

TEMPORARY CONSTRUCTION EASEMENT PURCHASE AGREEMENT

This Purchase Agreement (this “Agreement”) is made and entered into by and between the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home rule municipality (“Grantee”), and **BUFFALO BILL FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY** (“Grantor”), hereafter collectively referred to as the “Parties,” upon the premises and for the purposes set out herein, and is effective as stated in this Agreement.

INTRODUCTION

A. Grantor is the current owner thereof of 29.6382 ACRES (BEING PART OF THAT 94.38 ACRES CITED IN THE TEMPORARY CONSTRUCTION EASEMENT PURCHASE AGREEMENT INCLUDED IN THE INITIAL OFFER PACKAGE, DATED JANUARY 28, 2023), BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 119.325 ACRES CONVEYED TO BUFFALO BILL FARMS, LLC BY GENERAL WARRANTY DEED WITH VENDOR’S LIEN DATED JANUARY 24, 2020, AS RECORDED IN DOCUMENT NO. 2020014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

B. Grantee requires the use of portions of this tract for a Temporary Construction Easement (**Exhibit “A-1”**) for the Secondary Colorado Raw Water Line Project hereafter collectively referred to as the “Easement.”

C. Grantor is willing to convey and Grantee to purchase the Temporary Construction Easement rights for the settlement value of **\$236,000.00**.

NOW, THEREFORE, in exchange for the mutual promises provided herein, the Parties agree as follows:

I.

Purchase and Sale Agreement. For the Purchase Price, Grantor agrees to grant a Temporary Construction Easement to Grantee, and Grantee agrees to pay Grantor for a Temporary Construction Easement as described in **Exhibit “A-1”** to facilitate the construction of Public infrastructure, which shall include use of the Easement Property for access, construction staging and storage, and other construction activities for that certain City of Pflugerville Secondary Colorado Raw Water Line Project. The promises by Grantee and Grantor stated in this contract are the consideration for the formation of this contract. The obligation of the Grantee contained in this agreement is conditional on City Council of Pflugerville’s approval and acceptance of the Easement. In the event the City Council does not approve the acceptance of the Easement, Grantee shall pay Grantor \$100.00, as consideration for Grantor’s agreement to the condition on closing and shall return to Grantor all original documents, unfiled with the County, at Grantee’s expense.

II.

The Purchase Price. **Two Hundred Thirty-Six Thousand and No/Dollars (\$236,000.00)** to be paid at closing.

III.

The Property. A Temporary Construction Easement over and across, under and through 29.6382 acres of land being a portion of the remainder of that tract CONVEYED TO BUFFALO BILL FARMS, LLC BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 24, 2020, AS RECORDED IN DOCUMENT NO. 2020014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, as more particularly described in **Exhibit "A-1"**, attached hereto and incorporated by reference for all purposes.

IV.

Easement Instrument. The Instrument of Conveyance shall be in substantial conformance with the form and substance as stated in the Temporary Construction Easement (**Exhibit "A-1"**) attached hereto and incorporated by reference for all purposes.

V.

Term. The variable width TCE granted herein shall terminate automatically upon the earlier of: (i) completion of the construction of the Public infrastructure included in Grantee's Public infrastructure project, or (ii) November 30, 2026.

VI.

Miscellaneous.

- A. Closing Date.* The parties shall close on this transaction within 30 days of City Council's approval and acceptance of the Easement.
- B. Notice.* Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the party to be notified and with all charges prepaid; (iii) by personally delivering it to the party, or any agent of the party listed in this Agreement; or (iv) by facsimile with confirming copy sent by one of the other described methods of notice set forth. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective only when received. For purposes of notice, the addresses of the parties will, until changed as provided below, be as follows:

Grantee: City of Pflugerville
Attn: Sereniah Breland, City Manager
100 East Main Street
Pflugerville, Texas 78660

