

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING CERTAIN ACTIONS INCLUDING PROCEEDINGS IN EMINENT DOMAIN TO ACQUIRE A PERMENANT RIGHT-OF-WAY AND DRAINAGE EASEMENT IN PARCEL NUMBERS 2 AND 2E FROM TIMMERMAN & HAGN, LTD. AND DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS.

WHEREAS, the City of Pflugerville, Texas (the "City") has found and determined that public necessity requires the City to acquire a certain permanent right-of-way and drainage easement, from the owner, Timmerman & Hagn, Ltd., for a project known as "East Pflugerville Parkway Road Widening Project" ("Project") for the public purpose of improving and widening East Pflugerville Parkway; and

WHEREAS, the public purpose of this Project is to improve and widen East Pflugerville Parkway Road to accommodate the current and future residential and commercial population growth the area has experienced which is expected to continue well into the foreseeable future and that the City acquire such right-of-way and easement in fee and the rights of ingress and egress over and across such tract of land by purchase or eminent domain proceedings pursuant to its power of eminent domain as outlined in Section 251.001 and 552.011 of the Texas Local Government Code, as amended, and other pertinent statutory authority; and

WHEREAS eminent domain proceedings in the State of Texas are governed by Chapter 21 of the Texas Property Code; and

WHEREAS, under Chapter 21 of the Texas Property Code, a governmental entity exercising the power of eminent domain must first authorize the initiation of the condemnation proceeding at a public meeting by a record vote adopting a resolution, ordinance, or order; and

WHEREAS, the City of Pflugerville City Council finds that the City has, through agents and representatives, entered bona fide good faith negotiations with Timmerman & Hagn, Ltd., or its agents or representatives of the hereinafter described property and has failed to finalize with the owner the purchase price and damages, if any, due to said owner. Now, therefore, the City is authorizing the use of its power of eminent domain to condemn property; and

WHEREAS, the City Council further finds that a public necessity exists and that acquiring the property referenced herein is necessary to accomplish the above-described public purpose and public use.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS; THAT:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council of the City of Pflugerville, Texas and made a part hereof for all purposes as findings of fact.

SECTION 2. Public necessity requires that the City of Pflugerville, Texas acquire rights in the property in connection therewith, over, across, upon and under certain real property, hereinafter called the “Property”, in Travis County, Texas, to wit:

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Easement Property Subject to Condemnation</u>	<u>Exhibit</u>
2	Timmerman & Hagn, Ltd.	Travis	John Davis Survey No. 13	231	Being a portion of that tract described as 197.27 acres.	2.312 acres (Permanent Right-of-way-in fee)	A-1
2E	Timmerman & Hagn, Ltd.	Travis	John Davis Survey No. 13	231	Being a portion of that tract described as 197.27 acres	1.189 acres (Permanent Drainage Easement-in fee)	A-2

As more fully described in **Exhibits “A-1”, and “A-2”** attached hereto and made a part hereof for all purposes, from said landowner or other persons who are determined to be the owners of the Property, for the public purpose of improving and widening East Pflugerville Parkway Road to accommodate the current and future residential and commercial population growth the area has experienced which is expected to continue well into the foreseeable future which requires that the City acquire the right-of-way and drainage easement and the rights of ingress and egress over and across such Property either through purchase or by the process of eminent domain and that the City take all other lawful action necessary and incidental to such purchases or eminent domain proceedings.

SECTION 3: It is hereby determined that representatives of the City of Pflugerville, Texas have been unable to reach a finalized agreement or the final value of such property interests or the damages to be paid, if any, with Timmerman & Hagn, Ltd., and further settlement negotiations, at this stage, between representatives of both parties have become futile.

SECTION 4. The City Council of the City of Pflugerville, Texas hereby authorizes and approved by directs the City Manager or the City Manager’s Designee, on behalf of the City, to condemn the property interests in the Property described above and to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of the Property described above and in **Exhibits “A-1”, and “A-2”** herein.

