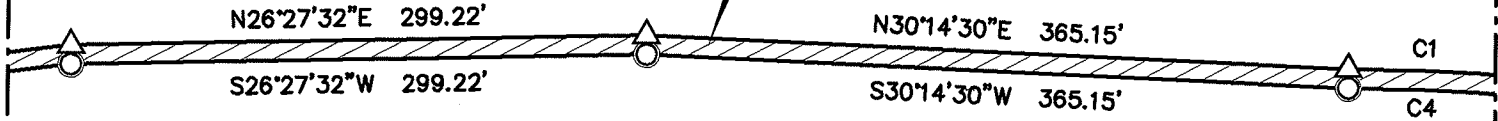
RE: CITY OF PFLUGERVILLE

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



SCALE 1" = 100'

PUBLIC UTILITY
 EASEMENT
 0.936 AC. OR
 40,768 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"
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TERRELL TIMMERMANN
 DOC. 1999104399
 O.P.R.T.C.
 REMAINDER OF
 (129.137 AC.)

LINE TABLE

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MATCH SHEET 4 OF 9

MATCH SHEET 6 OF 9

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

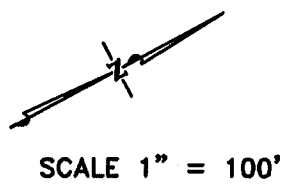


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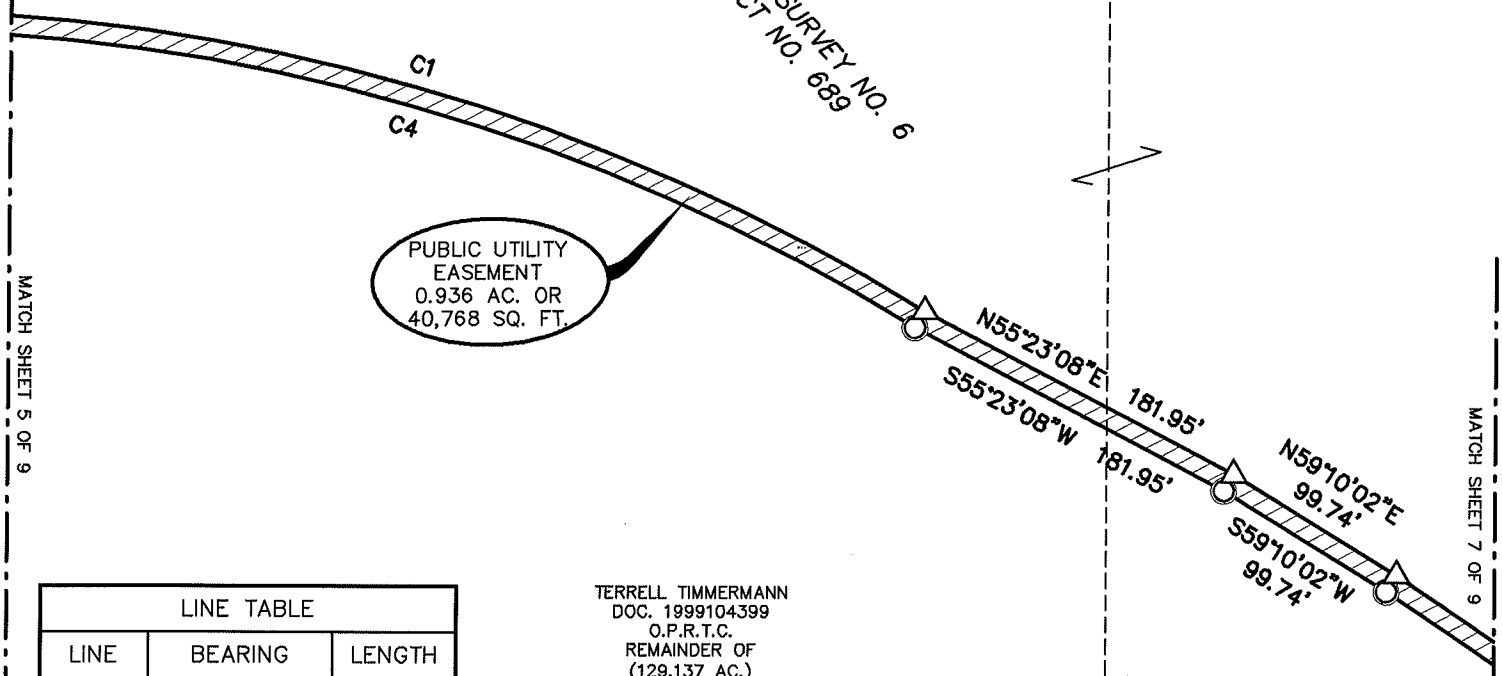
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 T.G. STEWART SURVEY NO. 6, ABSTRACT NO. 689
 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

RE: CITY OF PFLUGERVILLE



T.G. STEWART SURVEY NO. 6
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PUBLIC UTILITY
 EASEMENT
 0.936 AC. OR
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TERRELL TIMMERMANN
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TERRELL TIMMERMANN
 DOC. 1999104396
 O.P.R.T.C.
 REMAINDER OF
 (136.450 AC.)

