

## PROPERTY DESCRIPTION FOR PARCEL 3

Description of a 0.6982 of one acre (30,412 square foot) parcel of land out of the George M. Martin Survey No. 9, Abstract No. 529 in Travis County, Texas, being a portion of the remainder of that tract described as 50.008 acres conveyed to PFPE23 Farms, LLC by Special Warranty Deed dated November 20, 2020, as recorded in Document No. 2020232033, Official Public Records, Travis County, Texas; said 0.6982 of one acre (30,412 square foot) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed north right-of-way line of East Pflugerville Parkway, being in the west line of the remainder of said 50.008 acre PFPE23 Farms tract, and in the east line of that tract described as 197.27 acres conveyed to Timmerman & Hagn, Ltd. by Warranty Deed, as recorded in Volume 8394, Page 542, Deed Records, Travis County, Texas, said POINT OF BEGINNING having a Surface Coordinate Value of N=10,137,607.63, E=3,163,911.18, from which a 1/2-inch iron rod with "Dunaway Assoc LP" cap found at the northwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, being at the southwest corner of that tract described as 25.21 acres conveyed to Board of Trustees of the Pflugerville Independent School District tract by Special Warranty Deed, as recorded in Document No. 2020232031, Official Public Records, Travis County, Texas, and in the east line of said 197.27 acre Timmerman and Hagn tract, bears North 27°39'48" East 1,236.37 feet;

THENCE, along the proposed north right-of-way line of East Pflugerville Parkway, crossing the remainder of said 50.008 acre PFPE23 Farms tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 60°31'33" East 529.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and

- 2) with a curve to the right, whose delta angle is **22°15'01"**, radius is **924.50 feet**, an arc distance of **359.02 feet**, and the chord of which bears **South 49°24'03" East 356.77 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the east line of the remainder of said 50.008 acre PFPE23 Farms tract, being in the west line of that tract described as 2.150 acres conveyed to Michael Stubblefield and Louise Stubblefield, husband and wife as joint tenants with right of survivorship by Warranty Deed, as recorded in Document No. 2009039428, Official Public Records, from which a 1/2-inch iron rod found at the northwest corner of said 2.150 acre Stubblefield tract, being at the southwest corner of that tract described as 9.818 acres conveyed to the City of Pflugerville, Texas by Special Warranty Deed, as recorded in Document No. 2004219479, Official Public Records, Travis County, Texas, bears North 27°47'16" East 360.25 feet;
- 3) THENCE, along the east line of the remainder of said 50.008 acre PFPE23 Farms tract and the west line of said 2.150 acre Stubblefield tract, **South 27°47'16" West 24.29 feet** to a 1/2-inch iron rod found at the southeast corner of the remainder of said 50.008 acre PFPE23 Farms tract, and at the southwest corner of said 2.150 acre Stubblefield tract, being at the northeast corner of that tract described as 11.681 acres conveyed to the City of Pflugerville, Texas by Deed without Warranty, as recorded in Document No. 2003189346, Official Public Records, Travis County, Texas, and in the existing north right-of-way line of East Pflugerville Parkway (varying width);

THENCE, along the south line of the remainder of said 50.008 acre PFPE23 Farms tract, the north line of said 11.681 acre City of Pflugerville tract and the existing north right-of-way line of East Pflugerville Parkway, the following three (3) courses, numbered 4 through 6:

- 4) with a curve to the right, whose delta angle is **02°54'03"**, radius is **441.50 feet**, an arc distance of **22.36 feet**, and the chord of which bears **North 38°34'51" West 22.35 feet** to a point,
- 5) with a curve to the left, whose delta angle is **23°47'57"**, radius is **530.73 feet**, an arc distance of **220.45 feet**, and the chord of which bears **North 48°27'55" West 218.87 feet** to a 1/2-inch iron rod with "Chaparral" cap found, and
- 6) **North 60°28'10" West 643.87 feet** to a 1/2-inch iron rod with "R&S RPLS 4096" cap found at the southwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, being at the southeast corner of said 197.27 acre Timmerman & Hagn tract;

- 7) THENCE, along the west line of the remainder of said 50.008 acre PFPE23 Farms tract and the east line of said 197.27 acre Timmerman & Hagn tract, **North 27°39'48" East 38.42 feet** to the POINT OF BEGINNING and containing 0.6982 of one acre (30,412 square feet) of land within these metes and bounds.

