

## DESCRIPTION OF 0.7272 OF ONE ACRE

DESCRIPTION OF 0.7272 OF ONE ACRE OR 31,678 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 16.6069 ACRES (EXHIBIT A) IN A DEED TO 735 HENNA LLC, OF RECORD IN DOCUMENT NO. 2013195014, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.7272 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1 0.6330 of One Acre

BEGINNING at a 1/2” iron rod set with a plastic cap at the north corner of this tract, same being in the proposed northwest right-of-way line of Weiss Lane, the northeast line of said 16.6069 acre 735 Henna tract and the southwest line of that tract described as 29.76 acres, save and except Exhibit A-1, in a deed to KM Avalon Ltd., of record in Document No. 2011109413, Official Public Records, Travis County, Texas, from which a 1/2” iron rod found with cap at an angle point in the northeast line of said 16.6069 acre 735 Henna tract and the southwest line of said KM Avalon tract bears N65°20’31”W 278.18 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,140,772.53 E=3,171,632.58;

THENCE, with the northeast line of this tract and said 16.6069 acre 735 Henna tract and the southwest line of said KM Avalon tract, **S65°20’31”E 50.72 feet** to a 1/2” iron rod found with cap at the east corner of this tract and said 16.6069 acre 735 Henna tract and the south corner of said KM Avalon tract, same being in the existing northwest right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract and said 16.6069 acre 735 Henna tract and said 1.2500 acre 735 Henna tract and the existing northwest right-of-way line of Weiss Lane, the following three (3) courses, numbered 1 through 3:

- 1) **S39°36'35"W 3.12 feet** to a calculated point;
- 2) **S28°50'51"W 301.76 feet** to a calculated point; and
- 3) **S27°10'34"W 247.68 feet** to a calculated point at the south corner of this tract and at an exterior ell corner of said 735 Henna tract and the east corner of that tract called 2.026 acres in a deed to KellyWeiss LLC, of record in Document No. 2017072497, Official Public Records, Travis County, Texas, from which a spindle found at the south corner of said KellyWeiss tract, same being in the existing northeast right-of-way line of Kelly Lane bears, **S27°10'34"W 281.00 feet**;

THENCE, with the southwest line of this tract and said 735 Henna tract and the northeast line of said KellyWeiss tract, **N63°07'20"W 50.00 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the proposed northwest right-of-way line of Weiss Lane;

THENCE, with a northwest line of this tract and the proposed northwest right-of-way line of Weiss Lane, crossing said 735 Henna tract, the following two (2) courses, numbered 1 and 2:

- 1) **N27°10'34"E 248.67 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **N28°50'51"E 301.86 feet** to the POINT OF BEGINNING and containing 0.6330 of one acre, or 27,575 square feet, more or less, within these metes and bounds.

#### Part 2 0.0942 of One Acre

BEGINNING at 1/2" iron rod set with a plastic cap at the south corner of this tract, an exterior ell corner in said 735 Henna tract and at the west corner of that tract described as 2.026 acres in a deed to KellyWeiss LLC, of record in Document No. 2017072497, Official Public Records, Travis County, Texas, same being in the existing northeast right-of-way line of Kelly Lane, from which a spindle found at the east corner of said Kelly Lane, same being in the existing northwest right-of-way line of Weiss Lane, bears **S63°04'13"W 314.00 feet**, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of **N=10,140,156.59 E=3,171,009.74**;

THENCE, with the southwest line of this tract and said 735 Henna tract and the existing northeast right-of-way line of Kelly Lane, **N63°04'13"W 241.43 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract;

THENCE, with the northwest line of this tract, crossing said 735 Henna tract, **N27°31'21"E 17.00 feet** to a 1/2" iron rod set with as plastic cap at the north corner of this tract, same being in the proposed northeast right-of-way line of Kelly Lane;

THENCE, with the northeast line of this tract and the proposed northeast right-of-way line of Kelly Lane, **S63°04'13"E 241.33 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in a southeast line of said 735 Henna tract and the northwest line of said KellyWeiss tract;

THENCE, with the southeast line of this tract and a southeast line of said 735 Henna tract, and the northwest line of said KellyWeiss tract, **S27°10'34"W 17.00 feet** to the POINT OF BEGINNING and containing 0.0942 of one acre, or 4,103 square feet, more or less, within these metes and bounds.