LEGEND

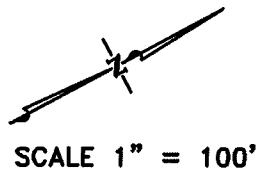
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(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
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TRAVIS COUNTY

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
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 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

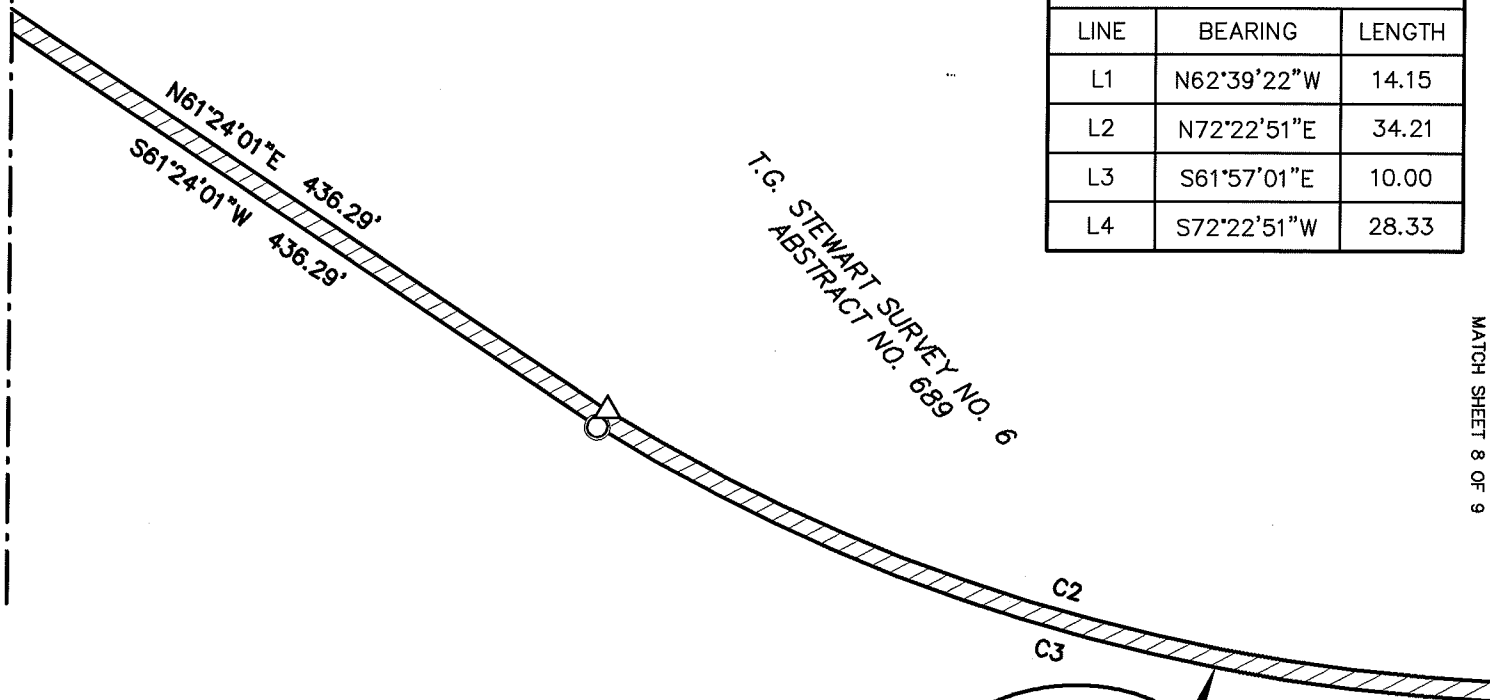
RE: CITY OF PFLUGERVILLE



MATCH SHEET 6 OF 9

CURVE TABLE						
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MATCH SHEET 8 OF 9

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

LEGEND

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(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
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TRAVIS COUNTY

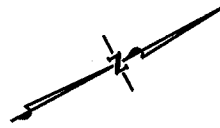
SURVEYED BY: ISSUED: 01/18/13
 PAGE 7 OF 9

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.936 AC. OR 40,768 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

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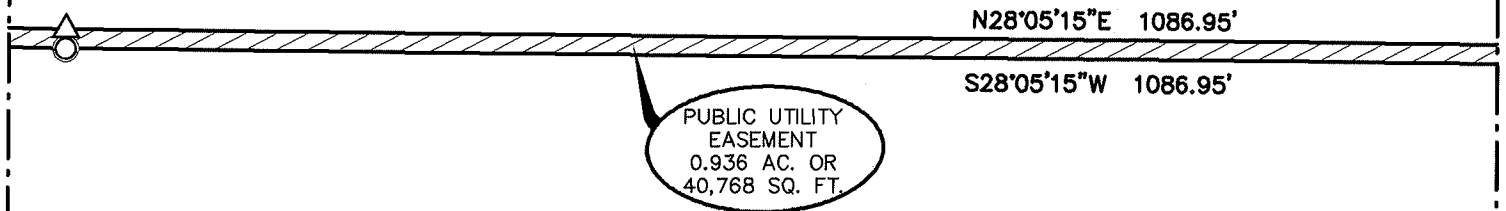


