



actual execution of the Permanent Right of Way and Easement Agreement or until a final judgment is entered in condemnation proceedings.

4. In full consideration for this grant of entry, possession and use, the City will tender to Grantor the sum of zero dollars and no cents (\$0.00). The City will be entitled to take possession and use of the Property upon execution of this Agreement. Once the special commissioners award is issued, the City will deposit the award into the court's registry within 30 days.
5. The City specifically agrees that Grantor's execution of this Agreement and consent to the entry upon and possession of the Right of Way and Easement by the City shall not be construed as a waiver of Grantor's right to challenge the City's right to take or a waiver of Grantor's right to seek additional compensation, if any, for the Right of Way and Easement. Grantor also retains the right to object to the admissibility of the appraisal submitted by Grantee in connection with the parties' negotiations.
6. The purpose of this Agreement is to allow the City to proceed with the construction of the Project during the pendency of the parties' negotiations, without delay and prior to the deposit of an award of special commissioners into the registry of the court eventual condemnation proceedings, if any.
7. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties.
8. The City, its successors and assigns, shall indemnify and hold harmless Grantor, and Grantor's heirs, executors, administrators, successors and assigns, from and against all liability, claims, suits, causes of action, costs and expenses of whatsoever nature (including reasonable attorneys' fees) to the extent caused by or arising out of operations pursuant to the Easement by the City, its successors and assigns, and their respective representatives and contractors.
9. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which, when taken together shall constitute one Agreement.
10. This Agreement is governed by Texas Rule of Evidence 408 and shall not be admissible in any proceeding, except a proceeding to enforce this Agreement. The parties further agree not to refer to, nor acknowledge the existence of this Agreement during any Special Commissioners' Hearings related to the taking of the Right of Way and Easement in this matter, nor in any subsequent appeals or other judicial hearings that are related to eminent domain proceedings. However, the parties agree that the valuation date for the taking shall be admissible in a proceeding, only to the extent relevant to the issues in the case.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the City, and its assigns forever, for the purposes and subject to the limitations set forth above.

*[Remainder of Page Left Blank Intentionally]*

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED ON THIS THE 1  
DAY OF June, 2026.

**GRANTOR:**

**Timmerman & Hagu, Ltd.**

By: [Signature]

Name: TIMOTHY TIMMERMAN

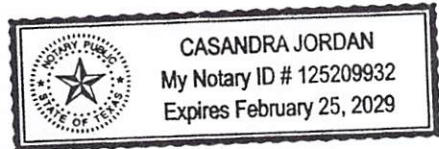
Title: PRES OF G.P.

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Timothy Timmerman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of June 2026.



Casandra Jordan  
Notary Public in and for the State of Texas

Casandra Jordan  
(Print Name of Notary Public Here)

AGREED TO AND ACCEPTED BY THE CITY OF PFLUGERVILLE, TEXAS, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

**City of Pflugerville, Texas**

By: \_\_\_\_\_

Name:

Title:

**ACKNOWLEDGEMENT**

**STATE OF TEXAS** §

§

**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, \_\_\_\_\_ for City of Pflugerville, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
(Print Name of Notary Public Here)

**EXHIBIT 1**

[See attached pages.]

## 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 FP Land Partners, LLC by Special Warranty Deed with Vendor’s Lien, as recorded in Document No. 2018191750, 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 FP Land Partners 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 197.97 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 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;

2.312 Acres

- 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 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