Part 1 0.6330 of One Acre  
Part 2 0.0942 of One Acre  
Total 0.7272 of One Acre

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



06/29/2017

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Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/1.171 ac Rev  
Issued 12/02/16, Revised 01/26/17, Revised 06/29/2017

TCAD # 0278590101

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 0.7272 AC. OR 31,678 SQ. FT. OF LAND OUT OF  
 THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,  
 TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY



SCALE 1" = 50'

KM AVALON, LTD.  
 DOC. 2005118418  
 O.P.R.T.C.  
 (190.47 AC.)  
 DESCRIBED AS  
 29.76 AC. SAVE AND EXCEPT  
 EXHIBIT A-1  
 DOC. 2011108413  
 O.P.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°36'35"W	3.12

EDWARD FLINT SURVEY  
 NO. 11  
 ABSTRACT NO. 277

735 HENNA LLC  
 DOC. 2013195014  
 O.P.R.T.C.  
 EXHIBIT A (16.6069 AC.)

N65°20'31"W 278.18'  
 (S65°22'33"E 328.87')

MATCH PAGE 6 OF 8

PROPOSED R.O.W.  
 0.6330 AC. OR  
 27,575 SQ. FT.

40' TEMPORARY  
 CONSTRUCTION EASEMENT  
 DOC 2005016796

P.O.B.  
 PART 1  
 GRID COORDINATES  
 N=10,140,772.53  
 E=3,171,632.58

N28°50'51"E 301.86'

PROPOSED ROW

20' WASTEWATER EASEMENT  
 TRACT TWO DOC. 2005016796

20' WATERLINE EASEMENT  
 DOC. 2007068681

TELEPHONE ESMT.  
 VOL. 3706, PG. 465

(S28°48'53"W 301.73')

WEISS LANE  
 (R.O.W. VARIES)

S28°50'51"W 301.76'

EXISTING ROW

S65°20'31"E  
 50.72'

(S39°35'45"W)  
 (174.74')

N39°35'54"E  
 170.00'

APPROXIMATE SURVEY LINE

JAMES P. KEMPE SURVEY  
 NO. 12  
 ABSTRACT NO. 462

APPROXIMATE SURVEY LINE

LEGEND

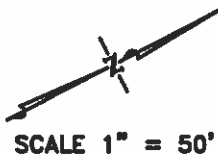
- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED  
(UNLESS OTHERWISE NOTED)
- ⊗ SPINDLE FOUND
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

SURVEYED BY: PAGE 6 OF 8

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPLS FIRM# 10085500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION  
 OF 0.7272 AC. OR 31,678 SQ. FT. OF LAND OUT OF  
 THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,  
 TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°36'35"W	3.12

