



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

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Austin, Texas 78744

**7.321 ACRES
WILLIAM CALDWELL SURVEY
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 7.321 ACRES (APPROXIMATELY 318,882 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 17.800 ACRE TRACT DESCRIBED IN A PROCEEDING IN EMINENT DOMAIN, CAUSE NO. 2319, DATED OCTOBER 13, 1999 AND RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 131-1/4 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO SUSAN ANDERSON LORAS, ROBERT FORD ANDERSON, JR. AND STEVEN MICHAEL ANDERSON, AS TRUSTEE OF THE ROBERT F. ANDERSON NON-REVOCABLE TRUST, U/A MAY 19, 1994, DATED MAY 19, 1994 AND RECORDED IN VOLUME 12191, PAGE 114 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.321 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar with Chaparral cap set for the intersection of the south right-of-way line of Pecan Street (right-of-way width varies) and the east line of said 17.800 acre tract, same being a southwest corner of a 4.194 acre tract described in a Possession and Use Agreement For Transportation Purposes to the State of Texas recorded in Document No. 2004044317 of the Official Public Records of Travis County, Texas, also being the west line of a 30.261 acre tract described in a deed to Park Retail, LTD recorded in Document No. 2003067623 of the Official Public Records of Travis County, Texas, of which said 4.194 acre tract is a portion, also being the northwest corner of a 26.123 acre tract described in a deed to Pflugerville Community Development Corporation recorded in Document No. 2010009406 of the Official Public Records of Travis County, Texas, from which a rebar with Macias Assoc. cap found bears South 64°27'38" East, a distance of 127.57 feet;

THENCE South 28°18'01" West, with the east line of said 17.800 acre tract, same being the west line of said 26.123 acre tract, at a distance of 1068.19 feet passing a rebar with G & R Surveying cap found for the southwest corner of said 26.123 acre tract, same being the northwest corner of a 121.790 acre tract described in a deed to Pflugerville Community Development Corporation recorded in Document No. 2008190659 of the Official Public Records of Travis County, Texas, and continuing with the west line of said 121.790 acre tract, for a total distance of 1611.79 feet to a 1/2" rebar with Chaparral cap set, from which a rebar with Travis County TNR cap found for an angle point in the common line of said 17.800 acre tract and said 121.790 acre tract bears South 28°18'01" West, a distance of 1427.76 feet;

THENCE North 61°36'45" West, crossing said 17.800 acre tract, a distance of 199.77 feet to a 1/2" rebar with Chaparral cap set in the west line of said 17.800 acre tract, same being the east line of a 2.56 acre tract described in a deed to the City of Pflugerville recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, from which a rebar with Travis County TNR cap found for an angle point in the common line of said 17.800 acre tract and said 2.56 acre tract bears South 28°23'15" West, a distance of 26.13 feet;

THENCE with the west line of said 17.800 acre tract, same being the east line of said 2.56 acre tract, the following two courses and distances:

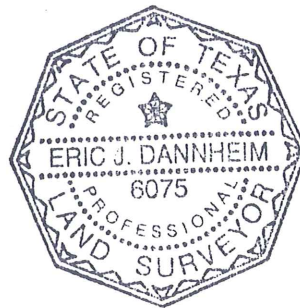
1. North 28°23'15" East, a distance of 1170.56 feet to a rebar with G & R Surveying cap found;
2. North 28°13'44" East, at a distance of 418.61 feet passing 0.10 feet right of a rebar with G & R Surveying cap found, and continuing for a total distance of 427.07 feet to a 1/2" rebar with Chaparral cap set in the apparent south right-of-way line of Pecan Street;

THENCE South 65°41'30" East, crossing said 17.800 acre tract, with the apparent south right-of-way line of Pecan Street, a distance of 199.01 feet to the **POINT OF BEGINNING**, containing 7.321 acres of land, more or less.

Surveyed on the ground May 4, 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 271-007-BD1.