12/17/2021

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

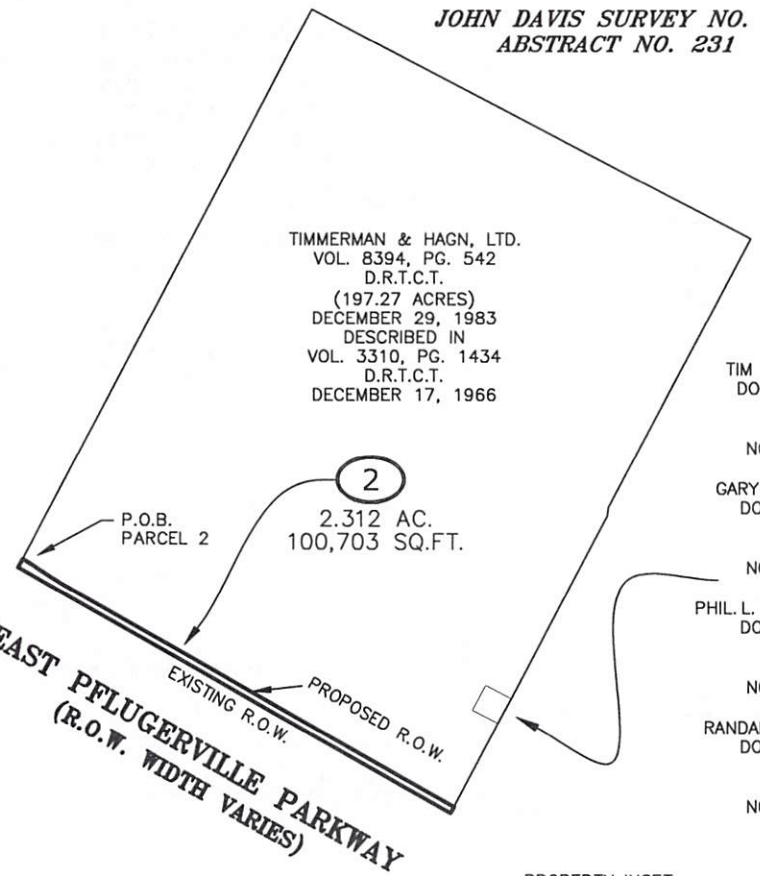
Austin Grid R-37, R-38 & S-37  
Property ID 278058

**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



PROPERTY INSET  
N.T.S.

- 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:

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.

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.



12/17/2021

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

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

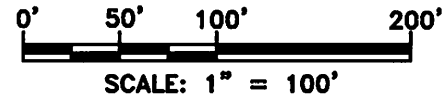
PARCEL PLAT SHOWING  
PARCEL 2  
PFLUGERVILLE PARKWAY  
TRAVIS COUNTY, TEXAS

DATE: DECEMBER 2021      SCALE: N.T.S.

TAT PF RE LLC  
 DOC. NO. 2015157360  
 O.P.R.T.C.T.  
 (COMMERCIAL LOT 1)  
 SEPTEMBER 22, 2015

COMMERCIAL LOT 1  
 (1.610 ACRES)  
 (70,127 S.F.)  
 "MCKIM&CREED"

JOHN DAVIS SURVEY NO. 13  
 ABSTRACT NO. 231



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.)  
 FP LAND PARTNERS, LLC  
 DOC. NO. 2018191750  
 O.P.R.T.C.T.  
 (LOT 2)  
 DECEMBER 6, 2018

PUBLIC UTILITY EASEMENT  
 AGREEMENT  
 DOC. NO. 2014181291  
 O.P.R.T.C.T.  
 (0.0588 AC.)  
 EXHIBIT B  
 DECEMBER 2, 2014

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

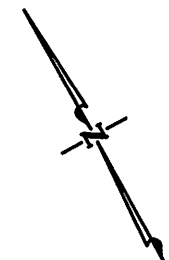
P.O.B.  
 PARCEL 2  
 N=10,138,894.90  
 E=3,161,659.79

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	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'

(S27°35'35"W 255.39')  
 N27°30'39"E 244.56'  
 (N30°E 3293' - 1185.5 VRS.)

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



EXISTING R.O.W.

S56°56'24"E  
 133.82'

PROPOSED  
 R.O.W.