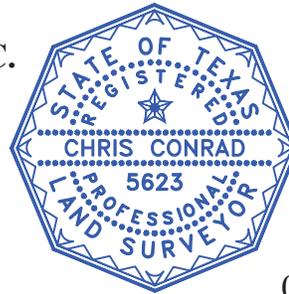
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011) EPOCH 2010.00.

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 1009550



05/26/2023

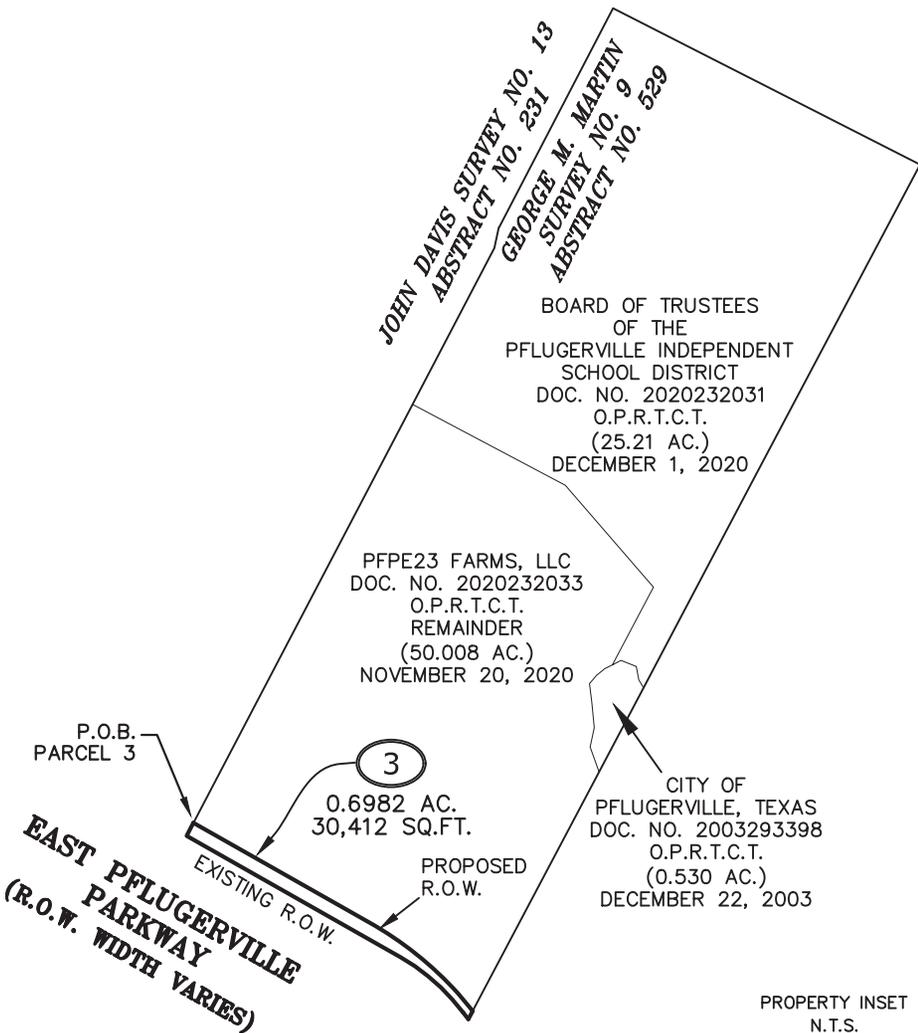
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~19-123\_Plugerville Pkwy\Description\Parcel 3\_R1

Austin Grid S-37  
Property ID 278064



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00011.

2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

3. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HERE ON AND IS FOR INFORMATIONAL PURPOSES ONLY.

REVISIONS:  
1) 5/26/2023 - CHANGES TO PLAT AND DESCRIPTION

CALCULATED	TAKING	REMAINING RT
24.268 AC. 1,057,114 SQ.FT.	0.6982 AC. 30,412 SQ.FT.	23.570 AC. 1,026,702 SQ.FT.