SECTION 5. The City of Pflugerville City Council authorizes and directs the City Attorney, on behalf of the City, to initiate condemnation proceedings and such other actions as are necessary to acquire the property interest in the Property described above and in **Exhibits “A-1”, and “A-2”** herein, by the exercise of the power of eminent domain.

SECTION 6: All acts and proceedings done or initiated by the employees, agents, and attorneys of the City of Pflugerville, Texas for the acquisition of such property is hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof with and in regard to the grantor from whom such rights have been or are being acquired.

SECTION 7. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

SECTION 8: If any provisions, sections, subsections, sentences, clauses or phrases of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of Pflugerville, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 9: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordained herein.

SECTION 10: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code, and that the vote authorizing the adoption of this Resolution and the use of eminent domain power as specified herein was taken in a public meeting by record vote.

SECTION 11. This Resolution shall become effective immediately upon its passage.

<u>Council Member</u>	<u>In Favor</u>	<u>Opposed</u>
Mayor Victor Gonzales	_____	_____
Council Member Doug Weiss	_____	_____
Council Member Ceasar Ruiz	_____	_____
Council Member Kimberly Holiday (Pro Tem)	_____	_____
Council Member Rudy Metayer	_____	_____
Council Member Melody Ryan	_____	_____
Council Member David Rogers	_____	_____

PASSED AND APPROVED on this _____ day of November 2025.

Victor Gonzales, Mayor
City of Pflugerville, Texas

ATTEST:

Trista Evans, City Secretary

PROPERTY DESCRIPTION FOR PARCEL 2

Description of a 2.312 acre (100,703 square foot) parcel of land out of the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas, being a portion of that tract described as 197.27 acres conveyed to Timmerman & Hagn, Ltd. by Warranty Deed dated December 29, 1983, 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 2.312 acre (100,703 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 said 197.27 acre Timmerman & Hagn tract, and in the east line of Commercial Lot 2, Falcon Pointe – Section Nineteen, a subdivision of record in Document No. 201500083, Official Public Records, Travis County, Texas, said Commercial Lot 2 conveyed to JY Properties LLC by Special Warranty Deed, as recorded in Document No. 2021168319, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having a Surface Coordinate Value of N=10,138,894.90, E=3,161,659.79, from which a 1/2-inch iron rod with "McKim&Creed" cap found at the northeast corner of said Commercial Lot 2 and said JY Properties tract, being at the southeast corner of Commercial Lot 1, in said Falcon Point – Section Nineteen subdivision, said Commercial Lot 1 conveyed to TAT PF RE LLC by Special Warranty Deed with Restrictive Covenants and Vendor's Lien, as recorded in Document No. 2015157360, Official Public Records, Travis County, Texas, and in the west line of said 197.27 acre Timmerman & Hagn tract, bears North 27°30'39" East 244.56 feet;

THENCE, along the proposed north right-of-way line of East Pflugerville Parkway, crossing said 197.27 acre Timmerman & Hagn tract, the following four (4) courses, numbered 1 through 4:

- 1) with a curve to the right, whose delta angle is **02°58'26"**, radius is **1,165.50 feet**, an arc distance of **60.49 feet**, and the chord of which bears **South 58°25'37" East 60.49 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,
- 2) **South 56°56'24" East 133.82 feet** to a 1/2-inch iron rod with "McGray McGray" cap set,

