

## DESCRIPTION OF 0.1139 OF ONE ACRE

DESCRIPTION OF 0.1139 OF ONE ACRE OR 4,961 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 0.1139 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the north corner of this tract, same being in the interior of said 735 Henna tract, 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 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 bears N24°39'29"E 111.34 feet and N65°20'31"W 270.03 feet, and from which said point of beginning a 1/2" iron rod found with cap at the east corner of 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 bears N24°39'29"E 111.34 feet and S65°20'31"E 58.87 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=10,140,574.75 E=3,171,578.72;

THENCE, with the southeast line of this tract, crossing said 735 Henna tract the following two (2) courses, numbered 1 and 2:

- 1) **S28°50'51"W 190.22 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **S27°10'34"W 248.67 feet** to a 1/2" iron rod set with a plastic cap at the south corner of this tract, same being in the southwest line of said 735 Henna tract and the northeast line 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, from which a spindle found at the east corner of said KellyWeiss tract, same being in the existing northwest right-of-way line of Weiss Lane and the northeast right-of-way line of Kelly Lane bears S63°07'20"E 50.00 feet and S27°10'34"W 281.00 feet;

THENCE, with the southwest line of this tract, said 735 Henna tract and the northeast line of said Kelly Weiss tract, **N63°07'20"W 12.00 feet** to a calculated point at the west corner of this tract;

THENCE, with the northwest line of this tract, crossing said 735 Henna tract, the following three (3) courses, numbered 1 through 3:

- 1) **N27°10'34"E 248.91 feet** to a calculated point;
- 2) **N28°50'51"E 139.07 feet** to a calculated point; and
- 3) **N42°00'29"E 52.71 feet** to the POINT OF BEGINNING and containing 0.1139 of one acre, or 4,961 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



01/26/2017

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.

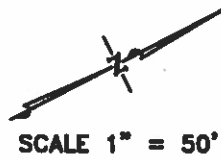
2016/Descriptions/Weiss Lane/0.1773 ac Rev  
Issued 12/02/16, Revised 01/26/17, Revised 06/29/2017

TCAD # 0278590101

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.1139 AC. OR 4,961 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	N63°07'20"W	12.00
L2	N42°00'29"E	52.71

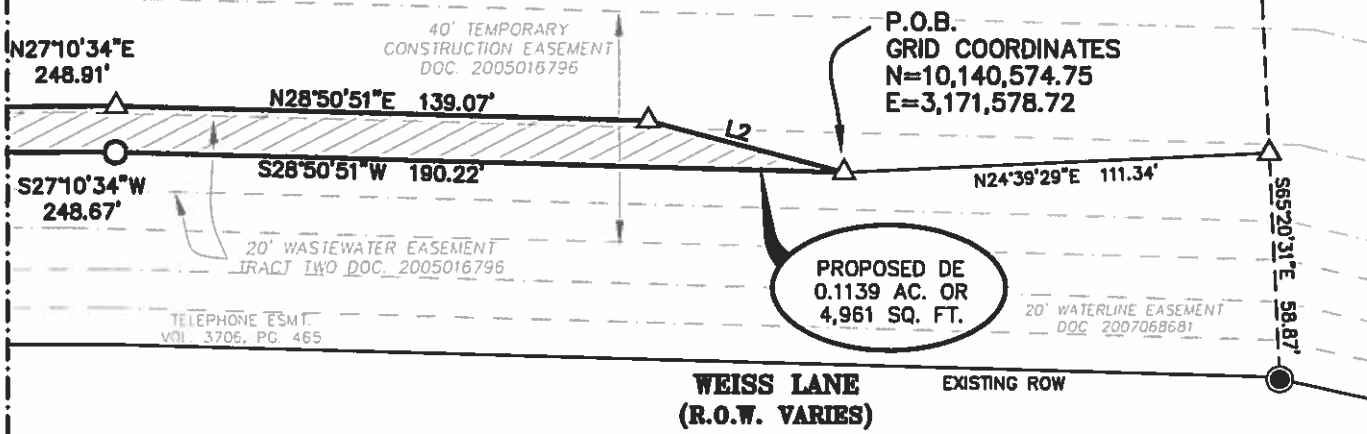


KM AVALON, LTD.  
DOC. 2005118418  
O.P.R.T.C.  
(190.47 AC.)  
DESCRIBED AS  
29.76 AC.  
SAVE AND EXCEPT  
EXHIBIT A-1  
DOC. 2011109413  
O.P.R.T.C.

