

EASEMENT EXHIBIT "A"

0.08 OF AN ACRE OUT OF THE EDWARD FLINT SURVEY, ABSTRACT No. 277, SITUATED IN TRAVIS COUNTY TEXAS, AND BEING A PORTION OF LOT 16, BLOCK BB, FALCON POINTE SECTION 12, RECORDED AS DOCUMENT No. 201100163, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND THAT TRACT DESCRIBED AS 15.60 ACRES CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS AND RECORDED AS DOCUMENT No. 2000167100, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO: 211643

DRAWN: JRB

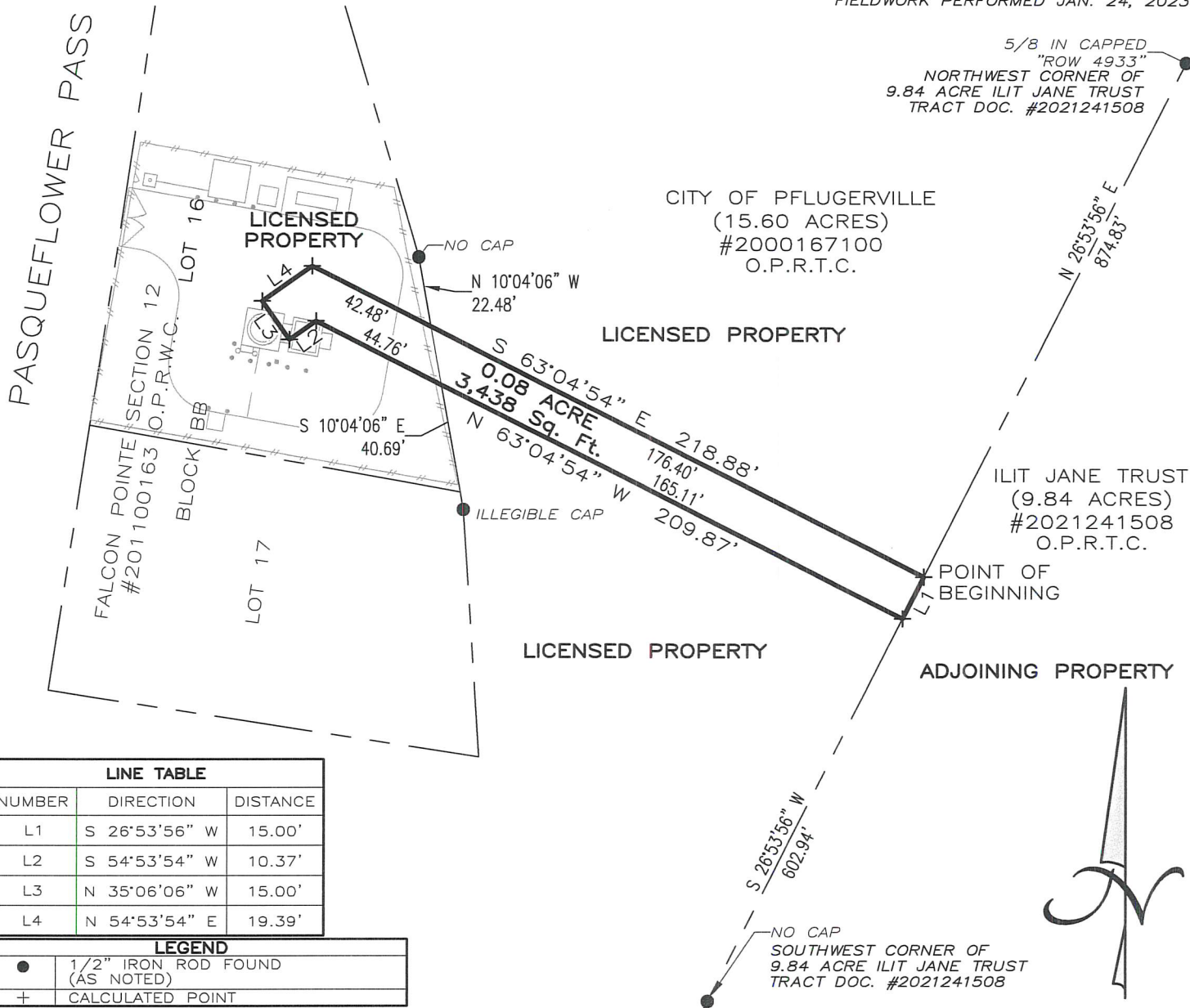
F.C.: CC

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Scale: 1" = 50'

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83.