- 3) with a curve to the left, whose delta angle is **03°35'08"**, radius is **1,190.50 feet**, an arc distance of **74.51 feet**, and the chord of which bears **South 58°43'59" East 74.49 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 4) **South 60°31'33" East 2,324.93 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the east line of said 197.27 acre Timmerman & Hagn tract, being in the west line of the remainder of that tract described as 50.008 acres conveyed to PFPE23 Farms, LLC by Special Warranty Deed, as recorded in Document No. 2020232033, Official Public Records, Travis County, Texas, 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 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 & Hagn tract, bears North 27°39'48" East 1,236.37 feet;
- 5) THENCE, along the east line of said 197.27 acre Timmerman & Hagn tract and the west line of the remainder of said 50.008 PFPE23 Farms tract, **South 27°39'48" West 38.42 feet** to a 1/2-inch iron rod with "R&S RPLS 4096" cap found at the southeast corner of said 197.27 acre Timmerman & Hagn tract, and at the southwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, being in the north line 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), from which a 1/2-inch iron rod with "Chaparral" cap found bears South 60°28'10" East 643.87 feet;
- 6) THENCE, along the south line of said 197.27 acre Timmerman & Hagn 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, **North 60°31'01" West 2,592.86 feet** to a 1/2-inch iron rod found at the southwest corner of said 197.27 acre Timmerman & Hagn tract, being at the southeast corner of a 20 foot right-of-way dedication recorded in Document No. 201300218, Official Public Records, Travis County, Texas;

- 7) THENCE, along the west line of said 197.27 acre Timmerman & Hagn tract, the east line of said 20 foot right-of-way dedication, the east line of Lot 1 – Block B (Open Space/Right of Way Reserve) recorded in said Document No. 201300218 and conveyed to the City of Pflugerville, Texas by Special Warranty Deed, as recorded in Document No. 2014181289, Official Public Records, Travis County, Texas, and the east line of said Commercial Lot 2 and said FP Land Partners tract, **North 27°30'39" East 50.94 feet** to the POINT OF BEGINNING and containing 2.312 acres (100,703 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.

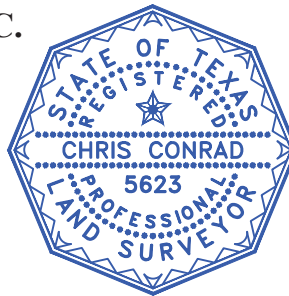
SURVEYED BY:

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_Pflugerville Pkwy\Description\Parcel 2_R1

Austin Grid R-37, R-38 & S-37
Property ID 278058

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 231

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542
D.R.I.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
DESCRIBED IN
VOL. 3310, PG. 1434
D.R.I.C.T.
DECEMBER 17, 1966

2
2.312 AC.
100,703 SQ.FT.

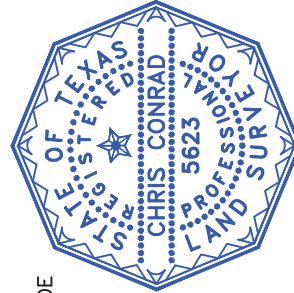
P.O.B.
PARCEL 2
EXISTING R.O.W.
PROPOSED R.O.W.

EAST PFLUGERVILLE PARKWAY
(R.O.W. WIDTH VARIES)

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



- 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 - UPDATE ADJOINER OWNERSHIP INFORMATION
CHANGES TO PLAT AND DESCRIPTION

RECORD	TAKING	REMAINING RT
197.27 AC. 8,593,081 SQ.FT.	2.312 AC. 100,703 SQ.FT.	194.96 AC. 8,492,378 SQ.FT.



PARCEL PLAT SHOWING
PARCEL 2
EAST PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	60.49'	1165.50'	02°58'26"	30.25'	S58°25'37"E 60.49'
C2	74.51'	1190.50'	03°35'08"	37.26'	S58°43'59"E 74.49'

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542
D.R.T.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
DESCRIBED IN
VOL. 3310, PG. 1434
D.R.T.C.T.
DECEMBER 17, 1966

LOT 1 - BLOCK B
(OPEN SPACE/RIGHT OF
WAY RESERVE)
DOC. NO. 201300218
O.P.R.T.C.T.

CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2014181289
O.P.R.T.C.T.
(LOT 1 - BLOCK B)
DECEMBER 2, 2014

P.O.B.
PARCEL 2
N=10,138,894.90
E=3,161,659.79
S56°56'24"E
133.82'

C1
C2

PROPOSED
R.O.W.