Grantor: Buffalo Bill Farms, LLC
5415 McKinney Falls Parkway
Austin, TX 78744

- C. *Severability; Waiver.* If any provision of this agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is similar in terms to the illegal, invalid, or enforceable provision as is possible. Each of the rights and obligations of the parties hereto are separate covenants. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not be deemed a waiver of such provision or any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.
- D. *Applicable Law and Venue.* The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Travis County, Texas.
- E. *Entire Agreement.* With the exception of the permits and approvals to be issued in connection with this Agreement, this Agreement contains the entire agreement of the Parties and there are no other agreements or promises, oral or written between the Parties regarding the subject matter of this Agreement. This Agreement can be amended only by written agreement signed by the Parties. This Agreement supersedes all other agreements between the Parties concerning the subject matter hereof.
- F. *Exhibits and Counterparts.* All exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The section headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the sections. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. If there is any conflict or inconsistency between the provisions of this Agreement and otherwise applicable City ordinances, the terms of this Agreement will control. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts bear the signatures of all the parties.
- G. *Representations and Warranties by Grantor.* Grantor warrants, represents, covenants, and agrees that Grantor has fee simple absolute title to the Property described in **Exhibit "A-1"** that said Property is free of any liens or other encumbrances that would prevent this grant, and that Grantor meets all requirements to contract with the City of Pflugerville as provided by Chapter 38 of the City's Code of Ordinances.

- H. Eligibility Certification.* Seller certifies that the individual or business entity named in the Agreement is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated, and payment withheld if this certification is inaccurate.
- I. Payment of Debt or Delinquency* to the State or Political Subdivision of the State. Pursuant to Chapter 38, City of Pflugerville Code of Ordinances, Grantor agrees that any payments owing to Grantor under the Agreement may be applied directly toward any debt or delinquency that Grantor owes the City of Pflugerville, State of Texas, or any political subdivision of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.
- J. Texas Family Code Child Support Certification.* Grantor certifies that it is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment may be withheld if this certification is inaccurate.

EXECUTED this the 3rd day of June, 2023.

GRANTOR:

**BUFFALO BILL FARMS, LLC,
A TEXAS LIMITED LIABILITY
COMPANY**

By: 

Name: William H. Leoni, III

Title: Manager

GRANTEE:

CITY OF PFLUGERVILLE,
a Texas home rule municipality

By: _____
Sereniah Breland, City Manager

ATTEST:

Trista Evans, City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

Buffalo Bill Farms, LLC, a Texas limited liability company ("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 exclusive temporary access and construction easement ("TCE" or "Easement") across a variable width area upon and across the property of Grantor, which is more particularly described on Exhibit "A", attached hereto and incorporated herein by reference ("Easement Property"), together with rights of ingress and egress across the property of the Grantor if necessary to access the TCE. Grantor and Grantee may jointly be referred to by "the parties."

TO HAVE AND TO HOLD the same unto 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 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 to the extent that such claim arises by, through, or under Grantor.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Definitions.* For the purposes of this grant of Easement certain terms shall have the meanings that follow:
 - (a) "Grantee" shall include Grantee's heirs, successors and assigns who at any time own any interest in the conveyance and are subject to the terms of this agreement.

(b) "Public infrastructure" shall mean water, reclaimed water and/or wastewater pipelines and associated appurtenances to be constructed by the Grantee or its agents, contractors and assigns.

2. *Character of Easement.* The Easement granted herein is "in gross," in that there is no "Benefitted Property." Nevertheless, the Easement rights herein granted shall pass to Grantee's successors and assigns, subject to all of the Terms hereof. The Easement rights of use granted herein are irrevocable until the termination of the TCE in accordance with the terms herein.
3. *Purpose of Easement.* The Easement shall be used to facilitate the construction of Public infrastructure, which shall include use of the Easement Property for access, construction staging and storage, and other construction activities.
4. *Term.* The variable width TCE granted herein shall terminate automatically upon the earlier of: (i) completion of the construction of the Public infrastructure included in Grantee's Public infrastructure project, or (ii) November 30, 2026.
5. *Reservation of Rights.* Save and except: Grantor retains the right to surface use. Grantor and Grantor's heirs, successors, and assigns shall retain the right to use the surface of all or part of the Easement Property in conjunction with Grantee as long as such use by Grantor and Grantor's heirs, successors, and assigns neither interferes nor conflicts with the use of the Easement Property by Grantee for the Easement Purpose.
6. *Use and Maintenance of Easement Property.* Grantee has the right to remove or relocate any encroachments into the Easement Property as necessary to utilize the same for the purpose of this Easement.
7. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefitted by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.
8. *Attorney's Fees.* If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

9. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.
10. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.
11. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
12. *Waiver of Default.* It is not a waiver of or consent to default if the non-defaulting party fails to declare immediately default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.
13. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.
14. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
15. *Legal Construction.* Any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.
16. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in

this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

17. *Recitals/Exhibits.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement. All exhibits referenced herein are attached hereto and incorporated by reference herein for all purposes.
18. *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.
19. *Assignability.* The Easement may be assigned by Grantee, its successors or assigns, without the prior written consent of Grantor, so long as the assignee utilizes the Easement as contemplated herein.
20. *Restoration.* Prior to expiration of the term of the Easement, Grantee will remove all construction debris and restore, as nearly as possible, the surface of the Easement Property to its condition prior to use by Grantee.

