

EXHIBIT “ ___ ”

1.234 Acre TCE
Temporary Construction Easement
William Caldwell Survey No. 66, Abstract No. 162
Travis County, Texas

DESCRIPTION FOR A 1.234 ACRE
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 1.234 ACRE (53,762 SQUARE FOOT) EASEMENT CONSISTING OF TWO 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 1.234 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

Part 1 0.1490 Ac.

BEGINNING at a calculated point at the northeast corner of this easement, being at an angle point in a south line and a west line of a 30 foot wide wastewater easement recorded in Document No. 201100199, Official Public Records, Travis County, Texas, 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 subdivision, also being in the existing west right-of-way line of State Highway 130 (varying width), bears North 02°02'13" West 30.00 feet, and North 87°57'47" East 63.52 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,125,883.12, E=3,162,295.71;

- 1) THENCE, along the east line of this easement, and a west line of said 30 foot wide wastewater easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 14°09'40" East 359.46 feet** to a calculated point at the southeast corner of this easement;
- 2) THENCE, along the south line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **South 27°15'37" West 26.43 feet** to a calculated point at the southwest corner of this easement;

- 3) THENCE, along the west line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 14°09'40" West 383.04 feet** to a calculated point at the northwest corner of this easement, being in a south line of said 30 foot wide wastewater easement;
- 4) THENCE, along the north line of this easement, a south line of said 30 foot wide wastewater easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 87°57'47" East 17.88 feet** to the POINT OF BEGINNING and containing 0.1490 of one acre (6,492 square feet) of land within these metes and bounds.

Part 2 1.085 Ac.

BEGINNING at a calculated point at angle point in the south line of this easement, and a south line of said 30 foot wide wastewater easement, 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, 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 northeast corner of said 339.82 acre Travis County tract, and 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 62°12'57" East 50.00 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,125,371.15, E=3,161,578.40;

- 1) THENCE, along the south line of this easement, a south line of said 30 foot wastewater easement, the south line of said Lot 3F and said Pflugerville Community Development tract, and the north line of said 339.82 acre Travis County, Tract, **North 62°12'57" West 50.00 feet** to a calculated point at the southwest corner of this easement;
- 2) THENCE, along the east line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, **North 27°37'36" East 100.17 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, the following three (3) courses, numbered 3 through 5:

- 3) **South 62°12'57" East 638.65 feet** to a calculated point,

- 4) **North 27°16'11" East 66.03 feet** to a calculated point, and
- 5) **South 62°43'49" East 51.67 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, the following three (3) courses, numbered 6 through 8:

- 6) **South 27°15'37" West 96.66 feet** to a calculated point,
- 7) **South 62°12'30" East 10.00 feet** to a calculated point in a west line of said 30 foot wide wastewater easement, and
- 8) along a west line of said 30 foot wide wastewater easement, **South 27°15'37" West 30.00 feet** to a calculated point at the southeast corner of this easement, being in a south line of said 30 foot wide wastewater easement, and the north line of a 40 foot wide waterline easement recorded in Document No. 2003229823, Official Public Records, Travis County, Texas;

THENCE, along the south line of this easement, crossing said Lot 3F and said Pflugerville Community Development tract, the following two (2) courses, numbered 9 and 10:

- 9) along the south line of said 30 foot wide wastewater easement, and the then north line of said 40 foot wide waterline easement, **North 62°12'57" West 650.72 feet** to a calculated point, and

1.234 Acre TCE

10) **South 27°37'36" West 40.00 feet** to the POINT OF BEGINNING and containing 1.085 acres (47,270 square feet) of land within these metes and bounds.

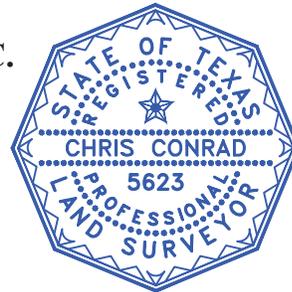
PART 1 0.1490 Ac. 6,492 Sq. Ft.
PART 2 1.085 Ac. 47,270 Sq. Ft.
TOTAL 1.234 Ac. 53,762 Sq. Ft.

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".

05/26/2023

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\1.234 Ac Pville Community

Issued 11/04/2022, Revised 05/26/2023

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 1.234 AC. OR 53,762 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

**REPLAT OF LOT 3C-
RENEWABLE ENERGY PARK
DOC. NO. 201300274
O.P.R.T.C.T.
(108.427 ACRES)**

**LOT 3E
(14.233 AC.)**

**LOT 3F
(41.648 AC.)**

**PART 1
TEMPORARY
CONSTRUCTION
EASEMENT
0.1490 AC. OR
6,492 SQ. FT.**

**10.679 ACRE
DRAINAGE EASEMENT
DOC. NO. 201100199
O.P.R.T.C.T.
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
DOC. NO. 2008190659
O.P.R.T.C.T.
(121.790 ACRES)
NOVEMBER 21, 2008**