S60°31'33"E 2,324.93'

THE CITY OF PFLUGERVILLE, TEXAS
DOC. NO. 2003189346
O.P.R.T.C.T.
(11.681 AC.)
EXHIBIT A
JULY 22, 2003
N60°31'01"W 2,592.86'
(N58°10'W 2593' - 933.5 VRS.)
- EAST PFLUGERVILLE PARKWAY
(R.O.W. WIDTH VARIES)

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°39'48"W	38.42'
L2	N27°30'39"E	50.94'

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
- O.P.R.T.C.T.
- R.P.R.T.C.T.
- D.R.T.C.T.
- P.R.T.C.T.

COLORADO SAND DRIVE
(90' R.O.W.)

FALCON POINTE
SECTION NINETEEN
DOC. NO. 201500083
O.P.R.T.C.T.

COMMERCIAL LOT 2
(1.373 ACRES)
(59,806 S.F.)
JY PROPERTIES LLC
DOC. NO. 2021168319
O.P.R.T.C.T.
(LOT 2)
JULY 28, 2021

PUBLIC UTILITY EASEMENT
AGREEMENT
DOC. NO. 2014181291
O.P.R.T.C.T.
(0.0568 AC.)
EXHIBIT B
DECEMBER 2, 2014

15' MANVILLE WATER SUPPLY CO. ESMT.
DOC. NO. 200155676, O.P.R.T.C.T.
VOL. 4858, PG. 1489, D.R.T.C.T.
VOL. 8383, PG. 262, D.R.T.C.T.

20" R.O.W. DEDICATION
DOC. NO. 201300218
O.P.R.T.C.T.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

MATCH SHEET 6 OF 7

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 2
EAST PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

DATE: MAY 2023 SCALE: 1"=100'

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 231

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542
D.R.T.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
DESCRIBED IN
VOL. 3310, PG. 1434
D.R.T.C.T.
DECEMBER 17, 1966

2
2.312 AC.
100,703 SQ.FT.

PROPOSED R.O.W.

S60°31'33"E 2,324.93'

THE CITY OF PFLUGERVILLE, TEXAS

DOC. NO. 2003189346

O.P.R.T.C.T.

(11.681 AC.)

EXHIBIT A

JULY 22, 2003

EXISTING R.O.W.

N60°31'01"W 2,592.86'

(N58°10'W 2593' - 933.5 VRS.)

(S60°30'52"E 2592.97')

EXISTING R.O.W.

EAST PFLUGERVILLE PARKWAY
(R.O.W. WIDTH VARIES)

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

THEODOR R. TIMMERMAN

VOL. 12398 PG. 400

R.P.R.T.C.T.

(0.781 ACRES)

SEPTEMBER 6, 1994

DESCRIBED IN

CORRECTED DEED

VOL. 11131 PG. 1066

R.P.R.T.C.T.

JANUARY 29, 1990

AND A

PERMANENT, PERPETUAL,

PRIVATE AND NON-EXCLUSIVE

RIGHT-OF-WAY AND EASEMENT

(0.308 AC.)

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

O.P.R.T.C.T.

R.P.R.T.C.T.

D.R.T.C.T.

P.R.T.C.T.

TRAVIS COUNTY, TEXAS

PAGE 6 OF 7

DATE: MAY 2023

SCALE: 1"=100'

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 2
EAST PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

0' 50' 100' 200'
SCALE: 1" = 100'

MATCH SHEET 5 OF 7

MATCH SHEET 7 OF 7

OWNERSHIP CHART				
PROPERTY ID	OWNER	FILE NUMBER	LEGAL	EXECUTED DATE
1	PFPE23 FARMS, LLC	DOC. NO. 2020232033 O.P.R.T.C.T.	REMAINDER (50.008 ACRE TRACT)	NOVEMBER 20, 2020
2	BOARD OF TRUSTEES OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT	DOC. NO. 2020232031 O.P.R.T.C.T.	(25.21 ACRE TRACT)	DECEMBER 1, 2020

