

DESCRIPTION OF 0.4431 OF ONE ACRE

DESCRIPTION OF 0.4431 OF ONE ACRE OR 19,299 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 0.4431 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated corner at the east corner of this tract and said KellyWeiss tract and at an exterior ell corner of that tract described as 16.6069 (Exhibit A) in a deed to 735 Henna LLC, of record in Document No. 2013195014, Official Public Records, Travis County, Texas, same being in the existing northwest right-of-way line of Weiss Lane, from which a 1/2" iron rod found with cap at the east corner of said 735 Henna tract bears N28°09'31"E 552.45 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=10,140,264.35 E=3,171,417.99;

THENCE, with the southeast line of this tract and said KellyWeiss tract and the northwest right-of-way line of Weiss Lane , S27°10'34"W 281.00 feet to a spindle found at the south corner of this tract and said KellyWeiss tract, same being in the existing northeast right-of-way line of Kelly Lane;

THENCE, with the southwest line of this tract and said KellyWeiss tract and the existing northeast right-of-way line of Kelly Lane, N63°04'13"W 314.00 feet to a calculated point at the west corner of this tract and said KellyWeiss tract and at an exterior ell corner in said 735 Henna tract;

THENCE, with the northwest line of this tract and said KellyWeiss tract and a southeast line of said 735 Hanna tract, N27°31'21"E 17.00 feet to a 1/2" iron rod set with a plastic cap at an exterior ell corner of this tract, same being in the proposed northeast right-of-way line of Kelly Lane;

THENCE, with the perimeter of this tract and crossing said KellyWeiss tract, and with the proposed northeast right-of-way line of Kelly Lane and the proposed northwest right-of-way line of Weiss Lane, the following three (3) courses, numbered 1 through 3:

- 1) S63°04'13"E 224.13 feet to a 1/2" iron rod set with a plastic cap;
- 2) N72°10'26"E 56.39 feet to a 1/2" iron rod set with a plastic cap; and
- 3) N27°10'34"E 224.25 feet to a 1/2" iron rod set with a plastic cap at an exterior ell corner in this tract, same being in the northeast line of said KellyWeiss tract and a southwest line of said 735 Henna tract;

THENCE, with the northeast line of this tract said KellyWeiss tract and a southwest line of said 735 Hanna tract, S63°07'20"E 50.00 feet to the POINT OF BEGINNING and containing 0.4431 of one acre, or 19,299 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



06/29/17

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.