IN WITNESS WHEREOF, this instrument is executed this 13th day of May 2023.

GRANTOR:


**Buffalo Bill Farms, LLC, a Texas
limited liability company**

By: William H. Leoni, III
William H. Leoni, III, Manager

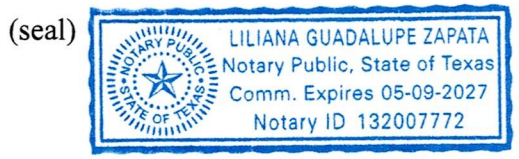
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, a Notary Public, on this day personally appeared **William H. Leoni, III, Manager of Buffalo Bill Farms, LLC, a Texas limited liability company**, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is authorized to execute such instrument; and that said instrument is executed as the free and voluntary act and deed for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th
day of June 2023.



Notary Public Signature



GRANTEE:

AGREED AND ACCEPTED:

**CITY OF PFLUGERVILLE,
TEXAS,** a Texas home-rule
municipality

By: _____
Sereniah Breland, City Manager

ATTEST:

_____, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____,
2023, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, a Texas home-
rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

AFTER RECORDING, RETURN TO:

City of Pflugerville
Attn.: Jeff Dunsworth, City Engineer
Public Works Complex
P.O. Box 589 Pflugerville, Texas 78691

EXHIBIT "A"

2.732 Acre TCE
Temporary Construction Easement
Lucas Munos Survey No. 55, Abstract No. 513
James O. Rice Survey No. 31, Abstract No. 675
Travis County, Texas

DESCRIPTION FOR A 2.732 ACRE
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 2.732 ACRE (118,996 SQUARE FOOT) EASEMENT, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, AND THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 119.325 ACRES CONVEYED TO BUFFALO BILL FARMS, LLC BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 24, 2020, AS RECORDED IN DOCUMENT NO. 2020014061, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.732 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, and the southeast corner of a 40 foot waterline easement recorded in Document No. 2004021593, Official Public Records, Travis County, Texas, being in the south line of the western portion of the remainder of said 119.325 acre Buffalo Bill Farm tract, also being in the north line of Lot 1, Block 1, Waste Management, a subdivision of record in Document No. 200500003, Official Public Records, Travis County, Texas, a portion of said Lot 1 being described as 21.39 acres conveyed to Waste Management of Texas, Inc. by Warranty Deed, as recorded in Volume 11965, Page 1443, Real Property Records, Travis County, Texas, and by Quitclaim Deed, as recorded in Volume 11965, Page 1447, Real Property Records, Travis County, Texas, from which a 1/2-inch iron rod found at the southwest corner of the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, being the northwest corner of said Lot 1 and said 21.39 acre Waste Management of Texas tract, being in the existing east right-of-way line of Springdale Road (varying width), bears North 62°28'55" West 157.85 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,101,969.79, E=3,144,527.86;

- 1) THENCE, along the west line of this easement, being the east line of said 40 foot waterline easement, crossing the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, **North 01°58'53" West 823.46 feet** to a calculated point at the northwest corner of this easement, being at an angle point in the east line of said 40 foot waterline easement;

THENCE, along the north line of this easement, continuing along the east line of said 40 foot waterline easement, crossing the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, the following two (2) courses, numbered 2 and 3:

- 2) **North 73°54'11" East 107.68 feet** to a calculated point, and
- 3) **North 79°54'43" East 1,206.41 feet** to a calculated point at the northeast corner of this easement, being in the east line of the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, being in the west line of that tract described as 25.00 acres conveyed to Capital Metropolitan Transportation Authority (CMTA) by Special Warranty Deed, as recorded in Document No. 20220093624, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod with "McGray McGray" cap found at the northeast corner of the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, and the northwest corner of said 25.00 acre CMTA tract, being in the existing south right-of-way line of Cameron Road (varying width), bears North 21°27'21" East 46.73 feet;
- 4) THENCE, along the east line of this easement and the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, and the west line of said 25.00 acre CMTA tract, **South 21°27'21" West 70.40 feet** to a calculated point, from which a 1/2-inch iron rod with "McGray McGray" cap found at the southeast corner of the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, and the southwest corner of said 25.00 acre CMTA tract, being in the north line of said Lot 1 and said 21.39 acre Waste Management of Texas tract, bears South 21°27'21" West 1,464.15 feet;

THENCE, continuing along the east line of this easement, crossing the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, the following eleven (11) courses, numbered 5 through 15:

- 5) **South 79°54'43" West 1,166.43 feet** to a calculated point,
- 6) **South 73°54'11"W 57.75 feet** to a calculated point,

2.732 Acre TCE

- 7) **South 01°58'53" East 321.78 feet** to a calculated point,
- 8) **South 88°01'07" West 25.00 feet** to a calculated point,
- 9) **South 01°58'53" East 128.12 feet** to a calculated point,
- 10) **North 88°01'07" East 25.00 feet** to a calculated point,
- 11) **South 01°58'53" East 136.94 feet** to a calculated point,
- 12) **South 88°01'07" West 25.00 feet** to a calculated point,
- 13) **South 01°58'53" East 118.80 feet** to a calculated point,
- 14) **North 88°01'07" East 25.00 feet** to a calculated point, and
- 15) **South 01°58'53" East 104.98 feet** to a calculated point at the southeast corner of this easement, being in the south line of the western portion of the remainder of said 119.325 acre Buffalo Bill Farms tract, also being in the north line of said Lot 1 and said 21.39 acre Waste Management of Texas tract;

2.732 Acre TCE

16)THENCE, along the south line of this easement and said 119.325 acre Buffalo Bill Farms tract, being the north line of said Lot 1 and said 21.39 acre Waste Management of Texas tract, **North 62°28'55" West 68.94 feet** to the POINT OF BEGINNING and containing 2.732 acres (118,996 square feet) of land within these metes and bounds.

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".

12/19/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

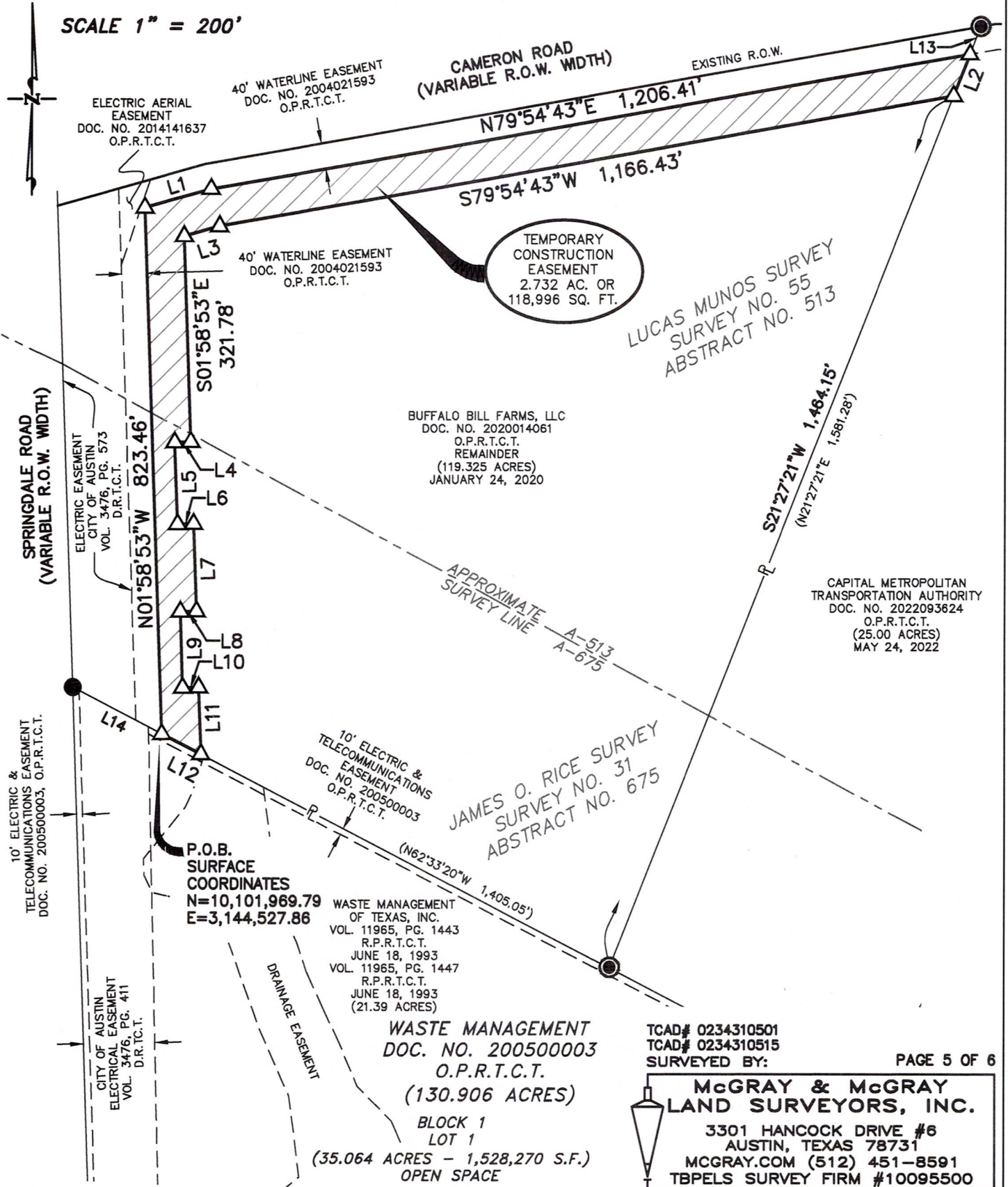
M:\F&N~22-009~Pville Raw Water Line\Description\2.732 Ac Buffalo Bill Farms