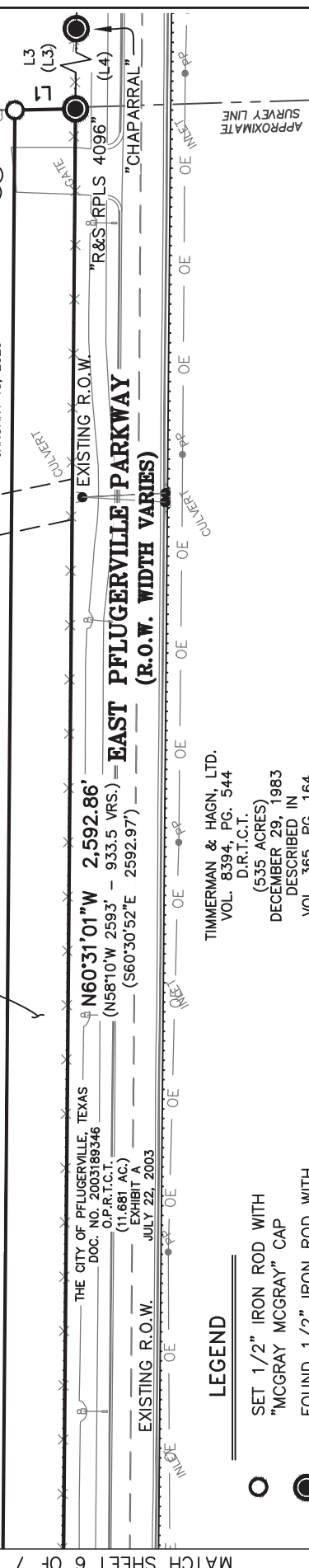
PROPOSED R.O.W. S60°31'33"E 2,324.93'

2
2,312 AC.
100,703 SQ.FT.

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542, D.R.T.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
DESCRIBED IN
VOL. 3310, PG. 1434
D.R.T.C.T.
DECEMBER 17, 1966

DRAINAGE EASEMENT
AGREEMENT
DOC. NO. 2020014934
O.P.R.T.C.T.
(0.128 AC.)
JANUARY 15, 2020

JOHN DAVIS
SURVEY NO. 13
ABSTRACT NO. 231
GEORGE M. MARTIN
SURVEY NO. 9
ABSTRACT NO. 529



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
- P.O.B. POINT OF BEGINNING
- P 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°39'48"W	38.42'
L2	N27°30'39"E	50.94'
L3	S60°28'10"E	643.87'
(L3)	N57°43'W	643.63'
(L4)	S60°27'41"E	643.43'

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 2
EAST PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

DATE: MAY 2023 SCALE: 1"=100'

PROPERTY DESCRIPTION FOR PARCEL 2E

Description of a 1.189 acre (51,77 square foot) easement out of the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas, being a portion of that tract described as 197.27 acres conveyed to Timmerman & Hagn, Ltd. by Warranty Deed dated December 29, 1983, 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 1.189 acre (51,577 square foot) easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the northeast corner of this easement, being in the east line of said 197.27 acre Timmerman & Hagn tract, and in the west line of the remainder of that tract described as 50.008 acres conveyed to PFPE23 Farms, LLC by Special Warranty Deed, as recorded in Document No. 2020232033, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having a Surface Coordinate Value 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 in the east line of said 197.27 Timmerman & Hagn tract, being the northwest corner of the remainder of said 50.008 acre PFPE23 Farms tract, and 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 east line of this easement and said 197.27 acre Timmerman & Hagn tract, and the west line of the remainder of said PFPE23 Farms tract, **South 27°39'48" West 20.01 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 with "R&S RPLS 4096" cap found at the southeast corner of said 197.27 acre Timmerman & Hagn tract, being the southwest corner of the remainder of said 50.008 acre PFPE23 Farms 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 feet, 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 643.57 feet;

