

FIELD NOTES
FOR

A 62.730 ACRE OR 2,732,502 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 62.740 ACRE TRACT, CONVEYED TO THE CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2017194178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS. SAID 62.730 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at a ½" iron rod found on the north right-of-way line of New Sweden Church Road, said point being the southeast corner of a called 9.99 acre tract, conveyed to Ministerio Internacional Camino Del Rey, recorded in Document No. 2019030418 of the Official Public Records of Travis County, Texas, same being the southwest corner of said 62.740 acre tract for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 28°35'31" E, departing the north right-of-way line of New Sweden Church Road, with the east boundary line of said 9.99 acre tract, same being the west boundary line of said 62.740 acre tract, a distance of **431.08 feet** to a calculated point on the southeast corner of a called 69.11 acre tract, conveyed to Donald R. Mikus in a Foreclosure Sale Deed, recorded in Document No. 2009148839 of said Official Public Records, and described in Document No. 2006201487 of said Official Public Records, same being the northeast corner of said 9.99 acre tract for an angle point hereof;

THENCE N 27°43'25" E, departing the northeast corner of said 9.99 acre tract, with the east boundary line of said 69.11 acre tract, in part, with the east boundary line of a called 25.722 acre tract (Tract 5), conveyed to Jen Holdco 24, LLC, recorded in Document No. 2024015169 of said Official Public Records, same being the west boundary line of said 62.740 acre tract, a distance of **2091.77 feet** to a calculated point on the southwest boundary line of a called 12.221 acre tract, conveyed to Jen Holdco 24, LLC, recorded in Document No. 2025062451 of said Official Public Records, same being the northwest corner of said 62.740 acre tract for the northwest corner hereof;

THENCE S 03°07'02" E, departing the east boundary line of said 25.722 acre tract, with the southwest boundary line of said 12.221 acre tract, same being a northeast boundary line of said 62.740 acre tract, a distance of **89.18 feet** to a calculated point on the southwest corner of said 12.221 acre tract for an angle point hereof;

THENCE N 86°52'58" E, with the southeast boundary line of said 12.221 acre tract, same being a northwest boundary line of said 62.740 acre tract, a distance of **1029.09 feet** to a calculated point on the southeast corner of said 12.221 acre tract, same being an interior corner of said 62.740 acre tract for an angle point hereof;

THENCE, with the east boundary line of said 12.221 acre tract, same being a west boundary line of said 62.740 acre tract, the following three (3) courses and distances:

1. **N 03°07'02" W**, a distance of **44.01 feet** to a calculated point of non-tangent curvature hereof,

2. along the arc of a curve to the right having a **radius of 320.56 feet**, a **central angle of 24°06'39"**, a **chord bearing and distance of N 08°46'20" E, 133.90 feet**, an **arc length of 134.90 feet** to a calculated point of non-tangency hereof, and
3. **N 20°39'38" E**, a distance of **6.09 feet** to a calculated point on a southwest corner of a called 210.506 acre tract (Tract 1), conveyed to Jen Holdco 24, LLC, recorded in Document No. 2024015169 of said Official Public Records, same being the northernmost northwest corner of said 62.740 acre tract for the northernmost northwest corner hereof,

THENCE S 62°22'05" E, with the south boundary line of said 210.506 acre tract, same being the north boundary line of said 62.740 acre tract, a distance of **515.14 feet** to a bound nail found on an interior corner of said 210.506 acre tract, same being the northeast corner of said 62.740 acre tract for the northeast corner hereof;

THENCE S 27°53'18" W, with the west boundary line of said 210.506 acre tract, in part, with the west boundary line of a called 46.71 acre tract, conveyed to Kermit Hees et al in a Foreclosure Sale Deed, recorded in Document No. 2009202183 of said Official Public Records, as described in Document No. 2006201504 of said Official Public Records, same being the east boundary line of said 62.740 acre tract, a distance of **1518.81 feet** to an iron rod with cap marked "RPLS 4758" found on the northwest corner of a called 5.352 acre tract, conveyed to Phillip Arellano & Rebecca Ann Lopez-Arellano, recorded in Document No. 2000100100 of said Official Public Records, same being the southwest corner of said 46.71 acre tract for an angle point hereof;