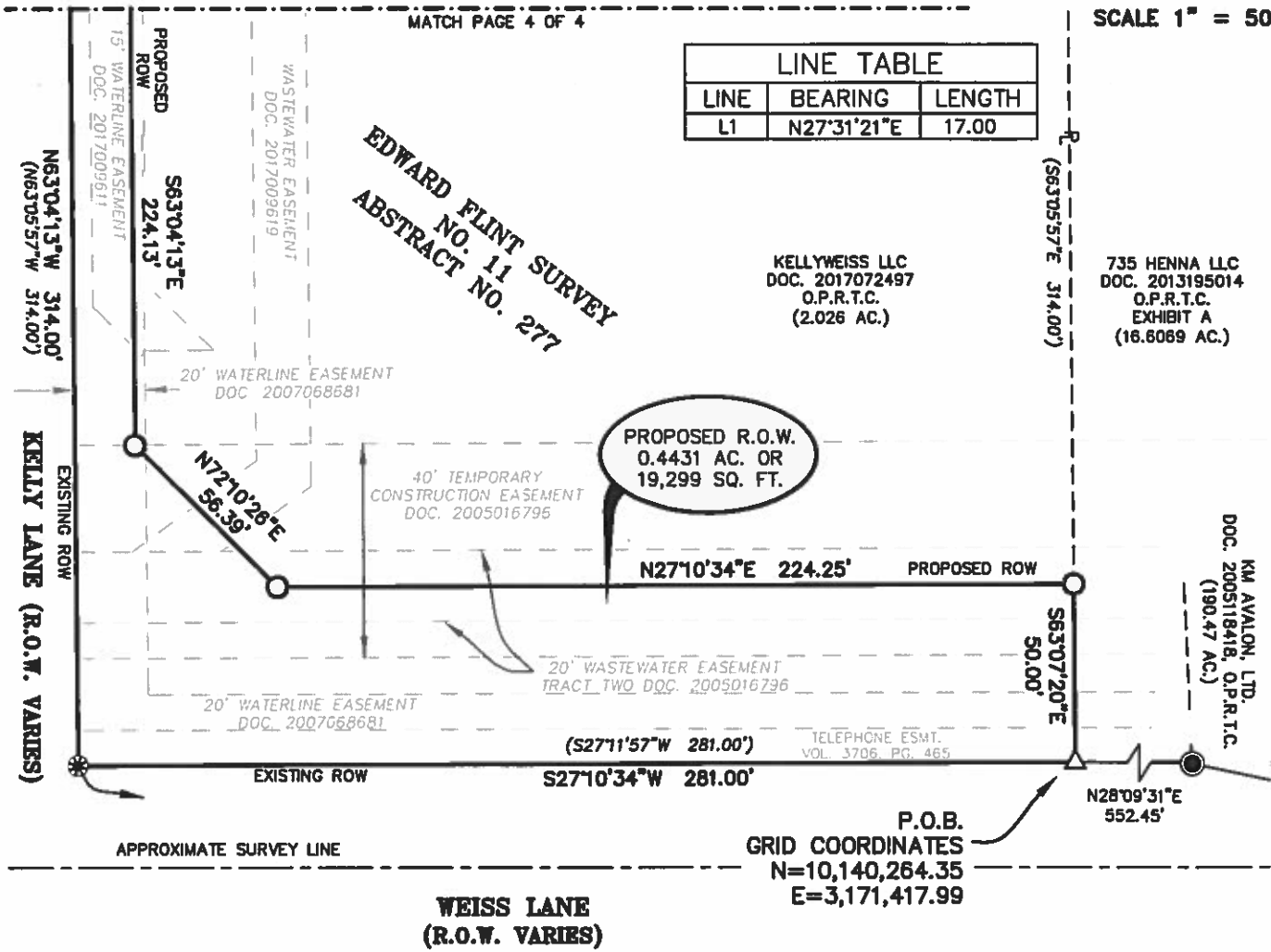
2016/Descriptions/Weiss Lane/0.1773 ac Rev
Issued 12/02/16, Revised 01/26/17, Revised 06/29/2017

TCAD # 0276590101

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.4431 AC. OR 19,299 SQ. FT. OF LAND OUT OF
 THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,
 TRAVIS COUNTY, TEXAS.



SCALE 1" = 50'

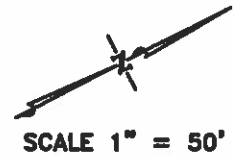


- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
 - ⊗ SPINDLE FOUND
 - 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
 - △ CALCULATED POINT
 - (XXX) RECORD INFORMATION
 - ℙ PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - P.R.T.C. PLAT RECORDS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

SURVEYED BY: PAGE 3 OF 4
McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPLS FIRM# 10095500
 3301 HANCOCK DRIVE #8
 AUSTIN, TEXAS 78731
 (512) 451-8591

RE: TRAVIS COUNTY

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4431 AC. OR 19,299 SQ. FT. OF LAND OUT OF
THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,
TRAVIS COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°31'21"E	17.00

EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277

735 HENNA LLC
DOC. 2013195014
O.P.R.T.C.
EXHIBIT A (16.8089 AC.)

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

PROPOSED R.O.W.
0.4431 AC. OR
19,299 SQ. FT.

MATCH PAGE 3 OF 4

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
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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. 1722991-KFO.



06/29/2017

CHRIS CONRAD, 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\KellyWeiss Parcel

ISSUED: 06/29/17
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SURVEYED BY:

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

JOB NO.: 17-055