EJ 5/12/11

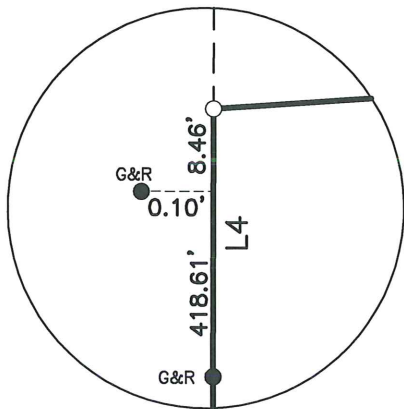
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 7.321 ACRES (APPROXIMATELY 318,882 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 17.800 ACRE TRACT DESCRIBED IN A PROCEEDING IN EMINENT DOMAIN, CAUSE NO. 2319, DATED OCTOBER 13, 1999 AND RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 131-1/4 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO SUSAN ANDERSON LORAS, ROBERT FORD ANDERSON, JR. AND STEVEN MICHAEL ANDERSON, AS TRUSTEE OF THE ROBERT F. ANDERSON NON-REVOCABLE TRUST, U/A MAY 19, 1994, DATED MAY 19, 1994 AND RECORDED IN VOLUME 12191, PAGE 114 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

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 271-007-BD1.

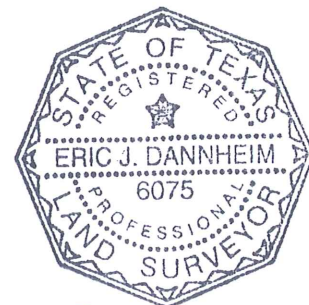


DETAIL
N.T.S.

LINE TABLE		
No.	BEARING	LENGTH
L1	S64°27'38"E	127.57'
L2	N61°36'45"W	199.77'
L3	S28°23'15"W	26.13'
L4	N28°13'44"E	427.07'
L5	S65°41'30"E	199.01'

LEGEND

- TNR ● REBAR WITH TRAVIS COUNTY TNR CAP FOUND
- G&R ● REBAR WITH G & R SURVEYING CAP FOUND
- MA ● REBAR WITH MACIAS ASSOC. CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET

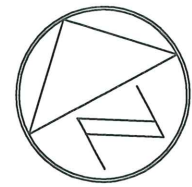


EJD
5/12/11

DATE OF SURVEY: 5/04/11
 PLOT DATE: 05/12/11
 DRAWING NO.: 271-007-BD1
 PROJECT NO.: 271-007
 DRAWN BY: EJD
 SHEET 1 OF 2

Chaparral

PECAN STREET
(R.O.W. WIDTH VARIES)



1"=300'

17.800 ACRES
(1999122493)

P.O.B.

1.950 ACRES
TRAVIS COUNTY
(2007185109)

SEE DETAIL

4.194 ACRES
POSSESSION AND USE AGREEMENT
FOR TRANSPORTATION PURPOSES
STATE OF TEXAS
(2004044317)

PORTION OF 30.261 ACRES
PARK RETAIL, LTD
(2003067623)

2.56 ACRES
CITY OF PFLUGERVILLE
(9236/954)

17.800 ACRES
TRAVIS COUNTY
CAUSE NO. 2319
(1999122493)

PORTION OF 131-1/4 ACRES
SUSAN ANDERSON LORAS, ROBERT FORD
ANDERSON, JR. AND STEVEN MICHAEL
ANDERSON, AS TRUSTEE OF THE ROBERT
F. ANDERSON NON-REVOCABLE TRUST,
U/A MAY 19, 1994
(12191/114)

26.123 ACRES
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
(2010009406)

7.321 ACRES

APPROX. 318,882 SQ. FT.

75.300 ACRES
TACK DEVELOPMENT, LTD.
(2003232092)

N28°23'15"E 1170.56'
(N28°19'14"E 1197.11')

1068.19'

S28°18'01"W 1611.79'
(S28°17'29"W 3094.34')

543.60'

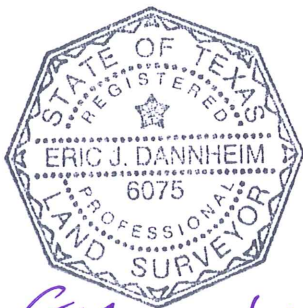
TNR

17.800 ACRES
(1999122493)

S28°18'01"W 1427.76'

121.790 ACRES
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
(2008190659)

WILLIAM CALDWELL
SURVEY NO. 66,
ABSTRACT 162



EJ
5/12/11

DATE OF SURVEY: 5/04/11
PLOT DATE: 05/12/11
DRAWING NO.: 271-007-BD1
PROJECT NO.: 271-007
DRAWN BY: EJD
SHEET 2 OF 2

APPROX. SURVEY LINE

Chaparral