S60°31'33"E 2324.93'

15' MANVILLE WATER SUPPLY CO. ESMT.  
 DOC. NO. 200155878, O.P.R.T.C.T.  
 VOL. 4858, PG. 1489, D.R.T.C.T.  
 VOL. 8383, PG. 282, D.R.T.C.T.

20' R.O.W. DEDICATION  
 DOC. NO. 201300218

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 2592.86'  
 (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)

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
- R.O.W. 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

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'

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

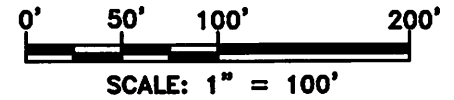
PARCEL PLAT SHOWING  
 PARCEL 2  
 PFLUGERVILLE PARKWAY  
 TRAVIS COUNTY, TEXAS

DATE: DECEMBER 2021 | SCALE: 1"=100'

MATCH SHEET 6 OF 7

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 2324.93'

THE CITY OF PFLUGERVILLE, TEXAS  
DOC. NO. 2003189348  
O.P.R.T.C.T.  
(11.681 AC.)  
EXHIBIT A  
JULY 22, 2003

N60°31'01"W 2592.86'  
(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)

EXISTING R.O.W.

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**

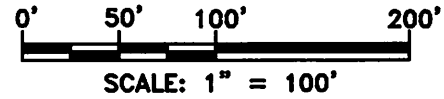
- SET 1/2" IRON ROD WITH "MCGRAY MCGRAY" CAP
- FOUND 1/2" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P PROPERTY LINE
- Distance NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- 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

**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  
PFLUGERVILLE PARKWAY  
TRAVIS COUNTY, TEXAS

DATE: DECEMBER 2021 | SCALE: 1"=100'

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



"DUNAWAY ASSOC LP"

②

MATCH SHEET 6 OF 7

PROPOSED R.O.W. S60°31'33"E 2324.93'

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

(S30°W 1751')  
(630.36 VRS.)  
N27°39'48"E  
1,236.37'

①

THE CITY OF PFLUGERVILLE, TEXAS  
DOC. NO. 2003189346  
O.P.R.T.C.T.  
(11.881 AC.)  
EXHIBIT A  
JULY 22, 2003

N60°31'01"W 2592.86'  
(N58°10'W 2593' - 933.5 VRS.)  
(S60°30'52"E 2592.97')

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

EXISTING R.O.W.

"R&S RPLS 4096"

"CHAPARRAL"

**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
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ℓ 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  
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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'
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  
PFLUGERVILLE PARKWAY  
TRAVIS COUNTY, TEXAS