735 HENNA LLC  
DOC. 2013195014  
O.P.R.T.C.  
EXHIBIT A (16.6089 AC.)

EDWARD FLINT SURVEY  
NO. 11  
ABSTRACT NO. 277

MATCH PAGE 4 OF 4



**LEGEND**

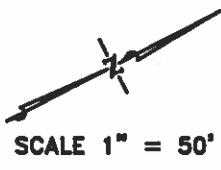
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- ⊗ SPINDLE FOUND
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C.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

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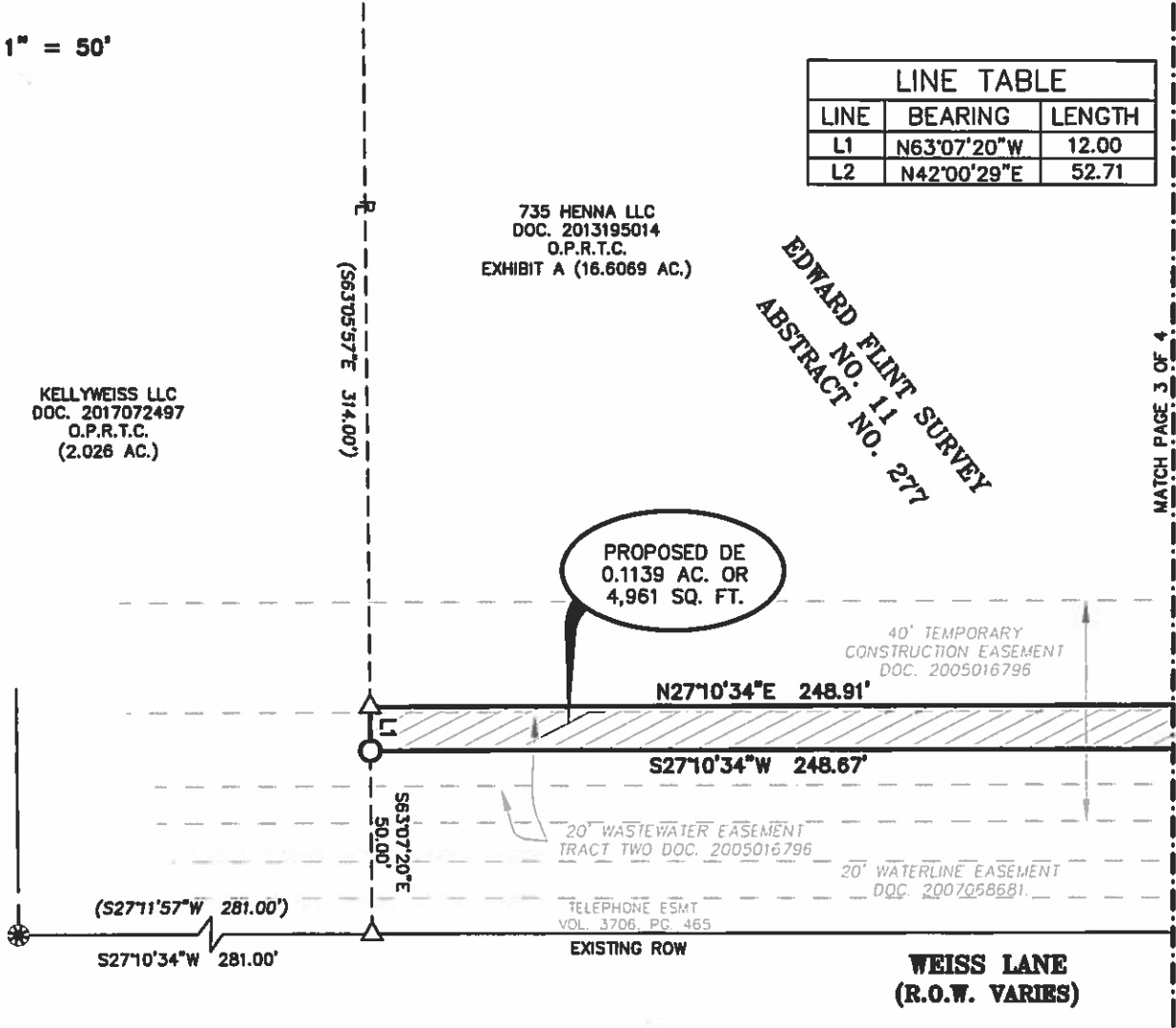
735 HENNA LLC  
DOC. 2013195014  
O.P.R.T.C.  
EXHIBIT A (16.6069 AC.)

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

**EDWARD FLINT SURVEY  
ABSTRACT NO. 11  
ABSTRACT NO. 277**

MATCH PAGE 3 OF 4

**KELLY LANE  
(R.O.W. VARIES)**



**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. 1702907-KFO.

- LEGEND**
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  - 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
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  - D.R.T.C. DEED RECORDS TRAVIS COUNTY
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



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\735 Henna DE-Rev2

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

REVISED: 06/29/17  
REVISED: 01/26/17  
ISSUED: 12/02/18  
PAGE 4 OF 4

JOB NO.: 17-055