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

PARCEL PLAT SHOWING  
PARCEL 3  
EAST PFLUGERVILLE PARKWAY  
TRAVIS COUNTY, TEXAS

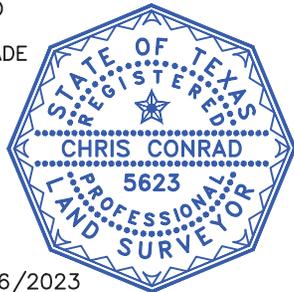
DATE: MAY 2023      SCALE: N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



05/26/2023

CHRIS I. CONRAD, REG. PROF. LAND SURVEYOR NO. 5623      DATE



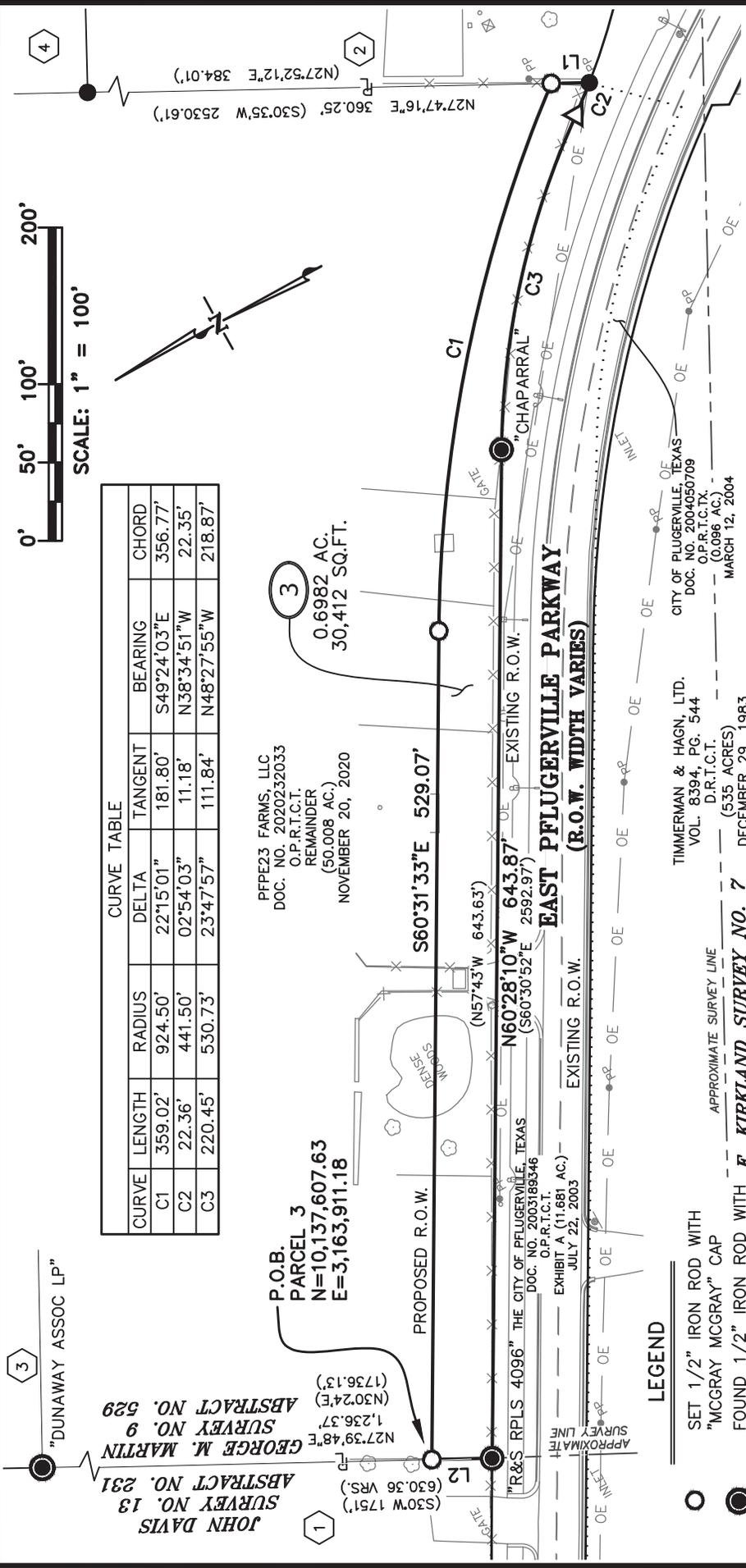


CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	359.02'	924.50'	22°15'01"	181.80'	S49°24'03"E	356.77'
C2	22.36'	441.50'	02°54'03"	11.18'	N38°34'51"W	22.35'
C3	220.45'	530.73'	23°47'57"	111.84'	N48°27'55"W	218.87'

PFPE23 FARMS, LLC  
 DOC. NO. 2020232033  
 O.P.R.T.C.T.  
 REMAINDER  
 (50.008 AC.)  
 NOVEMBER 20, 2020

P.O.B.  
**PARCEL 3**  
 N=10,137,607.63  
 E=3,163,911.18

3  
 0.6982 AC.  
 30,412 SQ.FT.



**LEGEND**

- SET 1/2" IRON ROD WITH "MCGRAY MCGRAY" CAP
- FOUND 1/2" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- RIGHT-OF-WAY
- POINT OF BEGINNING
- PROPERTY LINE
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS

TIMMERMAN & HAGN, LTD.  
 VOL. 8394, PG. 544  
 D.R.T.C.T.  
 (535 ACRES)  
 DECEMBER 29, 1983  
 DESCRIBED IN  
 VOL. 365, PG. 164  
 O.P.R.T.C.T.  
 OCTOBER 11, 1924

APPROXIMATE SURVEY LINE  
 "KIRKLAND SURVEY NO. 7"  
 ABSTRACT NO. 458

CITY OF PFLUGERVILLE, TEXAS  
 DOC. NO. 2004050709  
 O.P.R.T.C.T.  
 (0.096 AC.)  
 MARCH 12, 2004

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

LINE	BEARING	LENGTH
L1	S27°47'16"W	24.29'
L2	N27°39'48"E	38.42'

PARCEL PLAT SHOWING  
 PARCEL 3  
 EAST PFLUGERVILLE PARKWAY  
 TRAVIS COUNTY, TEXAS