- 2) THENCE, along the south line of this easement, and the proposed north right-of-way line of East Pflugerville Parkway, crossing said 197.27 acre Timmerman & Hagn tract, **North 60°31'33" West 1,117.49 feet** to a calculated point at the southwest corner of this easement, from which a 1/2-inch iron rod found at the southwest corner of said 197.27 acre Timmerman & Hagn tract, being in the existing north right-of-way line of East Pflugerville Drive, bears South 29°28'27" West 38.23 feet, and North 60°31'01" West 1,474.15 feet;
- 3) THENCE, along the west line of this easement, crossing said 197.27 acre Timmerman 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 said 197.27 acre Timmerman & Hagn tract, the following eleven (11) courses, numbered 4 through 14:

- 4) **South 60°31'33" East 546.00 feet** to a calculated point,
- 5) **North 29°28'27" East 40.00 feet** to a calculated point,
- 6) **South 60°31'33" East 249.64 feet** to a calculated point,
- 7) **North 32°34'37" East 180.04 feet** to a calculated point,
- 8) **North 49°18'37" East 177.88 feet** to a calculated point,
- 9) **South 40°41'23" East 46.00 feet** to a calculated point,
- 10) **South 49°18'37" West 152.68 feet** to a calculated point,
- 11) **South 24°37'05" West 188.55 feet** to a calculated point,
- 12) **South 61°31'33" East 185.83 feet** to a calculated point,
- 13) **South 29°28'27" West 30.00 feet** to a calculated point, and

1.189 Acres

14) **South 60°31'33" East 57.86 feet** to the POINT OF BEGINNING and containing 1.189 acres (51,777 square feet) of land within these metes and bounds.

Bearing Basis Note

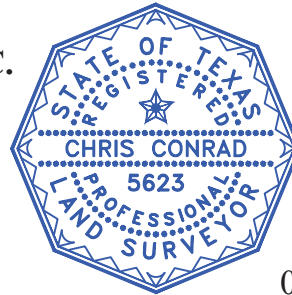
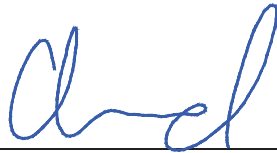
The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



03/22/2023

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 2E_R1

Austin Grid R-37, R-38 & S-37
Property ID 278058

JOHN DAVIS SURVEY NO. 13
ABSTRACT NO. 231

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542
D.R.T.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
DESCRIBED IN
VOL. 3310, PG. 1434
D.R.T.C.T.
DECEMBER 17, 1966

TIM HEINE-1/6 INTEREST
DOC. NO. 2020012314
O.P.R.T.C.T.
(0.50 AC.)
NOVEMBER 21, 2019

GARY GLASS-1/6 INTEREST
DOC. NO. 2020012318
O.P.R.T.C.T.
(0.50 AC.)
NOVEMBER 21, 2019

PHIL. L. BUCKLEY-1/6 INTEREST
DOC. NO. 2020012312
O.P.R.T.C.T.
(0.50 AC.)
NOVEMBER 21, 2019

RANDALL RILEY-1/6 INTEREST
DOC. NO. 2020012316
O.P.R.T.C.T.
(0.50 AC.)
NOVEMBER 21, 2019

2E
1.189 AC.
51,777 SQ.FT.

EAST PFLUGERVILLE PARKWAY
(R.O.W. WIDTH VARIES)

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 03/22/2023

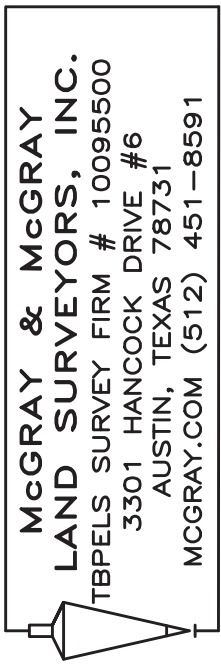
NOTES:

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:

03/22/2023 - CHANGES TO PROPOSED EASEMENT

RECORD	TAKING	REMAINING RT
197.27 AC. 8,593,081 SQ.FT.	N/A	197.27 AC. 8,593,081 SQ.FT.



