



**Professional Land Surveying, Inc.
Surveying and Mapping**

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**0.017 ACRES
ELECTRIC UTILITY EASEMENT
PFLUGERVILLE LIBRARY SITE**

A DESCRIPTION OF 0.017 ACRES (APPROX. 754 SQ. FT.), BEING A PORTION OF LOT B, SETTLERS RIDGE COMMERCIAL NO. 4, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 137B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.017 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the west right-of-way line of Tenth Street, (60' right-of-way width), same being the east line of said Lot B, from which a 1/2" rebar found in the west right-of-way line of Tenth Street, same being the southeast corner of said Lot B and also being the northeast corner of Lot A, said Settlers Ridge Commercial No. 4, bears South 27°37'30" West, a distance of 15.23 feet;

THENCE North 86°14'01" West, crossing said Lot B, a distance of 38.59 feet to a calculated point in the south line of said Lot B, same being the north line of said Lot A;

THENCE North 62°59'16" West, with the south line of said Lot B, same being the north line of said Lot A, a distance of 15.00 feet to a calculated point, from which a 5/8" rebar found in said line bears North 62°59'16" West, a distance of 154.96 feet;

THENCE crossing said Lot B, the following three (3) courses and distances:

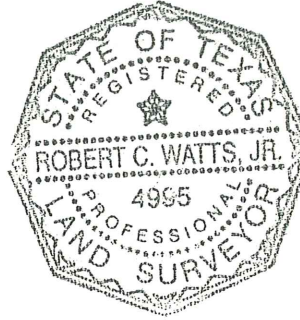
1. North 27°37'30" East, a distance of 15.00 feet to a calculated point;
2. South 62°59'16" East, a distance of 15.00 feet to a calculated point;
3. South 86°14'01" East, a distance of 38.59 feet to a calculated point in the west right-of-way of Tenth Street, same being the east line of said Lot B, from which a 1/2" rebar found in the west right-of-way line of Tenth Street, same being a northeast corner of said Lot B and also being the southeast corner of Lot C, of said Settlers Ridge Commercial No. 4, bears North 27°27'30" East, a distance of 264.40 feet;

THENCE South 27°37'30" West, with the west right-of-way line of Tenth Street, same being the east line of said Lot B, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.017 acres of land, more or less.

Surveyed on the ground March 8, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 722-001-EE.

Robert C. Watts, Jr.

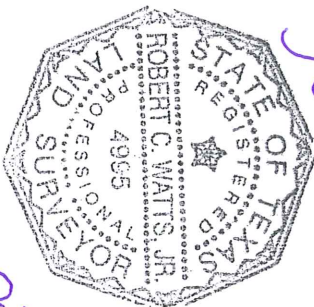
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



1.27.12

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.017 ACRES (APPROX. 754 SQ. FT.), BEING A PORTION OF LOT B, SETTLERS RIDGE COMMERCIAL NO. 4, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 137B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
△	CALCULATED POINT
()	RECORD INFORMATION



Mms

1-27-12

LOT B
SETTLERS RIDGE
COMMERCIAL NO. 4
(85/137B)
CITY OF PFLUGERVILLE
(12960/273)

LOT B
SETTLERS RIDGE
COMMERCIAL NO. 4
(85/137B)
CITY OF PFLUGERVILLE
(12960/273)

N27°37'30"E
15.00'

S62°59'16"E 15.00'

N62°59'16"W
15.00'

N62°59'16"W 205.41'
(N61°19'W 205.33)

APPROX. 0.017 ACRES
754 SQ. FT.

S86°14'01"E 38.59'

N86°14'01"W 38.59'

35.29'

LOT A
SETTLERS RIDGE
COMMERCIAL NO. 4
(85/137B)

264.40'

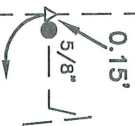
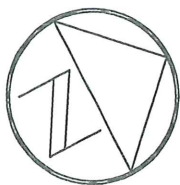
S27°37'30"W 15.00'

S27°37'30"W 294.64'
(S29°17'W 294.51')

P.O.B.

TENTH STREET
(60' R.O.W. WIDTH)

1" = 10'



154.96'

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 722-001-EE



DATE OF SURVEY: 03/08/11
PLOT DATE: 01/27/12
DRAWING NO.: 722-001-EE
PROJECT NO.: 722-001
DRAWN BY: JDB