DATE: DECEMBER 2021 | 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

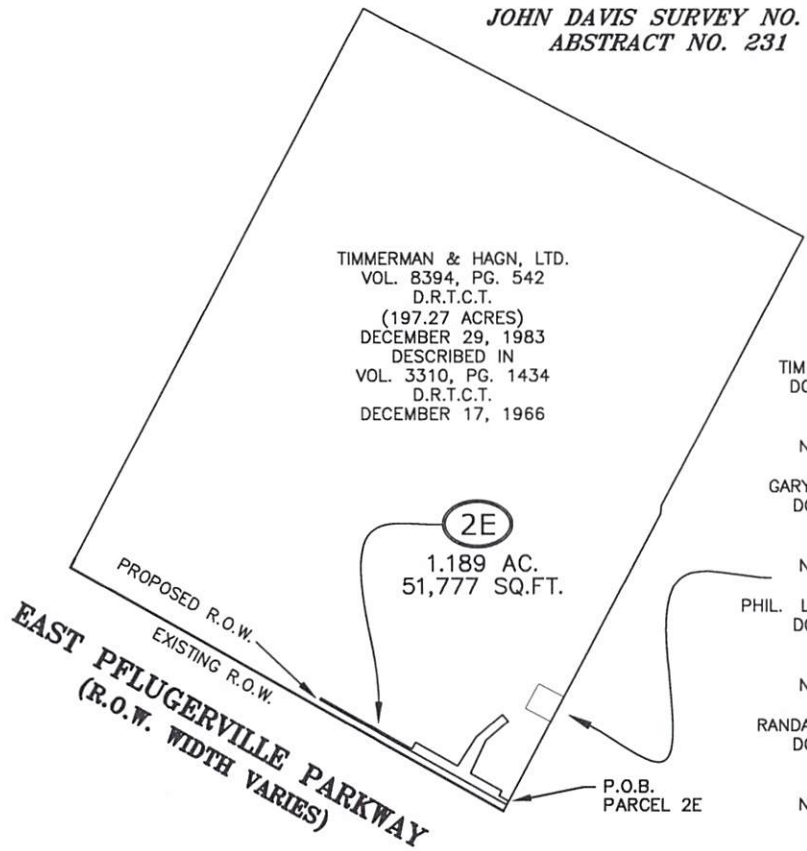
Date

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

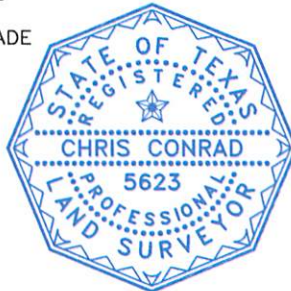
RANDALL RILEY-1/6 INTEREST  
DOC. NO. 2020012316  
O.P.R.T.C.T.  
(0.50 AC.)  
NOVEMBER 21, 2019

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.

03/22/2023

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



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.

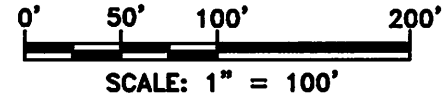
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591

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

DATE: MARCH 2023

SCALE: N.T.S.

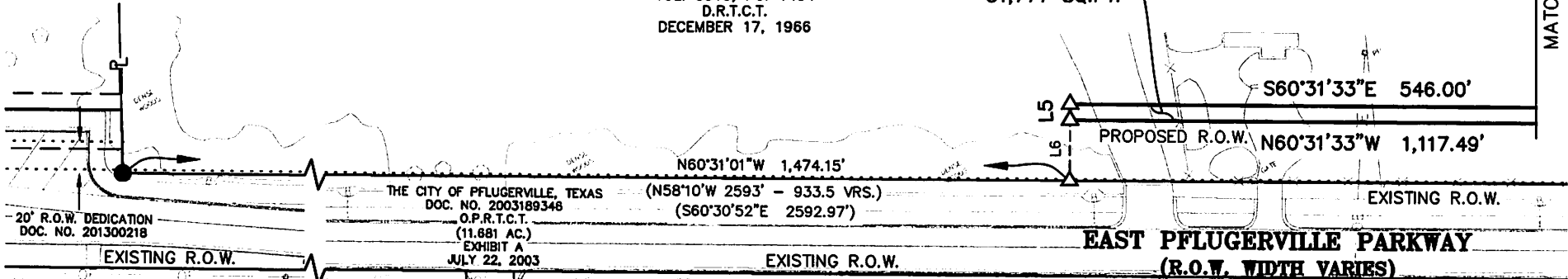
**JOHN DAVIS SURVEY NO. 13  
ABSTRACT NO. 231**



MATCH SHEET 6 OF 6

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

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



THE CITY OF PFLUGERVILLE, TEXAS  
DOC. NO. 2003189348  
O.P.R.T.C.T.  
(11.681 AC.)  
EXHIBIT A  
JULY 22, 2003

**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
L5	N29°28'27\"E	10.00'
L6	S29°28'27\"W	38.23'

**LEGEND**

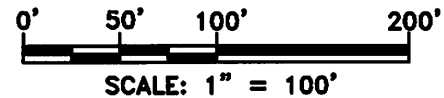
- SET 1/2" IRON ROD WITH "MCGRAY MCGRAY" CAP
- FOUND 1/2" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- +— DISTANCE NOT TO SCALE
- |— DEED LINE (OWNERSHIP IN COMMON)
- 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