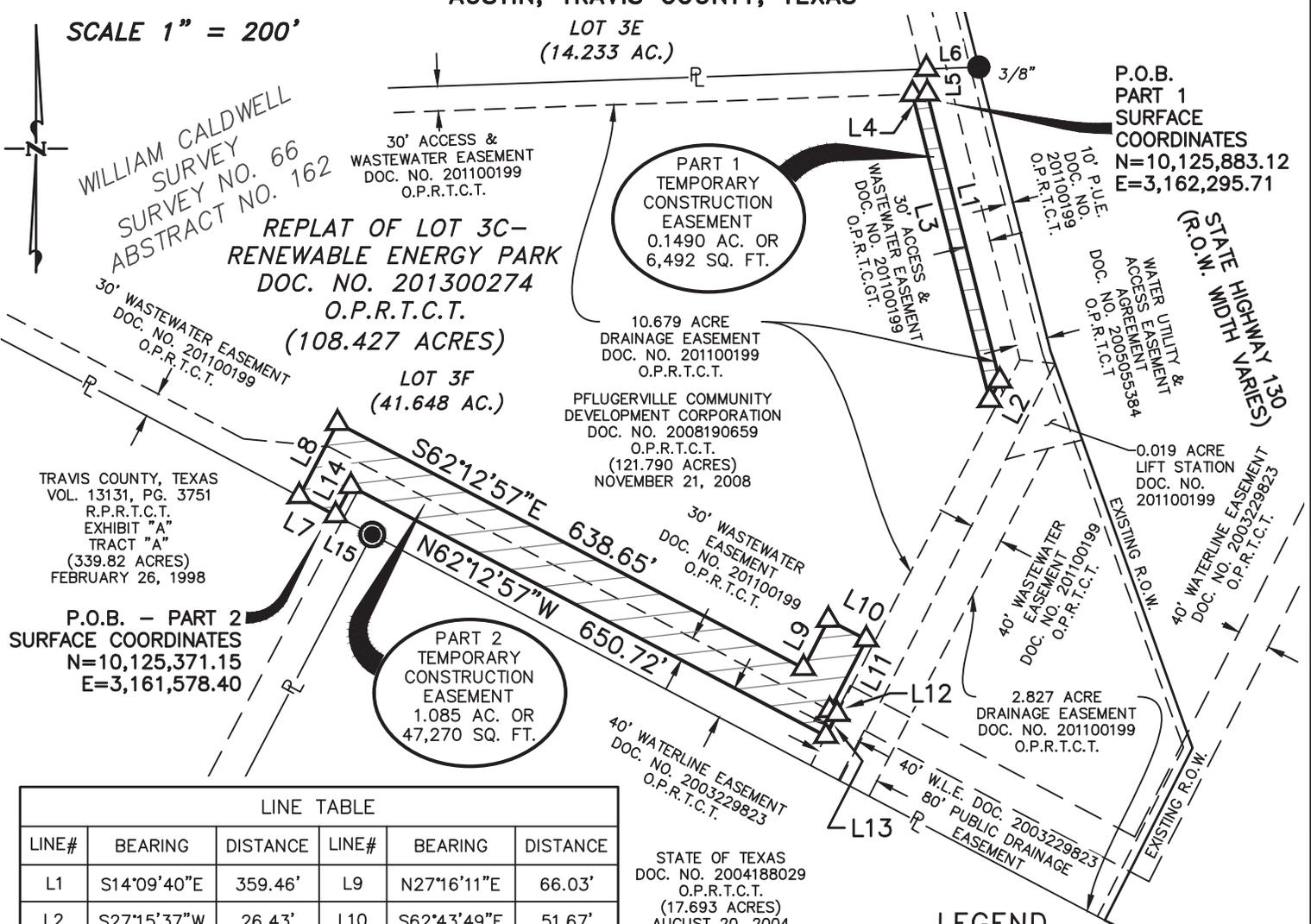
**PART 2
TEMPORARY
CONSTRUCTION
EASEMENT
1.085 AC. OR
47,270 SQ. FT.**

TRAVIS COUNTY, TEXAS
VOL. 13131, PG. 3751
R.P.R.T.C.T.
EXHIBIT "A"
TRACT "A"
(339.82 ACRES)
FEBRUARY 26, 1998

**P.O.B. - PART 2
SURFACE COORDINATES
N=10,125,371.15
E=3,161,578.40**

**P.O.B.
PART 1
SURFACE
COORDINATES
N=10,125,883.12
E=3,162,295.71**

**STATE HIGHWAY 130
(R.O.W.)**



LINE TABLE

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	S14°09'40"E	359.46'	L9	N27°16'11"E	66.03'
L2	S27°15'37"W	26.43'	L10	S62°43'49"E	51.67'
L3	N14°09'40"W	383.04'	L11	S27°15'37"W	96.66'
L4	N87°57'47"E	17.88'	L12	S62°12'30"E	10.00'
L5	N02°02'13"W	30.00'	L13	S27°15'37"W	30.00'
L6	N87°57'47"E	63.52'	L14	S27°37'36"W	40.00'
L7	N62°12'57"W	50.00'	L15	S62°12'57"E	50.00'
L8	N27°37'36"E	100.17'			

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.

STATE OF TEXAS
DOC. NO. 2004188029
O.P.R.T.C.T.
(17.693 ACRES)
AUGUST 20, 2004

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



05/26/2023

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

REVISED: 05-26-2023

TCAD# 0262490102

ISSUED: 11-04-2022

SURVEYED BY:

PAGE 5 OF 5

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