PARCEL PLAT SHOWING
PARCEL 2E
PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

DATE: MARCH 2023 SCALE: N.T.S.

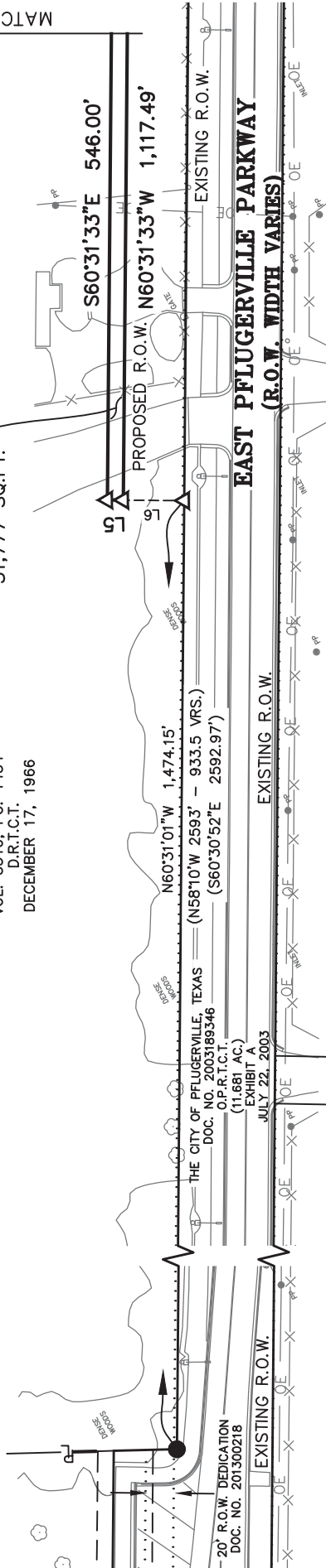
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DECEMBER 17, 1966

2E
1.189 AC.
51,777 SQ.FT.



MATCH SHEET 6 OF 6



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
- P.O.B. POINT OF BEGINNING
- P 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

LINE TABLE		
LINE	BEARING	LENGTH
L5	N29°28'27"E	10.00'
L6	S29°28'27"W	38.23'

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

THEODOR R. TIMMERMAN
VOL. 12398 PG. 400
R.P.R.T.C.T.
(0.781 ACRES)
SEPTEMBER 6, 1994
DESCRIBED IN
CORRECTED DEED
VOL. 11131, PG. 1066
R.P.R.T.C.T.
JANUARY 29, 1990
AND A
PERMANENT, PERPETUAL,
PRIVATE AND NON-EXCLUSIVE
RIGHT-OF-WAY AND EASEMENT
(0.308 AC.)

