

## DESCRIPTION OF 0.0634 OF ONE ACRE

DESCRIPTION OF 0.0634 OF ONE ACRE OR 2,763 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 2.026 ACRES IN A DEED TO KELLYWEISS LLC, OF RECORD IN DOCUMENT NO. 2017072497, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0634 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the south corner of this tract, same being in the interior of said KellyWeiss tract, from which a spindle found at the east corner of said KellyWeiss tract, same being in the northwest right-of-way line of Weiss Lane and the northeast right-of-way line of Kelly Lane bears, S62°49’26”E 50.00 feet and S27°10’34”W 56.48 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=10,140,087.38 E=3,171,270.95;

THENCE, with the southwest line of this tract, crossing said KellyWeiss tract, S72°10’26”W 16.97 feet to a calculated point at the west corner of this tract;

THENCE, with the northwest line of this tract, crossing said KellyWeiss tract, N27°10’34”E 236.19 feet to a calculated point at the north corner of this tract, same being in the northeast line of said KellyWeiss tract and the southwest line 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;

THENCE, with the northeast line of this tract and said KellyWeiss tract and the southwest line of said 735 Henna tract, S63°07’20”E 12.00 feet to a 1/2” iron rod set with a plastic cap at the east corner of this tract;

THENCE, with the southeast line of this tract, crossing said KellyWeiss tract, S27°10’34”W 224.25 feet to the POINT OF BEGINNING and containing 0.0634 of one acre, or 2,763 square feet, more or less, within these metes and bounds.

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



A handwritten signature in blue ink, appearing to read "Chris Conrad".

06/29/17

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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/0.1773 ac Rev

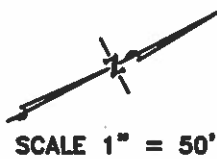
Issued 12/02/16, Revised 01/26/17, Revised 06/29/2017

TCAD # 0276590101

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0634 AC. OR 2,763 SQ. FT. OF LAND OUT OF  
THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,  
TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY

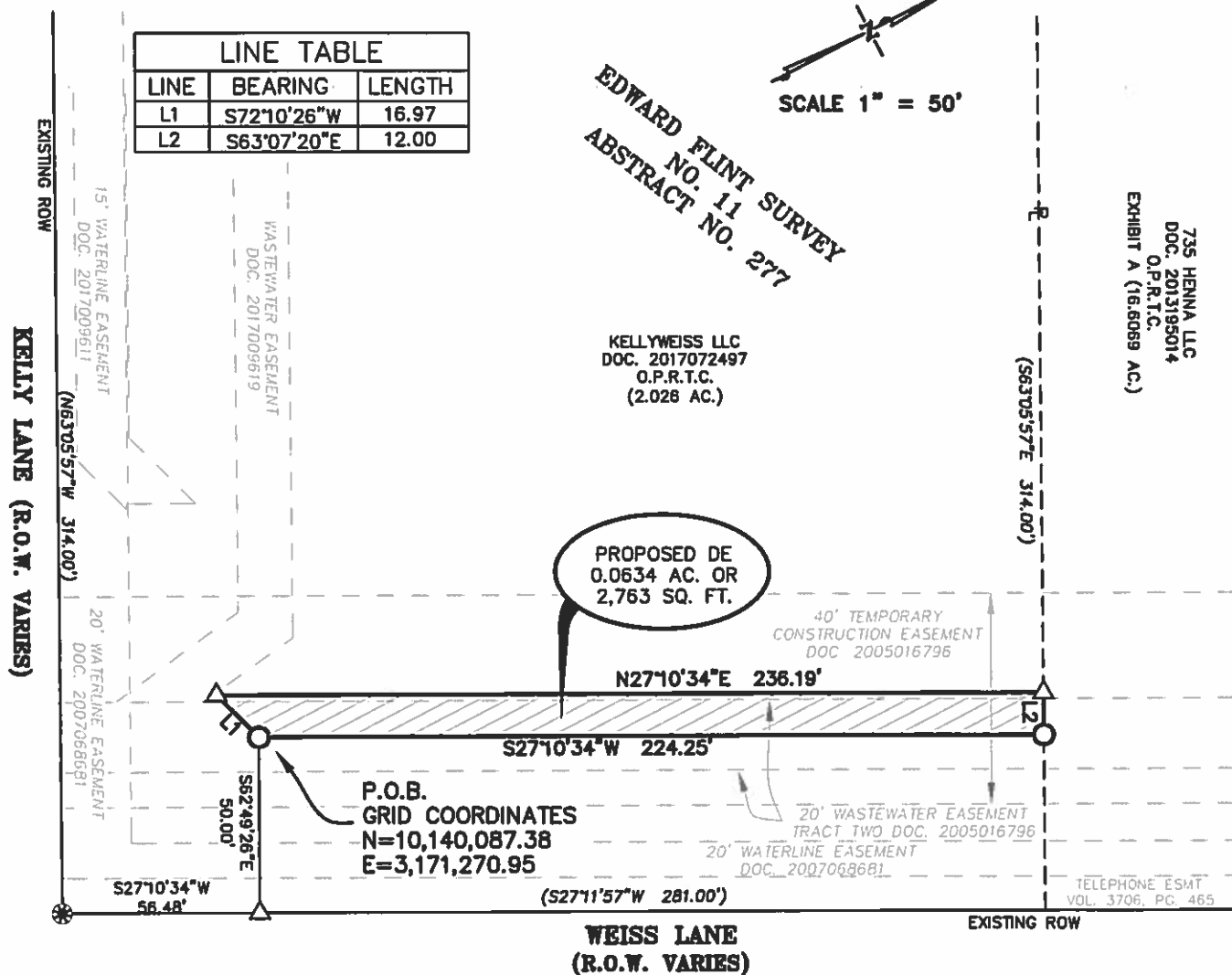
LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°10'26"W	16.97
L2	S63°07'20"E	12.00



**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 (16.6089 AC.)



**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"
- △ 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

**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 TITLE COMMITMENT, GF NO. 1722991-KFO.



*Chris Conrad*

06/29/17

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
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TCAD# 0276590101

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\KellyWeiss DE

ISSUED: 06/29/17

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SURVEYED BY:

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
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(512) 451-8591

JOB NO.: 17-055