THENCES 28°03'26" W, departing the southwest corner of said 46.71 acre tract, with the west boundary line of said 5.352 acre tract, in part, with the west boundary line of a called 7.21 acre tract, save and except a 1.00 acre tract, conveyed to Phillip Arellano & Rebecca Ann Lopez-Arellano, recorded in Volume 12863, Page 3161 of said Official Public Records, same being the east boundary line of said 62.740 acre tract, a distance of **1627.23 feet** to a calculated point on the north right-of-way line of said New Sweden Church Road, said point being the southwest corner of said 7.21 acre tract, same being the southeast corner of said 62.740 acre tract for the southeast corner hereof

THENCE N 62°22'42" W, departing the southwest corner of said 7.21 acre tract, with the north right-of-way line of said New Sweden Church Road, same being the south boundary line of said 62.740 acre tract, a distance of **182.69 feet** to an iron rod with cap marked "PATE" found on the southeast corner of a called 10.00 acre tract, conveyed to the City of Pflugerville, recorded in Document No. 2008032050 of said Official Public Records, same being a southwest corner of said 62.740 acre tract for an angle point hereof;

THENCE, departing the north right-of-way line of said New Sweden Church Road, with the east boundary line of said 10.00 acre tract, same being the west boundary line of said 62.740 acre tract, the following four courses and distances:

1. **N 28°04'02" E**, a distance of **489.89 feet** to a calculated point of non-tangent curvature hereof,
2. along the arc of a curve to the left having a **radius of 350.00 feet**, a **central angle of 17°04'48"**, a **chord bearing and distance of N 19°18'29" E, 103.95 feet**, an **arc length of 104.34 feet** to a calculated point of non-tangency hereof,
3. **N 11°01'52" E**, a distance of **312.68 feet** to a calculated angle point hereof, and
4. **N 28°04'01" E**, a distance of **516.34 feet** to a calculated point on the northeast corner of said 10.00 acre tract, same being an interior corner of said 62.740 acre tract for an angle point hereof,

THENCE N 61°55'58" W, with the north boundary line of said 10.00 acre tract, same being a south boundary line of said 62.740 acre tract, a distance of **768.40 feet** to a calculated point on the northwest corner of said 10.00 acre tract, same being an interior corner of said 62.740 acre tract for an angle point hereof,

THENCE S 28°04'13" W, with the west boundary line of said 10.00 acre tract, same being an east boundary line of said 62.740 acre tract, a distance of **504.23 feet** to an iron rod with cap marked "PATE" found on the north boundary line of a called 17.048 acre tract (Tract 3), conveyed to Jen Holdco 24, LLC, recorded in Document No. 2024015169 of said Official Public Records, said point being the southwest corner of said 10.00 acre tract, same being a southeast corner of said 62.740 acre tract for an angle point hereof;

THENCE N 62°04'02" W, departing the southwest corner of said 10.00 acre tract, with the north boundary line of said 17.048 acre tract, same being a south boundary line of said 62.740 acre tract, a distance of **34.00 feet** to an iron rod with cap marked "PATE" found on the northwest corner of said 17.048 acre tract, same being an interior corner of said 62.740 acre tract for an angle point hereof;

THENCE, with the west boundary line of said 17.048 acre tract, same being the east boundary line of said 62.740 acre tract, the following thirteen (13) courses and distances:

1. **S 28°03'37" W**, a distance of **640.29 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
2. **S 02°26'25" E**, a distance of **15.59 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
3. **S 02°21'42" E**, a distance of **14.51 feet** to an iron rod with an illegible cap found for an angle point hereof,
4. **S 03°41'46" W**, a distance of **31.48 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,