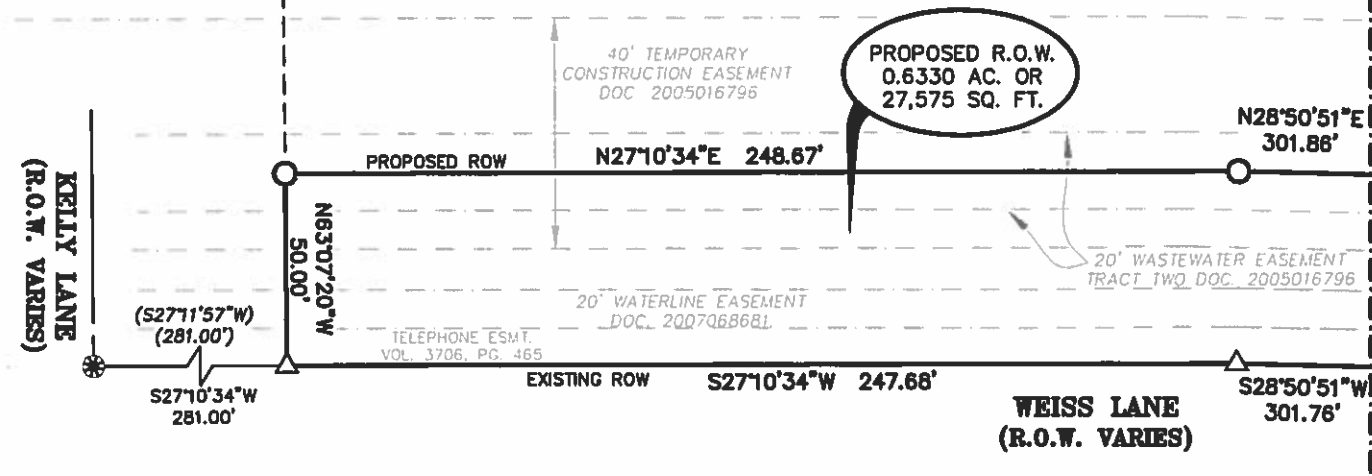
EDWARD FLINT SURVEY  
 NO. 11  
 ABSTRACT NO. 277

KELLYWEISS LLC  
 DOC. 2017072497  
 O.P.R.T.C.  
 (2.028 AC.)

735 HENNA LLC  
 DOC. 2013195014  
 O.P.R.T.C.  
 EXHIBIT A (16.6069 AC.)

(S63°05'57"E 314.00')

MATCH PAGE 5 OF 8



JAMES P. KEMPE SURVEY  
 NO. 12  
 ABSTRACT NO. 462

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- ⊗ SPINDLE FOUND
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℞ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

SURVEYED BY: PAGE 6 OF 8

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPLS FIRM# 10095500  
 3301 HANCOCK DRIVE #8  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION  
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 THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,  
 TRAVIS COUNTY, TEXAS.



SCALE 1" = 50'

MATCH PAGE 8 OF 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°31'21"E	17.00
L2	S27°10'34"W	17.00

EDWARD FLINT SURVEY  
 NO. 11  
 ABSTRACT NO. 277

735 HENNA LLC  
 DOC. 2013195014  
 O.P.R.T.C.  
 EXHIBIT A (18.8069 AC.)

KELLYWEISS LLC  
 DOC. 2017072497  
 O.P.R.T.C.  
 (2.026 AC.)

PROPOSED R.O.W.  
 0.0942 AC. OR  
 4,103 SQ. FT.

WASTEWATER EASEMENT  
 DOC. 2016180621

P.O.B.  
 PART 2  
 GRID COORDINATES  
 N=10,140,156.59  
 E=3,171,009.74

20' WATERLINE EASEMENT  
 DOC. 2007068681

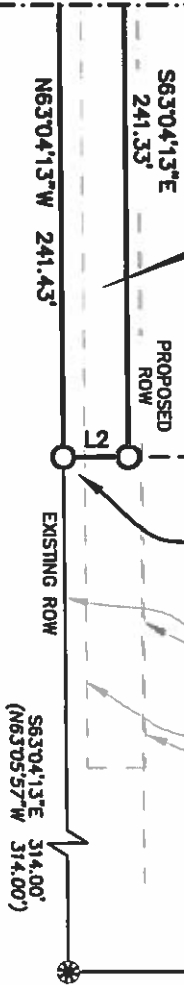
15' WATERLINE EASEMENT  
 DOC. 2017009612

(N27°11'57"E 281.00')

(S63°05'57"E 314.00')

KELLY LANE  
 (R.O.W. VARIES)

WEISS LANE  
 (R.O.W. VARIES)