## PROPERTY DESCRIPTION FOR PARCEL 3E

Description of a 0.1549 of one acre (6,750 square foot) easement consisting of two parts, out of the George M. Martin Survey No. 9, Abstract No. 529 in Travis County, Texas, being a portion of the remainder of that tract described as 50.008 acres conveyed to PFPE23 Farms, LLC by Special Warranty Deed dated November 20, 2020, as recorded in Document No. 2020232033, Official Public Records, Travis County, Texas; said 0.1549 of one acre (6,750 square foot) easement being more particularly described in two parts by metes and bounds as follows:

PART 1 0.0091 Ac.

BEGINNING at a calculated point at the northwest corner of this easement, being in the west line of the remainder of said 50.008 acre PFPE23 Farms tract, and the east line of that tract described as 197.27 acres conveyed to Timmerman & Hagn, Ltd. by Warranty Deed, as recorded in Volume 8394, Page 542, Deed Records, Travis County, Texas, being further described in Volume 3310, Page 1434, Deed Records, Travis County, Texas, said POINT OF BEGINNING having Surface Coordinates of N=10,137,625.35, E=3,163,920.47, from which a 1/2-inch iron rod with "Dunaway Assoc LP" cap found at the northwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, being the southwest corner of that tract described as 25.21 acres conveyed by Special Warranty Deed conveyed to Board of Trustees of the Pflugerville Independent School District, as recorded in Document No. 2020232031, Official Public Records, Travis County, Texas bears North 27°39'48" East 1,216.36 feet;

- 1) THENCE, along the north line of this easement, crossing the remainder of said 50.008 acre PFPE23 Farms tract, **South 60°31'33" East 20.14 feet** to a calculated point at the northeast corner of this easement;
- 2) THENCE, along the east line of this easement, crossing the remainder of said 50.008 acres PFPE23 Farms tract, **South 29°28'27" West 20.00 feet** to a calculated point at the southeast corner of this easement, being in the proposed north right-of-way line of East Pflugerville Parkway;