5. **S 05°34'01" W**, a distance of **21.03 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
6. **S 10°35'09" W**, a distance of **38.10 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
7. **S 10°55'44" W**, a distance of **44.98 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
8. **S 13°05'36" W**, a distance of **21.96 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
9. **S 10°03'28" W**, a distance of **41.82 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
10. **S 09°18'20" W**, a distance of **22.34 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
11. **S 09°15'06" W**, a distance of **16.46 feet** to an iron rod with cap marked "PATE" found for an angle point hereof,
12. **S 13°09'09" E**, a distance of **15.00 feet** to an iron rod with cap marked "PATE" found for an angle point hereof, and
13. **S 31°33'05" E**, a distance of **12.63 feet** an iron rod with cap marked "Capital" found on the north right-of-way line of said New Sweden Church Road, said point being the southwest corner of said 17.048 acre tract, same being a southeast corner of said 62.740 acre tract for an angle point hereof,

THENCE N 61°59'50" W, departing the southwest corner of said 17.048 acre tract, with the north right-of-way line of said New Sweden Church Road, same being the south boundary line of said 62.740 acre tract, a distance of **390.70 feet** to the **POINT OF BEGINNING** and containing 62.730 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Consulting Engineers, LLC., under Job No. 51557-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.
Job No.: 51557-00
DOC. ID. H:\Survey\CIVIL\51557-00 New Sweden LS & FM\Exhibits\WORD\FN51557-00_62.730Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

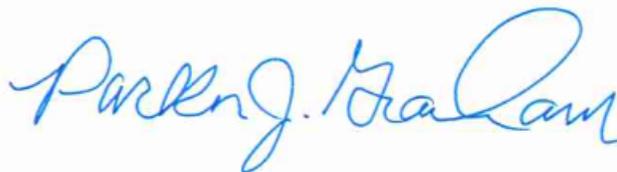
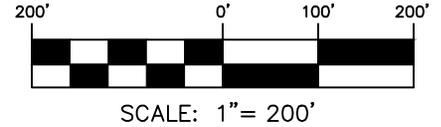


EXHIBIT OF

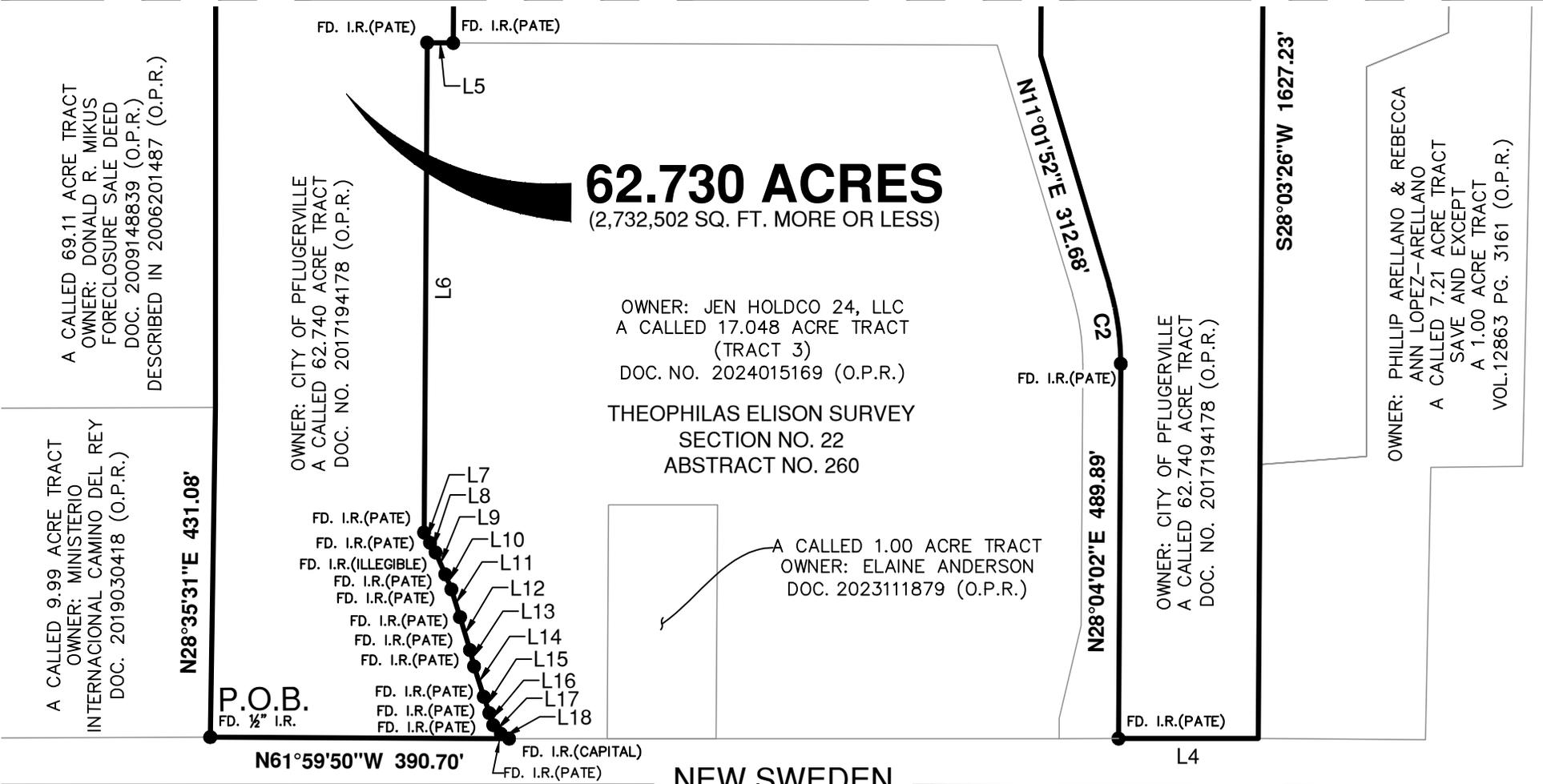
A 62.730 ACRE OR 2,732,502 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 62.740 ACRE TRACT, CONVEYED TO THE CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2017194178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS.

LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- F.D. FOUND
- I.R. IRON ROD
- FOUND MONUMENT (AS NOTED)



MATCHLINE - SEE SHEET 2 OF 4



62.730 ACRES
(2,732,502 SQ. FT. MORE OR LESS)

OWNER: JEN HOLDCO 24, LLC
A CALLED 17.048 ACRE TRACT (TRACT 3)
DOC. NO. 2024015169 (O.P.R.)

THEOPHILAS ELISON SURVEY
SECTION NO. 22
ABSTRACT NO. 260

A CALLED 1.00 ACRE TRACT
OWNER: ELAINE ANDERSON
DOC. 2023111879 (O.P.R.)

A CALLED 69.11 ACRE TRACT
OWNER: DONALD R. MIKUS
FORECLOSURE SALE DEED
DOC. 2009148839 (O.P.R.)
DESCRIBED IN 2006201487 (O.P.R.)

A CALLED 9.99 ACRE TRACT
OWNER: MINISTERIO
INTERNACIONAL CAMINO DEL REY
DOC. 2019030418 (O.P.R.)

OWNER: CITY OF PFLUGERVILLE
A CALLED 62.740 ACRE TRACT
DOC. NO. 2017194178 (O.P.R.)

OWNER: CITY OF PFLUGERVILLE
A CALLED 62.740 ACRE TRACT
DOC. NO. 2017194178 (O.P.R.)

OWNER: PHILLIP ARELLANO & REBECCA
ANN LOPEZ-ARELLANO
A CALLED 7.21 ACRE TRACT
SAVE AND EXCEPT
A 1.00 ACRE TRACT
VOL.12863 PG. 3161 (O.P.R.)

NEW SWEDEN
CHURCH ROAD

PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 2001 AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JANUARY 20, 2025

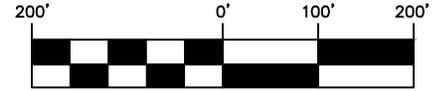
SHEET 1 OF 4
JOB No.: 51557-00

EXHIBIT OF

A 62.730 ACRE OR 2,732,502 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 62.740 ACRE TRACT, CONVEYED TO THE CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2017194178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS.

LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- F.D. FOUND
- I.R. IRON ROD
-  FOUND MONUMENT (AS NOTED)



SCALE: 1" = 200'

MATCHLINE - SEE SHEET 3 OF 4

OWNER: CITY OF PFLUGERVILLE
A CALLED 62.740 ACRE TRACT
DOC. NO. 2017194178 (O.P.R.)

62.730 ACRES
(2,732,502 SQ. FT. MORE OR LESS)

FD. I.R.(RPLS 4758)

A CALLED 69.11 ACRE TRACT
OWNER: DONALD R. MIKUS
FORECLOSURE SALE DEED
DOC. 2009148839 (O.P.R.)
DESCRIBED IN 2006201487 (O.P.R.)
N27°43'25"E 2091.77'

S28°04'13"W 504.23'

N61°55'58"W 768.40'

A CALLED 10.00 ACRES
OWNER: CITY OF PFLUGERVILLE
DOC NO. 2008032050 (O.P.R.)

N28°04'01"E 516.34'

S28°03'26"W 1627.23'

OWNER: PHILLIP ARELLANO & REBECCA
ANN LOPEZ-ARELLANO
A CALLED 5.352 ACRE TRACT
DOC. NO. 2000100100 (O.P.R.)

PAPE-DAWSON

10801 N MOPAC EXPY, BLDG 3, STE 2001 AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MATCHLINE - SEE SHEET 1 OF 4

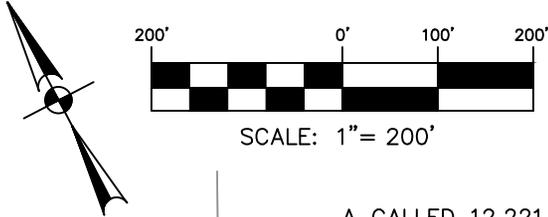
JANUARY 20, 2025

SHEET 2 OF 4
JOB No.: 51557-00

EXHIBIT OF

A 62.730 ACRE OR 2,732,502 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 62.740 ACRE TRACT, CONVEYED TO THE CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2017194178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS.

OWNER: JEN HOLDCO 24, LLC
A CALLED 210.506 ACRE TRACT
(TRACT 1)
DOC. NO. 2024015169 (O.P.R.)
S62°22'05"E 515.14'



A CALLED 12.221 ACRES
OWNER: JEN HOLDCO 24, LLC
DOC NO. 2025062451 (O.P.R.)

N86°52'58"E 1029.09'

62.730 ACRES
(2,732,502 SQ. FT. MORE OR LESS)

OWNER: CITY OF PFLUGERVILLE
A CALLED 62.740 ACRE TRACT
DOC. NO. 2017194178 (O.P.R.)

OWNER: JEN HOLDCO 24, LLC
A CALLED 25.722 ACRE TRACT
(TRACT 5)
DOC. NO. 2024015169 (O.P.R.)

N27°43'25"E 2091.77'

LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- F.D. FOUND
- I.R. IRON ROD
-  FOUND MONUMENT (AS NOTED)

RIX 1

S27°53'18"W 1518.81'

KERMIT HEES et al
A CALLED 46.71 ACRE TRACT
FORECLOSURE SALE DEED
DOC. NO. 2009202183 (O.P.R.)
DESCRIBED IN 2006201504 (O.P.R.)

PAPE-DAWSON

10801 N MOPAC EXPY, BLDG 3, STE 2001 AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MATCHLINE - SEE SHEET 2 OF 4

JANUARY 20, 2025

SHEET 3 OF 4
JOB No.: 51557-00

EXHIBIT OF

A 62.730 ACRE OR 2,732,502 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 62.740 ACRE TRACT, CONVEYED TO THE CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2017194178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS.