Issued 12/19/2022

AUSTIN GRID P-29
TCAD# 0234310501 & 0234310515

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.732 AC. OR 118,996 SQ. FT. OF LAND OUT OF
THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675,
AND THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'



TEMPORARY
CONSTRUCTION
EASEMENT
2.732 AC. OR
118,996 SQ. FT.

BUFFALO BILL FARMS, LLC
DOC. NO. 2020014061
O.P.R.T.C.T.
REMAINDER
(119.325 ACRES)
JANUARY 24, 2020

CAPITAL METROPOLITAN
TRANSPORTATION AUTHORITY
DOC. NO. 2022093624
O.P.R.T.C.T.
(25.00 ACRES)
MAY 24, 2022

JAMES O. RICE SURVEY
SURVEY NO. 31
ABSTRACT NO. 675

WASTE MANAGEMENT
OF TEXAS, INC.
VOL. 11965, PG. 1443
R.P.R.T.C.T.
JUNE 18, 1993
VOL. 11965, PG. 1447
R.P.R.T.C.T.
JUNE 18, 1993
(21.39 ACRES)

WASTE MANAGEMENT
DOC. NO. 200500003
O.P.R.T.C.T.
(130.906 ACRES)

BLOCK 1
LOT 1
(35.064 ACRES - 1,528,270 S.F.)
OPEN SPACE

P.O.B.
SURFACE
COORDINATES
N=10,101,969.79
E=3,144,527.86

TCAD# 0234310501
TCAD# 0234310515
SURVEYED BY:

PAGE 5 OF 6

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.732 AC. OR 118,996 SQ. FT. OF LAND OUT OF
THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675,
AND THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513
AUSTIN, TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N73°54'11"E	107.68'
L2	S21°27'21"W	70.40'
L3	S73°54'11"W	57.75'
L4	S88°01'07"W	25.00'
L5	S01°58'53"E	128.12'
L6	N88°01'07"E	25.00'
L7	S01°58'53"E	136.94'
L8	S88°01'07"W	25.00'
L9	S01°58'53"E	118.80'
L10	N88°01'07"E	25.00'
L11	S01°58'53"E	104.98'
L12	N62°28'55"W	68.94'
L13	N21°27'21"E	46.73'
L14	N62°28'55"W	157.85'

LEGEND

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

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.



12/19/2022

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



TCAD# 0234310501
TCAD# 0234310515
SURVEYED BY:

ISSUED: 12-19-2022
PAGE 6 OF 6

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

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500