- 3) THENCE, along the south line of this easement, and the proposed north right-of-way line of East Pflugerville Parkway, crossing the remainder of said 50.008 acre, **North 60°31'33" West 19.51 feet** to a calculated point at the southwest corner of this easement, being in the west line of the remainder of said 50.008 acre PFPE23 Farms tract, and the east line of said 197.27 acre Timmerman & Hagn tract, from which a 1/2-inch iron rod with "R&S RPLS 4096" cap found at the southwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, being the southeast corner of said 197.27 acre Timmerman & Hagn tract, also being in the existing north right-of-way line of East Pflugerville Parkway (varying width), bears South 27°39'48" West 38.42, and from which a 1/2-inch iron rod with "Chaparral" cap found in the south line of the remainder of said 50.008 acre PFPE23 Farms tract, and in the existing north right-of-way line of East Pflugerville Parkway, bears South 60°28'10" East 643.87 feet;
- 4) THENCE, along west line of this easement and the remainder of said 50.008 acre PFPE23 Farms tract, and the east line of said 197.27 acre Timmerman & Hagn tract, **North 27°39'48" East 20.01 feet** to the POINT OF BEGINNING and containing 0.0091 of one acre (397 square feet) of land within these metes and bounds.

PART 2 0.1458 Ac.

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of the remainder of said 50.008 acre PFPE23 Farms tract, and the west line of that tract described as 2.150 acres conveyed to Michael Stubblefield and Louise Stubblefield by Warranty Deed, as recorded in Document No. 2009039428, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having a Surface Coordinate Value of N=10,137,124.81, E=3,164,647.76, from which a 1/2-inch iron rod found in the east line of the remainder of said 50.008 acre PFPE23 Farms tract, being at the northwest corner of said 2.150 acre Stubblefield tract, being the southwest corner of that tract described as 9.818 acres conveyed to the City of Pflugerville, Texas by Special Warranty Deed, as recorded in Document No. 2004219479, Official Public Records, Travis County, Texas, bears North 27°47'16" East 349.32 feet;

- 1) THENCE, along the east line of this easement and the remainder of said 50.008 acre PFPE23 Farms tract, and the west line of said 2.150 acre Stubblefield tract, **South 27°47'16" West 10.93 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southeast corner of this easement, being in the proposed north right-of-way line of East Pflugerville Parkway, from which a 1/2-inch iron rod found at the southeast corner of the remainder of said 50.008 acre PFPE23 Farms tract, being the southwest corner of said 2.150 acre Stubblefield tract, also being in the existing north right-of-way line of East Pflugerville Parkway, bears South 27°47'16" West 24.29 feet;

THENCE, along the south line of this easement, and the proposed north right-of-way line of East Pflugerville Parkway, crossing the remainder of said 50.008 acre PFPE23 Farms tract, the following two (2) courses, numbered 2 and 3:

- 2) with a curve to the left, whose delta angle is **22°15'01"**, radius is **924.50 feet**, an arc distance of **359.02 feet**, and the chord of which bears **North 49°24'03" West 356.77 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 3) **North 60°31'33" West 276.56 feet** to a calculated point at the southwest corner of this easement;
- 4) THENCE, along the west line of this easement, crossing the remainder of said 50.008 acre PFPE23 Farms tract, **North 29°28'27" East 10.00 feet** to a calculated point at the northwest corner of this easement;

THENCE, along the north line of this easement, crossing the remainder of said 50.008 acre PFPE23 Farms tract, the following two (2) courses, numbered 5 and 6:

- 5) **South 60°31'33" East 276.56 feet** to a calculated point, and

- 6) with a curve to the right, whose delta angle is **21°58'42"**, radius is **934.50 feet**, an arc distance of **358.47 feet**, and the chord of which bears **South 49°32'12" East 356.28 feet** to the POIN OF BEGINNING and containing 0.1458 of one acre (6,353 square feet) of land within these metes and bounds.