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°07'02"E	89.18'
L2	N03°07'02"W	44.01'
L3	N20°39'38"E	6.09'
L4	N62°22'42"W	182.69'
L5	N62°04'02"W	34.00'
L6	S28°03'37"W	640.29'
L7	S02°26'25"E	15.59'
L8	S02°21'42"E	14.51'
L9	S03°41'46"W	31.48'
L10	S05°34'01"W	21.03'
L11	S10°35'09"W	38.10'
L12	S10°55'44"W	44.98'
L13	S13°05'36"W	21.96'
L14	S10°03'28"W	41.82'
L15	S09°18'20"W	22.34'
L16	S09°15'06"W	16.46'
L17	S13°09'09"E	15.00'
L18	S31°33'05"E	12.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	320.56'	24°06'39"	N08°46'20"E	133.90'	134.90'
C2	350.00'	17°04'48"	N19°18'29"E	103.95'	104.34'

Parker Graham



PAPE-DAWSON

10801 N MOPAC EXPY, BLDG 3, STE 2001 AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JANUARY 20, 2025

SHEET 4 OF 4
 JOB No.: 51557-00

FIELD NOTES
FOR

A 1.858 ACRE OR 80,924 SQUARE FOOT TRACT OF LAND BEING OUT OF NEW SWEDEN CHURCH ROAD, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS. SAID 1.858 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at a ½" iron rod found on the north right-of-way line of New Sweden Church Road, said point being the southeast corner of a called 9.99 acre tract, conveyed to Ministerio Internacional Camino Del Rey, recorded in Document No. 2019030418 of the Official Public Records of Travis County, Texas, same being the southwest corner of a called 62.740 acre tract conveyed to the City of Pflugerville, recorded in Document No. 2017194178 of said Official Public Records for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE S 61°59'50" E, departing the southeast corner of said 9.99 acre tract, with the south boundary line of said 62.740 acre tract, same being the north right-of-way line of said New Sweden Church Road, a distance of **390.70 feet** to an iron rod with cap marked "Capital" found on the southwest corner of a called 17.048 acre tract (Tract 3), conveyed to Jen Holdco 24, LLC, recorded in Document No. 2024015169 of said Official Public Records, same being a southeast corner of said 62.740 acre tract for an angle point hereof;

THENCE S 62°18'04" E, departing the southeast corner of said 62.740 acre tract, with the south boundary line of said 17.048, same being the north right-of-way line of said New Sweden Church Road, a distance of **719.28 feet** to an iron rod with an illegible cap found on the southwest corner of a called 10.00 acre tract, conveyed to the City of Pflugerville, recorded in Document No. 2008032050 of said Official Public Records, same being the southeast corner of said 17.048 acre tract for an angle point hereof;

THENCE S 62°32'30" E, departing the southeast corner of said 17.048 acre tract, with the south boundary line of said 10.00 acre tract, same being the north right-of-way line of said New Sweden Church Road, a distance of **77.65 feet** to an iron rod with cap marked "PATE" found on a southwest corner of said 62.740 acre tract, same being the southeast corner of said 10.00 acre tract for an angle point hereof;

THENCES 62°22'42" E, departing the southeast corner of said 10.00 acre tract, with the south boundary line of said 62.740 acre tract, same being the north right-of-way line of said New Sweden Church Road, a distance of **182.69 feet** to a calculated point on the southwest corner of called 7.21 acre tract, save and except a 1.00 acre tract, conveyed to Phillip Arellano & Rebecca Ann Lopez-Arellano, recorded in Volume 12863, Page 3161 of said Official Public Records, same being the southeast corner of said 62.740 acre tract for the northeast corner hereof;

THENCE S 28°03'26" W, departing the common corner of said 62.740 acre tract, and said 7.21 acre tract, through the interior of said New Sweden Church Road, a distance of **60.00 feet** to a calculated point on the south right-of-way line of said New Sweden Church Road, same being the north boundary line of a called 4.997 acre tract, conveyed to Sriram Chelluri and Padmini Chelluri, recorded in Document No. 2021068857 of said Official Public Records for the southeast corner hereof;