SCALE 1" = 100'

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

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MATCH SHEET 7 OF 9



MATCH SHEET 9 OF 9

LEGEND

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(UNLESS OTHERWISE NOTED)
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TRAVIS COUNTY

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

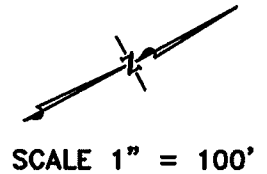
SURVEYED BY: ISSUED: 01/18/13
PAGE 8 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
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**SKETCH TO ACCOMPANY DESCRIPTION
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CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

RE: CITY OF PFLUGERVILLE

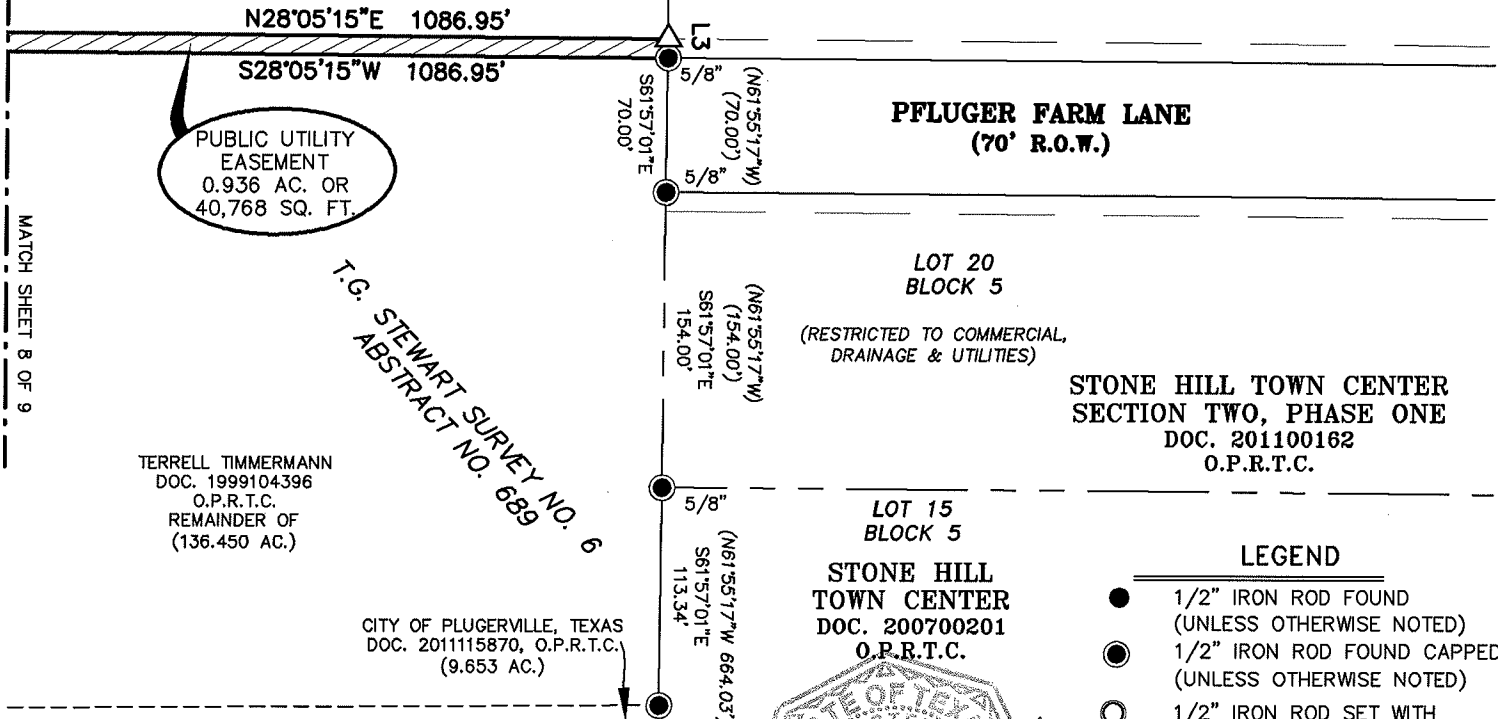
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L3	S61°57'01"E	10.00
L4	S72°22'51"W	28.33

**LOT 19
BLOCK 6**
(RESTRICTED TO MULTI-FAMILY USE)

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



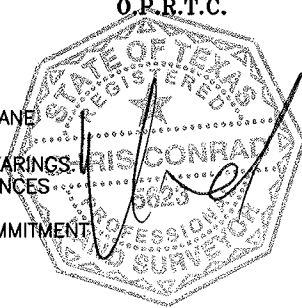
MATCH SHEET 8 OF 9

**STONE HILL TOWN CENTER
SECTION TWO, PHASE ONE
DOC. 201100162
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.

ISSUED: 01/18/13
PAGE 9 OF 9

SURVEYED BY:

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