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

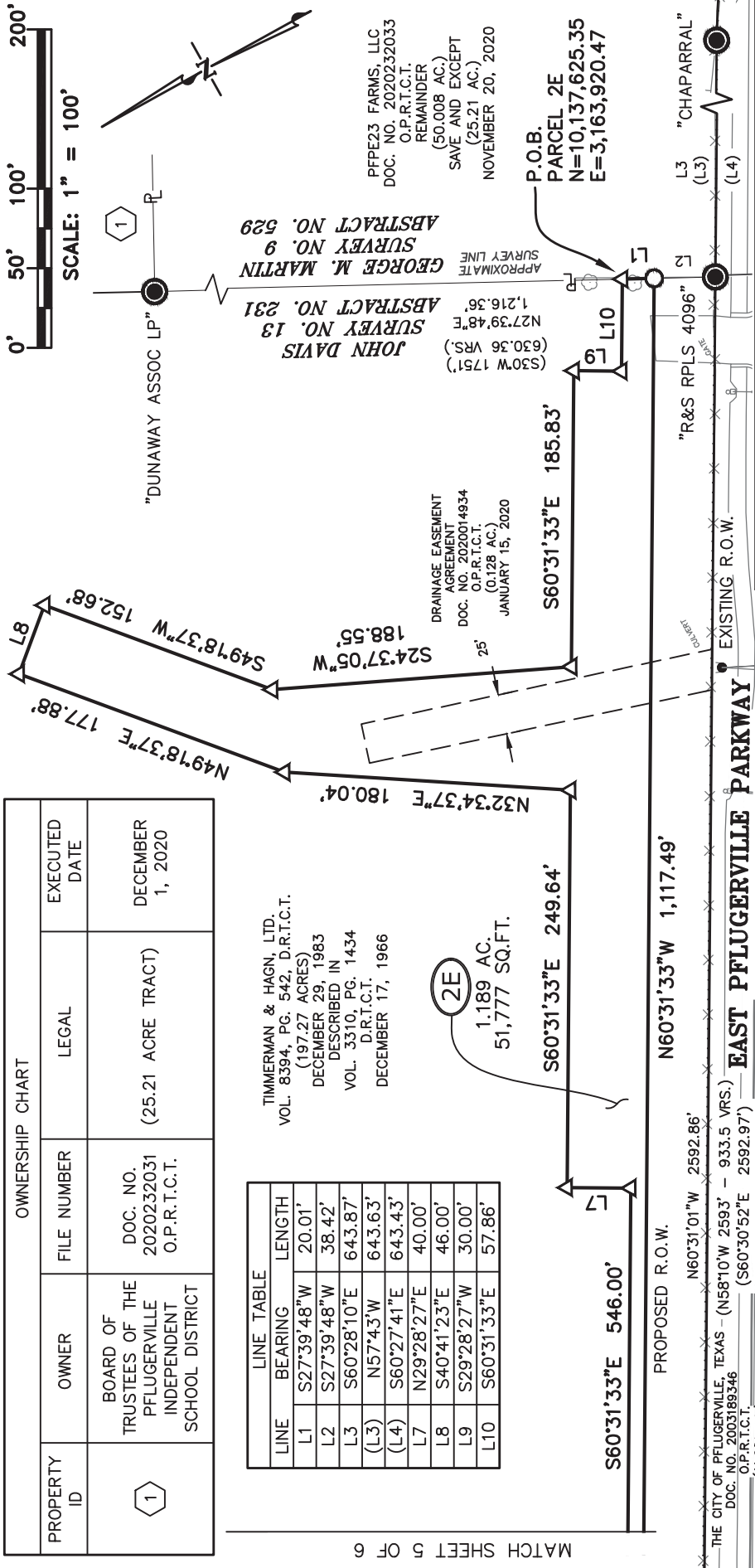
PARCEL PLAT SHOWING
PARCEL 2E
PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

OWNERSHIP CHART			
PROPERTY ID	OWNER	FILE NUMBER	EXECUTED DATE
1	BOARD OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT	DOC. NO. 2020232031 O.P.R.T.C.T.	DECEMBER 1, 2020
		(25.21 ACRE TRACT)	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°39'48"W	20.01'
L2	S27°39'48"W	38.42'
L3	S60°28'10"E	643.87'
(L3)	N57°43'W	643.63'
(L4)	S60°27'41"E	643.43'
L7	N29°28'27"E	40.00'
L8	S40°41'23"E	46.00'
L9	S29°28'27"W	30.00'
L10	S60°31'33"E	57.86'

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542, D.R.T.C.T.
(197.27 ACRES)
DECEMBER 29, 1983
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PARCEL PLAT SHOWING
PARCEL 2E
PFLUGERVILLE PARKWAY
TRAVIS COUNTY, TEXAS

- 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
 - 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
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- TRAVIS COUNTY, TEXAS
- PLAT RECORDS
- TRAVIS COUNTY, TEXAS

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