THENCE N 62°14'18" W, with the north boundary line of said 4.997 acre tract, in part, with the north boundary line of a called 10.132 acre tract, conveyed to Thomas G Lerma and Ana M. Lerma, recorded in Document No. 2020175755 of said Official Public Records, the north boundary line of a called 30.52 acre tract conveyed to Thomas G Lerma and Ana M. Lerma, recorded in Document No. 2024015169 of said Official Public Records, and the north boundary line of a called 50.00 acre tract, conveyed to New Sweden Lutheran Church, recorded in Volume 472, Page 480 of the Deed Records of Travis County, Texas, same being the south right-of-way line of said New Sweden Church Road, a distance of **1370.88 feet** to a calculated point for the southwest corner hereof;

THENCE N 28°35'31" E, departing the north boundary line of said 50.00 acre tract, through the interior of said New Sweden Church Road, a distance of **60.01 feet** to the **POINT OF BEGINNING** and containing 1.858 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Consulting Engineers, LLC., under Job No. 51557-00.

PREPARED BY: Pape-Dawson Consulting Engineers, LLC.
Job No.: 51557-00
DOC. ID. H:\Survey\CIVIL\51557-00\Easements\Word\FN51557-00_1.858Ac.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

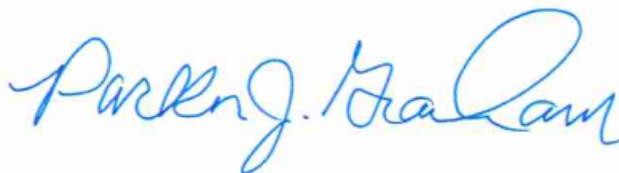
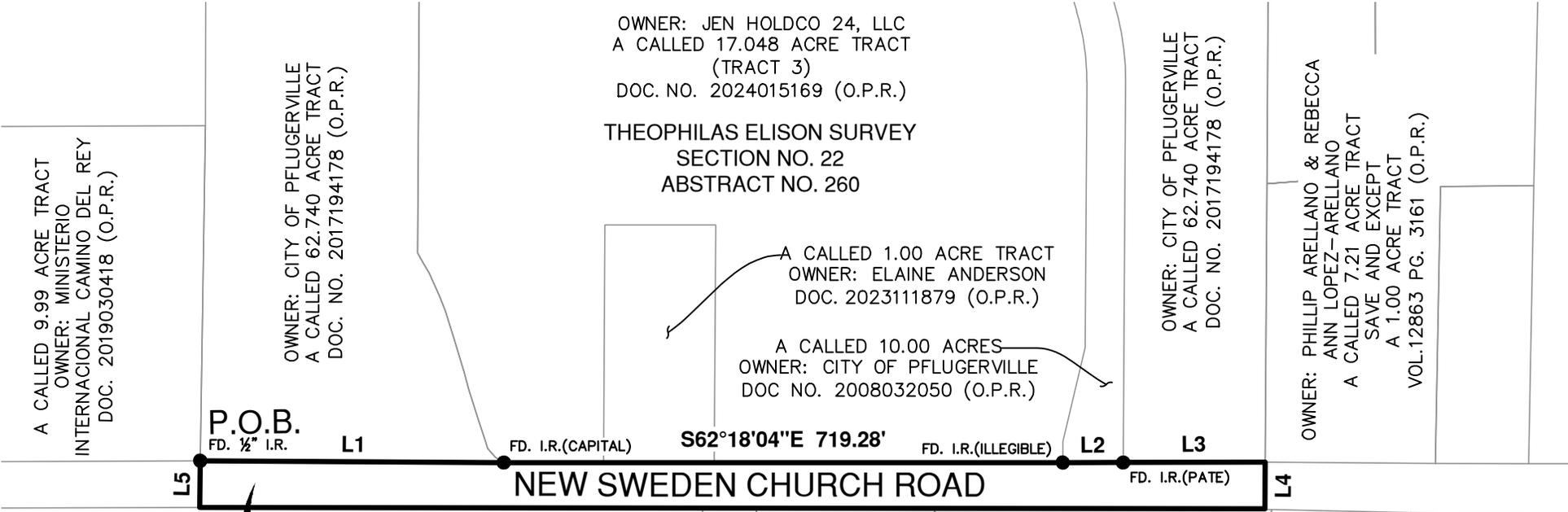
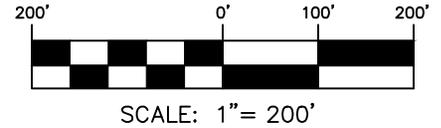