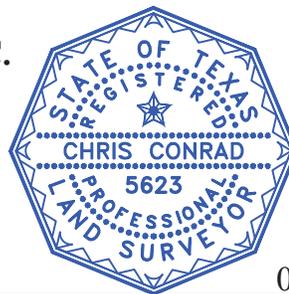
PART 1 0.0091 Ac. 397 Sq. Ft.  
PART 2 0.1458 Ac. 6,353 Sq. Ft.  
**TOTAL 0.1549 Ac. 6,750 Sq. Ft.**

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011) EPOCH 2010.00.

SURVEYED BY:

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



05/26/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

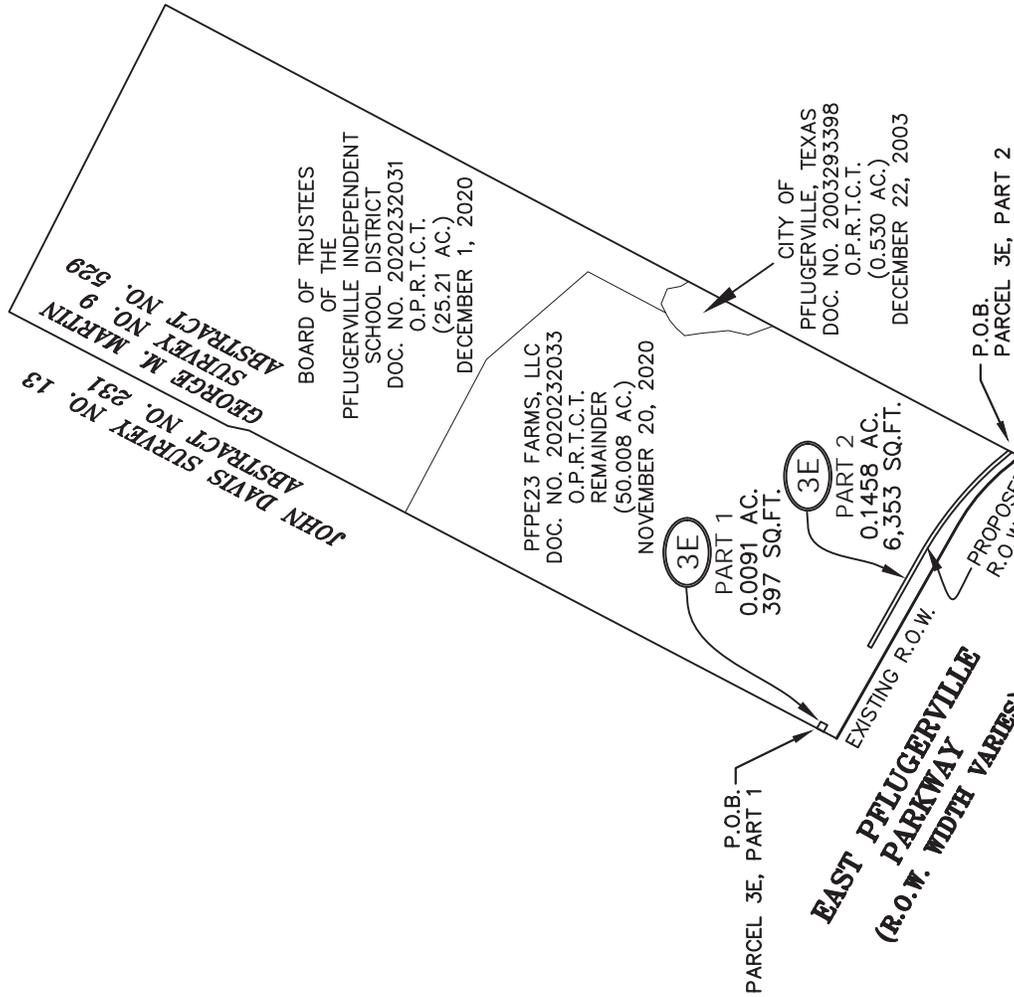
Note: There is a plat to accompany this description.

M:\LJA~19-123\_Plugerville Pkwy\Description\Parcel 3E\_R2

Austin Grid S-37  
Property ID 278064

**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00011.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HERE ON AND IS FOR INFORMATIONAL PURPOSES ONLY.