FIELDWORK PERFORMED JAN. 24, 2023



5/8 IN CAPPED
"ROW 4933"
NORTHWEST CORNER OF
9.84 ACRE ILIT JANE TRUST
TRACT DOC. #2021241508

CITY OF PFLUGERVILLE
(15.60 ACRES)
#2000167100
O.P.R.T.C.

ILIT JANE TRUST
(9.84 ACRES)
#2021241508
O.P.R.T.C.

ADJOINING PROPERTY

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 26°53'56" W	15.00'
L2	S 54°53'54" W	10.37'
L3	N 35°06'06" W	15.00'
L4	N 54°53'54" E	19.39'

LEGEND	
●	1/2" IRON ROD FOUND (AS NOTED)
+	CALCULATED POINT

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



WCS 3-29-23
Witness my hand and seal this the
29th Day of MARCH, 2023 A.D.

FIELD NOTES

JOB NO. 211643-00
DATE: JAN 27, 2023
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EASEMENT EXHIBIT "A"

0.08 ACRE

BEING 0.08 OF AN ACRE OUT OF THE EDWARD FLINT SURVEY, ABSTRACT No. 277, SITUATED IN TRAVIS COUNTY TEXAS, AND BEING A PORTION OF LOT 16, BLOCK BB, FALCON POINTE SECTION 12, RECORDED AS DOCUMENT No. 201100163, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND THAT TRACT DESCRIBED AS 15.60 ACRES CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS AND RECORDED AS DOCUMENT No. 2000167100, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. AS SURVEYED ON THE GROUND ON THIS, THE 24th DAY OF JANUARY, 2023 BY TEXAS LAND SURVEYING, INC., AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a calculated point on the west line of that tract described as 9.84 acres conveyed to ILIT Jane Trust and recorded as Document No. 2021241508 of said official public records, and the east line of said City of Pflugerville tract for the northeast corner of this tract, from which a 5/8 inch iron rod with plastic cap stamped "ROW 4933" found for the northwest corner of said ILIT Jane Trust tract bears: N 26°53' 56" E 874.83 feet;

THENCE: S 26°53'56" W, 15.00 feet with the west line of said ILIT Jane Trust tract and the east line of said City of Pflugerville tract to a calculated point for the southeast corner of this tract;

THENCE: N 63°04'54" W, crossing said City of Pflugerville tract, at 165.11 feet passing the west line of said City of Pflugerville tract and the east line of said Lot 16, from this point a 1/2 inch iron rod with an illegible plastic cap found in the west line of said Falcon Point Subdivision bears: S 10°04'06" E 40.69 feet, continue into said Lot 16 an additional 44.76 feet for a total distance of: **209.87 feet** to a calculated point for an angle point in the south line of this tract;

THENCE: continuing inside of said Lot 16 the following four (4) calls:

1. **S 54°53'54" W, 10.37 feet** to a calculated point for the southwest corner of this tract,
2. **N 35°06'06" W, 15.00 feet** to a calculated point for the northwest corner of this tract;
3. **N 54°53'54" E, 19.38 feet** to a calculated point for an angle point in the north line of this tract;
4. **S 63°04'54" E**, at 42.48 feet recrossing the west line of said City of Pflugerville tract and the east line of said Lot 16, from this point a 1/2 inch iron rod found in the east line of said Falcon Point Subdivision bears: N 10°04'06" W 22.48 feet, continue across said City of Pflugerville tract an additional 176.40 feet for a total distance of: **218.88 feet** to the Point of Beginning.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, Texas NAD 83. This Field Note description may not be used in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Unless this Field Note description, including preamble, seal and signature, appears in its entirety, and original form, this surveyor assumes no responsibility or liability for its accuracy. Texas land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this Field Note description.

 3-29-23
William C. Stewart, R.P.L.S. No. 5785
State of Texas



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