EXHIBIT OF

A 1.858 ACRE OR 80,924 SQUARE FOOT TRACT OF LAND BEING OUT OF NEW SWEDEN CHURCH ROAD, SITUATED IN THE THEOPHILAS ELISON SURVEY, SECTION NO. 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS.

- LEGEND:**
 O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 F.D. FOUND
 I.R. IRON ROD
 FOUND MONUMENT (AS NOTED)



A CALLED 9.99 ACRE TRACT
 OWNER: MINISTERIO INTERNACIONAL CAMINO DEL REY
 DOC. 2019030418 (O.P.R.)

OWNER: CITY OF PFLUGERVILLE
 A CALLED 62.740 ACRE TRACT
 DOC. NO. 2017194178 (O.P.R.)

OWNER: JEN HOLDCO 24, LLC
 A CALLED 17.048 ACRE TRACT (TRACT 3)
 DOC. NO. 2024015169 (O.P.R.)

THEOPHILAS ELISON SURVEY
 SECTION NO. 22
 ABSTRACT NO. 260

A CALLED 1.00 ACRE TRACT
 OWNER: ELAINE ANDERSON
 DOC. 2023111879 (O.P.R.)

A CALLED 10.00 ACRES
 OWNER: CITY OF PFLUGERVILLE
 DOC NO. 2008032050 (O.P.R.)

OWNER: CITY OF PFLUGERVILLE
 A CALLED 62.740 ACRE TRACT
 DOC. NO. 2017194178 (O.P.R.)

OWNER: PHILLIP ARELLANO & REBECCA ANN LOPEZ-ARELLANO
 A CALLED 7.21 ACRE TRACT
 SAVE AND EXCEPT
 A 1.00 ACRE TRACT
 VOL.12863 PG. 3161 (O.P.R.)

L5 **P.O.B.** **L1** **FD. 1/2" I.R.** **FD. I.R.(CAPITAL)** **S62°18'04"E 719.28'** **FD. I.R.(ILLEGIBLE)** **L2** **L3** **FD. I.R.(PATE)** **L4**
NEW SWEDEN CHURCH ROAD

N62°14'18"W 1370.88'

1.858 ACRES
 (80,924 SQ. FT. MORE OR LESS)

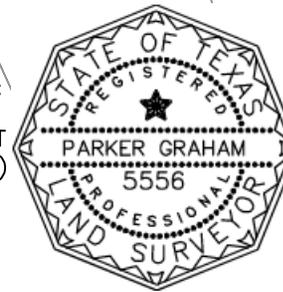
OWNER: NEW SWEDEN LUTHERAN CHURCH
 A CALLED 50.00 ACRE TRACT
 VOL. 472, PG. 480 (D.R.)

OWNER: THOMAS G. LERMA & ANA M. LERMA
 A CALLED 30.52 ACRE TRACT
 DOC. NO. 2024015169 (O.P.R.)

OWNER: THOMAS G. LERMA & ANA M. LERMA
 A CALLED 10.132 ACRE TRACT
 DOC. NO. 2020175755 (O.P.R.)

OWNER: SRIRAM CHELLURI & PADMINI CHELLURI
 A CALLED 4.997 ACRE TRACT
 DOC. NO. 2021068857 (O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°59'50"E	390.70'
L2	S62°32'30"E	77.65'
L3	S62°22'42"E	182.69'
L4	S28°03'26"W	60.00'
L5	N28°35'31"E	60.01'



Parker Graham

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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JANUARY 20, 2025

SHEET 1 OF 1
 JOB No.: 51557-00