

METES AND BOUNDS DESCRIPTION
0.1073 ACRE
PROPOSED ELECTRIC EASEMENT
FALCON POINTE-SECTION FOUR-A
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

Being a 0.1073 of one acre tract of land out of Lot 12, Block E as shown by plat of Falcon Point-Section Four-A in Document Number 200200014 of the Travis County Official Public Records (T.C.O.P.R.) same being that tract of land described in deed to the City of Pflugerville in Document Number 2002011665 T.C.O.P.R. Said 0.1073 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to Texas State Plane Coordinate System, NAD 83, Central Zone.

COMMENCING at a 1/2-inch iron rod found for the most northerly corner of a called 3.104 acre tract described in deed to the City of Pflugerville in Document Number 2003007007 T.C.O.P.R. same being an interior corner of said Lot 12;

THENCE, South 59°27'42" East, with the north line of said 3.104 acre tract and the common line of said Lot 12, a distance of 61.22 feet to a point to the **POINT OF BEGINNING**;

THENCE, continuing along the common line of said Lot 12 and said 3.104 acre tract the following courses and distances:

South 59°27'42" East, a distance of 82.89 feet to a point;

South 04°29'20" East, a distance of 16.00 feet to a point;

South 48°58'42" East, a distance of 23.88 feet to a point;

THENCE, departing the common line of said Lot 12 and said 3.104 acre tract and crossing said Lot 12 the following courses and distances:

North 41°01'18" East, a distance of 15.84 feet to a point;

North 51°16'48" West, a distance of 206.29 feet to a point;


North 81°16'00" West, a distance of 130.38 feet to a point on the southeast right-of-way line of Tranquility Lane (50' right-of-way) and being on a curve to the left;

THENCE, 35.94 feet along the arc of said curve to the left having a Radius of 320.00 feet, a Delta angle of 06°26'06", a Chord bearing and Distance of South 74°03'03" West, 35.92 feet to a point;

THENCE, departing the southeast right-of-way line of said Tranquility Lane and crossing said Lot 12 the following courses and distances:

North 81°16'00" West, a distance of 159.00 feet to a point;

South 51°16'48" East, a distance of 84.78 feet to the **POINT OF BEGINNING** containing a computed area of 0.1073 of one acre (4,677 square feet) of land, more or less.

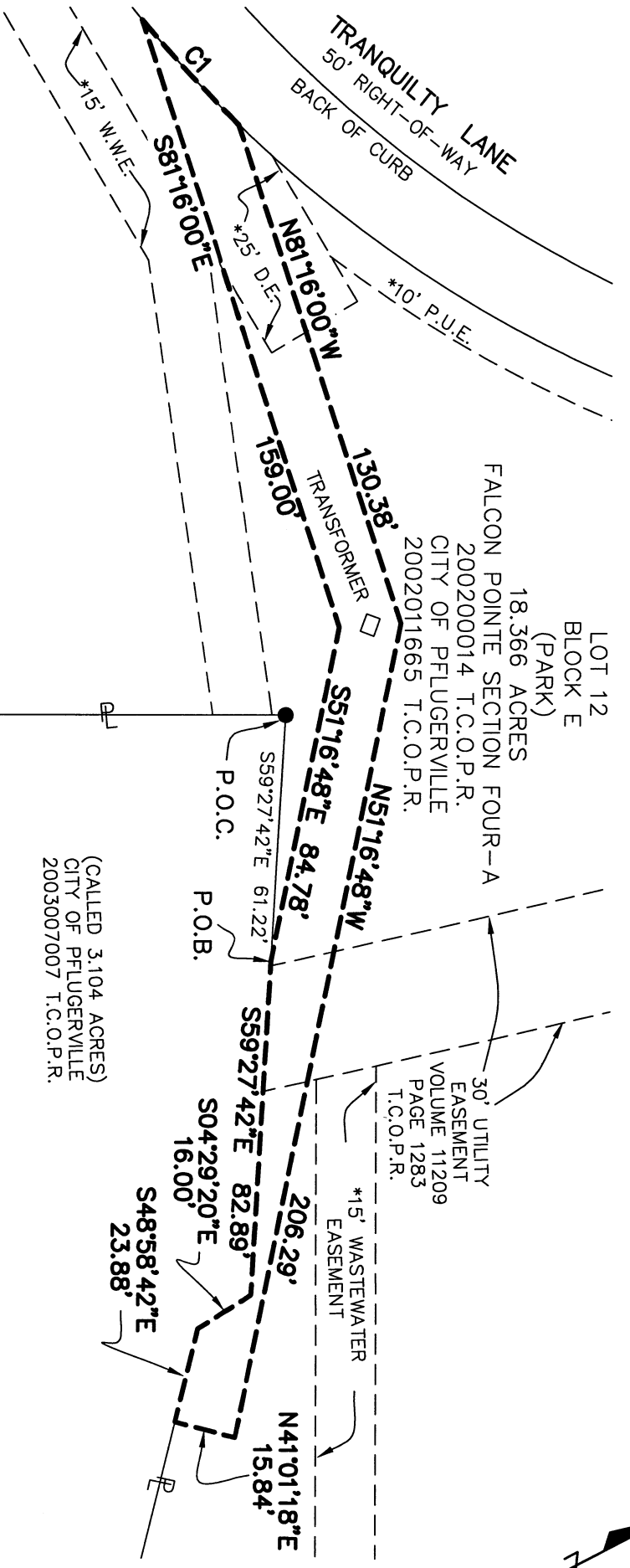


Darrell White
Registered Professional Land Surveyor
Texas Registration Number xxxx

Date: 6-27-11

Prepared by:
AECOM Technical Services
400 West 15th Street, Suite 500
Austin, Texas 78701





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	35.94	320.00	6°26'06"	S 74°03'05" W	35.92

LEGEND

- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- W.W.E. WASTE WATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R PROPERTY LINE
- * RECORDED IN DOCUMENT 200200014 T.C.O.P.R.



- NOTES:
- BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00012.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - NO TITLE COMMITMENT WAS PREPARED FOR THIS SURVEY.

PROPOSED ELECTRICAL EASEMENT OUT OF LOT 12, BLOCK E OF FALCON POINT SECTION FOUR-A AS SHOWN BY DOCUMENT 20020014 IN THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.

EXHIBIT OF

AECOM
 AECOM TECHNICAL SERVICES, INC.
 400 WEST 15TH, SUITE 500
 AUSTIN, TEXAS 78701
 WWW.AECOM.COM

SCALE:	1" = 20'	JOB NO	60196554.
DATE:	2010	F.B. NO.	
DRAWN BY:	B. Mangum		