



**Professional Land Surveying, Inc.
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**0.086 ACRES
DRAINAGE EASEMENT
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.086 ACRES (APPROXIMATELY 3,766 SQ. FT.), BEING A PORTION OF LOT A2, REPLAT OF LOT A, OF THE REPLAT OF LOTS 3A AND 4 SETTLERS RIDGE COMMERCIAL NO. 3 - FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600367 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.086 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of F.M. 1825 (Pecan Street, 120' right-of-way width), for a northwest corner of said Lot A2, same being the northeast corner of Lot 2, Settlers Ridge Commercial, a subdivision of record in Volume 83, Page 174B of the Plat Records of Travis County, Texas, from which a concrete highway monument found for an angle point in the south right-of-way line of F.M. 1825 bears North 62°28'18" West, a distance of 309.76 feet to a calculated point for the northeast terminus of Twelfth Street (50' right-of-way width), same being the northwest corner of Lot 1, Settlers Ridge Commercial, and North 62°28'18" West, a distance of 729.50 feet;

THENCE South 62°28'18" East, with the south right-of-way line of F.M. 1825, same being the north line of said Lot A2, a distance of 15.00 feet to a calculated point, from which a concrete highway monument found for an angle point in the south right-of-way line of F.M. 1825 bears South 62°28'18" East, a distance of 92.10 feet to a calculated point for the northeast corner of said Lot A2, same being the northwest corner of Lot A1, Replat of Lot A, of the Replat of Lots 3A and 4 Settlers Ridge Commercial No. 3 – Final Plat, South 62°28'18" East, a distance of 133.54 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of said Lot A1, same being the northwest corner 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, and South 62°28'18" East, a distance of 1160.13 feet;

THENCE South 27°44'17" West, crossing said Lot A2, a distance of 251.08 feet to a calculated point in the south line of said Lot A2, same being the north line of Lot B, Replat of Lots 3A & 4 Settlers Ridge Commercial No. 3 – Final Plat, a subdivision of record in Document No. 200600204 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for a southeast corner of said Lot A2, same being the southwest corner of said Lot A1, also being in the north line of aforesaid Lot B, bears South 62°27'26" East, a distance of 10.96 feet;

THENCE North 62°27'26" West, with the south line of said Lot A2, same being the north line of aforesaid Lot B, a distance of 15.00 feet to a calculated point, from which a 1/2" rebar found for the southwest corner of said Lot A2, same being the northwest corner of aforesaid Lot B, also being in the east line of Lot 3B, Settlers Ridge Commercial No. 3, a subdivision of record in Volume 84, Page 141D of the Plat Records of Travis County, Texas, bears North 62°27'26" West, a distance of 159.96 feet;

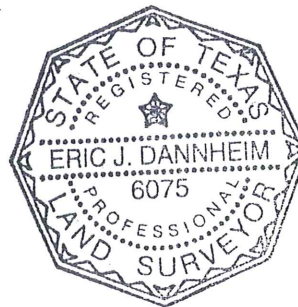
THENCE North 27°44'17" East, crossing said Lot A2, a distance of 129.96 feet to a 1/2" rebar found for an interior ell corner in the north line of said Lot A2, same being the southeast corner of said Lot 2, from which a chiseled "X" on a wall found in the east right-of-way line of Twelfth Street, for the southwest corner of said Lot 1, same being the northwest corner of said Lot 3B, bears North 62°21'34" West, a distance of 160.02 feet to a calculated point in the south line of said Lot 2, for a northwest corner of said Lot A2, same being the northeast corner of said Lot 3B, and North 62°21'34" West, a distance of 149.77 feet, and from said chiseled "X", a 1/2" rebar found in the east right-of-way line of Twelfth Street, same being the west line of said Lot 1, bears North 27°44'17" East, a distance of 119.98 feet;

THENCE North 27°44'17" East, with the north line of said Lot A2, same being the east line of said Lot 2, a distance of 121.12 feet to the **POINT OF BEGINNING**, containing 0.086 acres of land, more or less.

