

2.000 Acres

These notes describe that certain “ 2.000 Acres” of land situated in the **SUMNER BACON SURVEY, ABSTRACT– NO. 62, ABSTRACT–63** and located in Travis County, Texas; subject tract being out of a called “72.883 Acres” conveyed in a Special Warranty Deed from Clifton L. Gonzenbach to City of Pflugerville, dated 7-31-2008 and recorded in Document No. 2008130172 Official Public Records, Travis County, Texas OPRTC; being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on August 8, 2016; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj. Distances and Areas are shown in grid values.}:

COMMENCING at a Nail in Shiner found in a box culvert Flow line (North = 10,114,895.666 East = 3,174,392.034) at the Southeast corner of a called “101 1/2 Acres” to Clifton L. Gonzenbach, recorded in Volume 1094, Page 157 DRTC, in the North Right-of-Way line of Gregg Lane, the Southwest corner of said “72.883 Acres”; an 8” Cedar Post leaning Southeast marking the Northwest corner of said “72.883 Acres” bears North 27°43’01” East, a distance of 2534.52 feet; **THENCE South 62°49’32” East**, a distance of **50.00 feet**, to a 1/2” Iron Rod with an orange plastic cap stamped “Bryan Tech Services” set at the Southwest corner of “Lot 1, Block 1, MWSC Pflugerville Subdivision”, a dedicated subdivision of record in Document No. 201400315, Official Public Records of Travis County (OPRTC); **THENCE North 27° 43’ 00” East** with the West line of said “Lot 1, Block 1, MWSC Pflugerville Subdivision”, with the West line of subject tract, same being the East line of a called “3.312 Acres 50’ Easement” conveyed in a Deed from City of Pflugerville to Cross County Water Supply Corp., dated 10-16-2008 and recorded in Document No. 2008176566 OPRTC, a distance of **465.00 feet** to the Northwest corner of same, being the Southwest corner and PLACE OF BEGINNING of subject tract; found a 1/2” iron rod (capped Bryan Tech Svc) at same corner;

THENCE North 27°43’01” East, with the West line of subject tract, over and across said “72.883 Acres”, a distance of **293.35 feet** to the Northwest corner of subject tract; set a 1/2” iron rod (capped Bryan Tech Svc) at same corner;

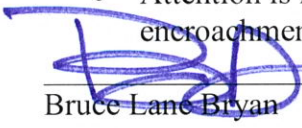
THENCE South 62° 49’ 32” East with the North line of subject tract, over and across said “72.883 Acres”, a distance of **297.00 feet** to the Northeast corner of subject tract; set a 1/2” iron rod (capped Bryan Tech Svc) at same corner;

THENCE South 27° 43’ 01” West with the East line of subject tract, over and across said “72.883 Acres”, a distance of **293.35 feet** to the Southeast corner of subject tract, same being the Northeast corner of aforementioned “Lot 1, Block 1, MWSC Pflugerville Subdivision”; found a 1/2” iron rod (capped Bryan Tech Svc) at same corner;

THENCE North 62° 49' 32" West with the common line of subject tract and said "Lot 1, Block 1, MWSC Pflugerville Subdivision", a distance of **297.00 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **2.000 Acres**.

Surveyor's Note:

- Attention is invited to accompanying plat for location of improvements, visible utilities, encroachments, and roadways.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