**REVISIONS:**

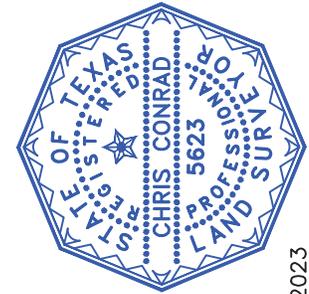
- 1) 03/22/2023 - CHANGES TO PROPOSED EASEMENT
- 2) 05/26/2023 - CHANGES TO PLAT AND DESCRIPTION

CALCULATED	TAKING	REMAINING RT
24,268 AC. 1,057,114 SQ.FT.	N/A	24,268 AC. 1,057,114 SQ.FT.

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

PARCEL PLAT SHOWING  
 PARCEL 3E  
 EAST PFLUGERVILLE PARKWAY  
 TRAVIS COUNTY, TEXAS

DATE: MAY 2023      SCALE: N.T.S.

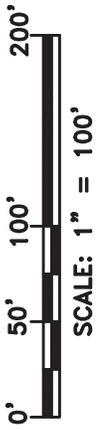


PROPERTY INSET  
N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Chris Conrad*

CHRIS I. CONRAD, REG. PROF. LAND SURVEYOR NO. 5623      DATE 05/26/2023



CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	359.02'	924.50'	22°15'01"	181.80'	N49°24'03"W	356.77'
C2	358.47'	934.50'	21°58'42"	181.47'	S49°32'12"E	356.28'

P.PFE23 FARMS, LLC  
 DOC. NO. 2020232033  
 O.P.R.T.C.T.  
 REMAINDER  
 (50.008 AC.)  
 NOVEMBER 20, 2020

P.O.B.  
**PARCEL 3E, PART 1**  
 N=10,137,625.35  
 E=3,163,920.47

P.O.B.  
**PARCEL 3E, PART 2**  
 N=10,137,124.81  
 E=3,164,647.76

PART 1  
 0.0091 AC.  
 397 SQ.FT.

PART 2  
 0.1458 AC.  
 6,353 SQ.FT.

"DUNAWAY ASSOC LP"  
 SURVEY NO. 9  
 ABSTRACT NO. 529  
 GEORGE M. MARTIN  
 SURVEY NO. 231  
 ABSTRACT NO. 13  
 JOHN DAVIS  
 (630.36 VRS.)  
 N27°39'48"E  
 1,216.36'

"R&S RPLS 4096" THE CITY OF PFLUGERVILLE, TEXAS  
 DOC. NO. 2003169346  
 O.P.R.T.C.T.  
 EXHIBIT A (11.681 AC.)  
 JULY 22, 2003

TIMMERMAN & HAGN, LTD.  
 VOL. 8394, PG. 544  
 D.R.T.C.T.  
 (535 ACRES)  
 DECEMBER 29, 1983  
 DESCRIBED IN  
 VOL. 365, PG. 164  
 D.R.T.C.T.  
 OCTOBER 11, 1924

CITY OF PFLUGERVILLE, TEXAS  
 DOC. NO. 2004050709  
 O.P.R.T.C.T.  
 (0.096 AC.)  
 MARCH 12, 2004

**LEGEND**

- SET 1/2" IRON ROD WITH "MCGRAY MCGRAY" CAP
- FOUND 1/2" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- RIGHT-OF-WAY
- POINT OF BEGINNING
- PROPERTY LINE
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- DEED RECORDS TRAVIS COUNTY, TEXAS
- PLAT RECORDS TRAVIS COUNTY, TEXAS

LINE	BEARING	LENGTH
L1	S60°31'33"E	20.14'
L2	S29°28'27"W	20.00'
L3	N60°31'33"W	19.51'
L4	N27°39'48"E	20.01'
L5	S27°39'48"W	38.42'
L6	N30°24'E	1,736.13'
L7	S27°47'16"W	10.93'
L8	S27°47'16"W	24.29'
L9	N29°28'27"E	10.00'

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

PARCEL PLAT SHOWING  
 PARCEL 3E  
 EAST PFLUGERVILLE PARKWAY  
 TRAVIS COUNTY, TEXAS

DATE: MAY 2023      SCALE: 1"=100'