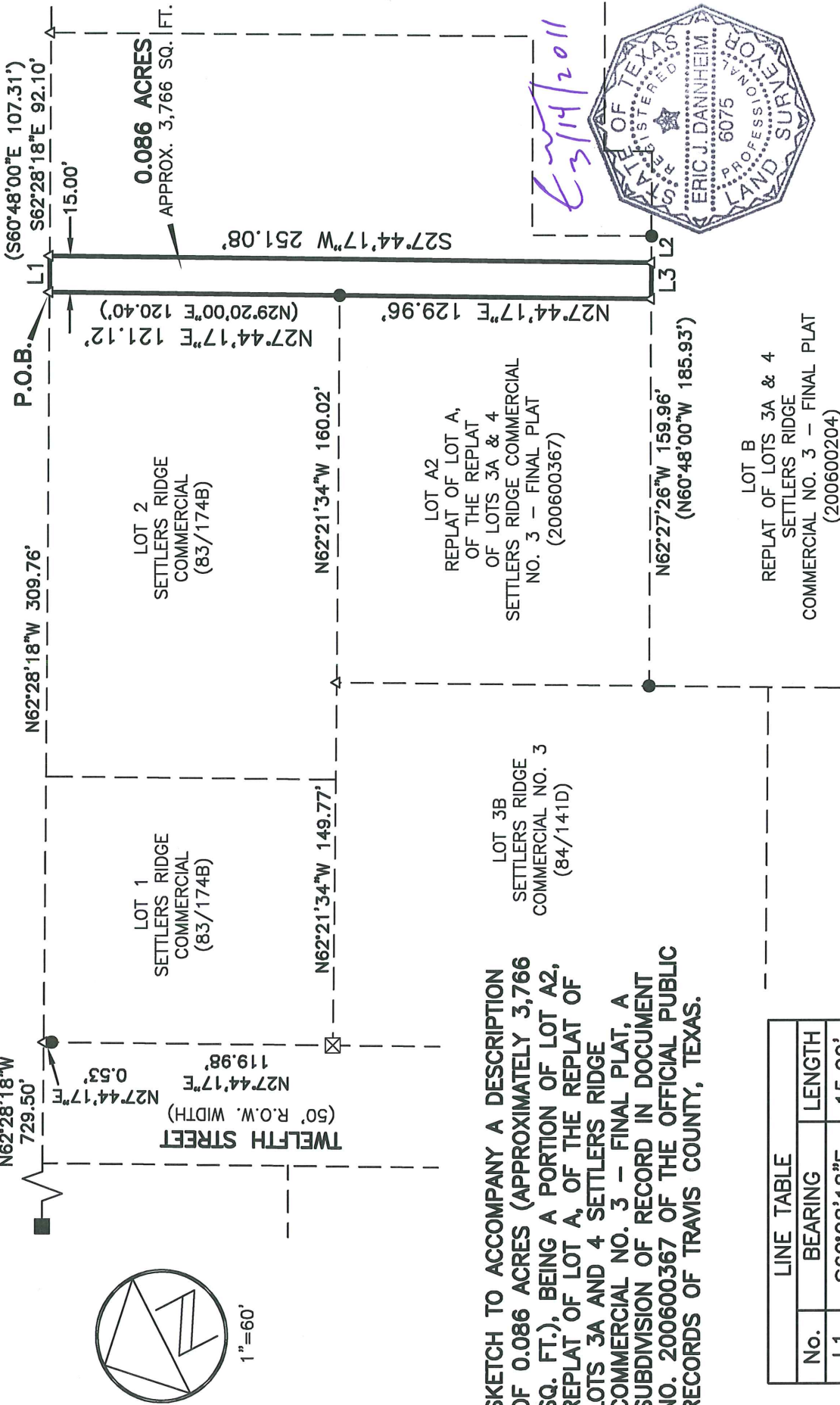
Surveyed on the ground March 8, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 722-001-DE.

Eric J. Dannheim 3/14/2011

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



**F.M. 1825
(PECAN STREET)**
(120' R.O.W. WIDTH)



0.086 ACRES
APPROX. 3,766 SQ. FT.

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.086 ACRES (APPROXIMATELY 3,766 SQ. FT.), BEING A PORTION OF LOT A2, REPLAT OF LOT A, OF THE REPLAT OF LOTS 3A AND 4 SETTLERS RIDGE COMMERCIAL NO. 3 - FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600367 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	S62°28'18"E	15.00'
L2	S62°27'26"E	10.96'
L3	N62°27'26"W	15.00'

DATE OF SURVEY: 3/08/11
PLOT DATE: 3/14/11
DRAWING NO.: 722-001-DE
PROJECT NO.: 722-001
DRAWN BY: EJD
SHEET 1 OF 2

Chaparral

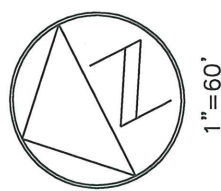
**F.M. 1825
(PECAN STREET)**
(120' R.O.W. WIDTH)

N62°28'18"W 309.76' P.O.B. (S60°48'00"E 107.31')
L1 S62°28'18"E 92.10'

0.086 ACRES
APPROX. 3,766 SQ. FT.

LOT A1
REPLAT OF LOT A,
OF THE REPLAT
OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 - FINAL PLAT
(200600367)

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



N62°21'34"W 160.02'

LOT A2
REPLAT OF LOT A,
OF THE REPLAT
OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 - FINAL PLAT
(200600367)

N62°27'26"W 159.96'
(N60°48'00"W 185.93')

LOT B
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE
COMMERCIAL NO. 3 - FINAL PLAT
(200600204)

S62°28'18"E 133.54'
(S60°48'00"E 133.36')

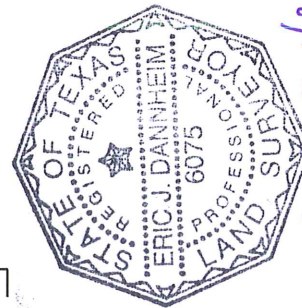
S62°28'18"E 1160.13'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH CHAPARRAL CAP FOUND
- CONC. HIGHWAY MON. FOUND
- ⊠ CHISELED "X" ON WALL FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

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-DE



Eric J. Dannheim
3/14/2011
Chaparral

DATE OF SURVEY: 3/08/11
PLOT DATE: 3/14/11
DRAWING NO.: 722-001-DE
PROJECT NO.: 722-001
DRAWN BY: EJD
SHEET 2 OF 2