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	LEGAL	EXECUTED DATE
1	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



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'

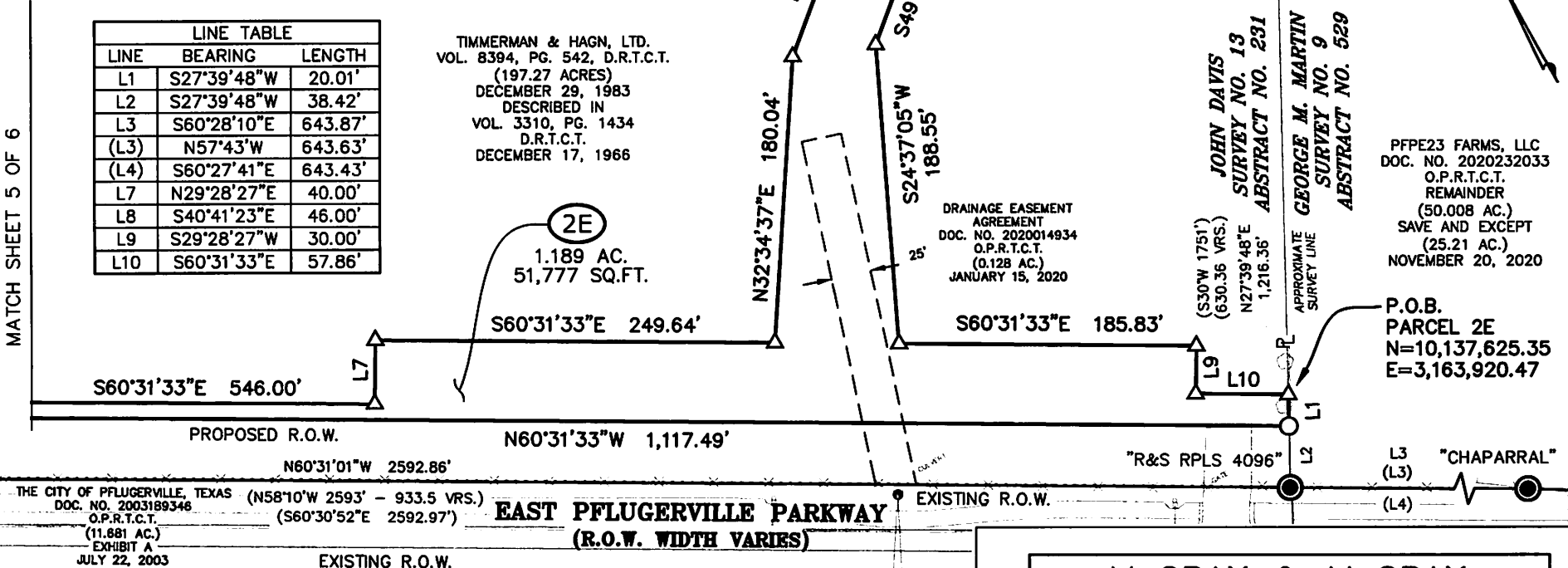
TIMMERMAN & HAGN, LTD.  
VOL. 8394, PG. 542, D.R.T.C.T.  
(197.27 ACRES)  
DECEMBER 29, 1983  
DESCRIBED IN  
VOL. 3310, PG. 1434  
D.R.T.C.T.  
DECEMBER 17, 1966

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

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

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

P.O.B. PARCEL 2E  
N=10,137,625.35  
E=3,163,920.47



THE CITY OF PFLUGERVILLE, TEXAS  
DOC. NO. 2003189346  
O.P.R.T.C.T.  
(11.681 AC.)  
EXHIBIT A  
JULY 22, 2003

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

EXISTING R.O.W. "R&S RPLS 4096" "CHAPARRAL"

**LEGEND**

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

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

DATE: MARCH 2023

SCALE: 1"=100'