LEGEND

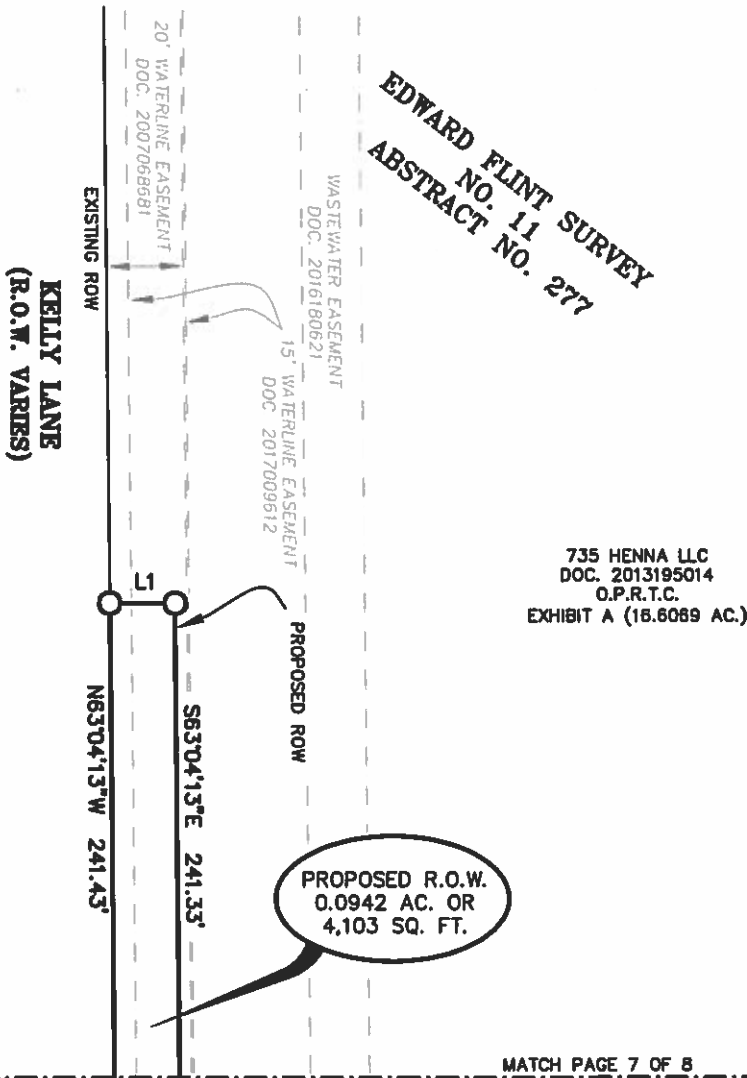
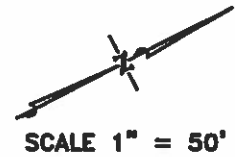
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- ⊗ SPINDLE FOUND
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
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- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
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- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

SURVEYED BY: PAGE 7 OF 8

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

RE: TRAVIS COUNTY

SKETCH TO ACCOMPANY DESCRIPTION  
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THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,  
TRAVIS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°31'21\"E	17.00
L2	S27°10'34\"W	17.00

PROPOSED R.O.W.  
0.0942 AC. OR  
4,103 SQ. FT.

MATCH PAGE 7 OF 8

- NOTES:
1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
  2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT, GF NO. 1702907-KFO.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - ⊙ 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
  - ⊗ SPINDLE FOUND
  - 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
  - △ CALCULATED POINT
  - (XXX) RECORD INFORMATION
  - ℞ PROPERTY LINE
  - P.O.B. POINT OF BEGINNING
  - P.R.T.C. PLAT RECORDS TRAVIS COUNTY
  - D.R.T.C. DEED RECORDS TRAVIS COUNTY
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



06/29/2017

CHRIS CONRAB, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
 Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 0278590101  
 M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\735 Henna Parcel-Part 2

ISSUED: 06/29/17  
 SURVEYED BY: PAGE 8 OF 8

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

JOB NO.: 17-055