

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PUBLIC ACCESS EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

THE CITY OF PFLUGERVILLE, TEXAS, a Texas home-rule city, with offices located at 100 East Main Street, Pflugerville, Travis County, Texas 78691 (“Grantor”), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto the **CITY OF PFLUGERVILLE** (“Grantee”), a Public Access easement (“Easement”) to be held in trust for the benefit of the traveling public upon and across the property of Grantor, which is more particularly described on **Exhibit ”A”**, attached hereto and incorporated herein by reference (“Easement Tract”),

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights, and privileges and on the terms and conditions set forth below; and Grantor, subject to the Exceptions to Warranty, does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the reservations from conveyance and the exceptions to conveyance and warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Definitions.* For the purposes of this grant of Easement certain terms shall have the meanings that follow:
 - (a) “Holder” shall mean Grantee and Grantee's heirs, successors and assigns who at any time own any interest in the conveyance, subject to the terms of this agreement.
 - (b) “Permitted Improvements” shall mean those approved in writing by the Grantor by and through the City Manager or the City Manager’s designee.
 - (c) “Public Access Improvement” shall mean roadway, drainage and associated appurtenances constructed by Grantor, but shall specifically

exclude water, wastewater, electricity, fiber optic, gas, television cable, and telecommunication infrastructure or any other public utility use unless authorized in the future by Grantor.

2. *Character of Easement.* The Easement granted herein is "in gross," in that there is no "Benefitted Property." Nevertheless, the Easement rights herein granted shall pass to Grantee's successors and assigns, subject to all of the Terms hereof. The Easement rights of use granted herein is irrevocable. The intent of this Easement is to specifically disclaim and negate the Doctrine of Merger for all purposes. The Easement is for the benefit of Holder.
3. *Purpose of Easement.* The Easement shall be used for Public Access Improvement purposes only, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of Public Access Improvement facilities and related appurtenances ("Facilities"), or making connections thereto it being the intent of this Easement to clearly identify the extent of the Grantor's property over which public roadway access is granted. The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the Public Access Improvement facilities and related appurtenances.
4. *Term.* Easement rights granted herein shall be in perpetuity, subject to the following reservations.

Reservation of Rights. Grantor and Grantor's heirs, successors, and assigns shall retain the right to use the surface and subsurface of all or part of the Easement Property for Permitted Improvements purposes in conjunction with Holder.
5. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.
6. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.
7. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
8. *Exceptions to Warranty.* This grant is subject to any and all encumbrances and easements of record, to the extent the same are valid and enforceable.
9. *Legal Construction.* Any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had

never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section.

10. *Recitals/Exhibits.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement. All exhibits referenced herein are attached hereto and incorporated by reference herein for all purposes.
11. *Entire Agreement.* This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2017.

GRANTOR:

CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2017, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

(seal)

Notary Public Signature

DESCRIPTION OF 5.399 ACRES

DESCRIPTION OF 5.399 ACRES OR 235,193 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 144.291 ACRES (EXHIBIT “A”) IN A DEED TO CITY OF PFLUGERVILLE, OF RECORD IN DOCUMENT NO. 2002007069, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 2.068 ACRES (EXHIBIT “A”) IN A DEED TO THE CITY OF PFLUGERVILLE, OF RECORD IN DOCUMENT NO. 2002007069, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 32.728 ACRES IN A DEED TO THE CITY OF PFLUGERVILLE, OF RECORD IN DOCUMENT NO. 2003032161, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 9.294 ACRES IN A DEED TO THE CITY OF PFLUGERVILLE, OF RECORD IN DOCUMENT NO. 2003074909, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.399 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod found with cap at an angle point in the northeast line of this tract and said 144.291 acre City of Pflugerville tract and the south corner of Lot 44, Block BB, Final Plat of Villages of Hidden Lake, Phase 5B, a subdivision of record in Document No. 200600242, Plat 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 in the southeast line of said Final Plat of Villages of Hidden Lake subdivision and the existing northwest right-of-way line of Weiss Lane bears N27°41’06”E 421.26 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=10,135,882.84 E=3,169,114.63;

THENCE, with the northeast line of this tract and said 144.291 acre City of Pflugerville tract and the existing northwest right-of-way line of Weiss Lane, **S62°24’39”E 29.99 feet** to a 1/2” iron rod found with cap at the east corner of this tract and said 144.291 acre City of Pflugerville tract, same being in the existing northwest right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract, said 144.291 acre City of Pflugerville tract, said 32.728 City of Pflugerville tract, and said 9.294 acre City of Pflugerville tract and the existing northwest right-of-way line of Weiss Lane, **S27°39’55”W 3,252.08 feet** to a 1/2” iron rod found at the south corner of this tract and said 9.294 acre City of Pflugerville tract and the east corner of that tract described as 32.290 acres (Exhibit “B”) in a deed to H.L. Weiss, Jr., of record in Document No. 2001065236, Official Public Records, Travis County, Texas;

THENCE, with the southwest line of this tract and said 9.294 acre City of Pflugerville tract and the northeast line of said H.L. Weiss tract, the following two (2) courses, numbered 1 and 2:

- 1) **N62°27'35"W 315.76 feet** to a 1/2" iron rod found; and
- 2) with a curve to the left, whose intersection angle is **24°24'24"**, radius is **855.00 feet**, an arc distance of **364.21 feet**, the chord of which bears **N74°34'19"W 361.46 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the proposed public access easement;

THENCE, with the northwest and north lines of this tract and said proposed public access easement, crossing said 9.294 acre City of Pflugerville tract, said 32.728 acre City of Pflugerville tract, and said 144.291 acre City of Pflugerville tract, the following fifteen (15) courses, numbered 1 through 15:

- 1) **N02°43'34"E 83.33 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **S86°26'18"E 50.24 feet** to a 1/2" iron rod set with a plastic cap;
- 3) with a curve to the right, whose intersection angle is **24°04'10"**, radius is **996.00 feet**, an arc distance of **418.41 feet**, the chord of which bears **S74°24'13"E 415.34 feet** to a 1/2" iron rod set with a plastic cap;
- 4) **S62°27'35"E 149.22 feet** to a 1/2" iron rod set with a plastic cap;
- 5) **N72°32'37"E 35.41 feet** to a 1/2" iron rod set with a plastic cap;
- 6) **N27°27'23"E 3.26 feet** to a 1/2" iron rod set with a plastic cap;
- 7) **N28°08'01"E 61.11 feet** to a 1/2" iron rod set with a plastic cap;
- 8) **N28°48'39"E 243.32 feet** to a 1/2" iron rod set with a plastic cap;
- 9) **N33°06'00"E 100.28 feet** to a 1/2" iron rod set with a plastic cap;
- 10) **N28°48'39"E 452.29 feet** to a 1/2" iron rod set with a plastic cap;
- 11) with a curve to the left, whose intersection angle is **01°14'05"**, radius is **2,422.50 feet**, an arc distance of **52.20 feet**, the chord of which bears **N28°11'36"E 52.20 feet** to a 1/2" iron rod set with a plastic cap;

- 12) **N27°34'34"E 315.09 feet** to a 1/2" iron rod set with a plastic cap;
- 13) **N27°47'16"E 809.10 feet** to a 1/2" iron rod set with a plastic cap;
- 14) **S62°12'44"E 10.00 feet** to a 1/2" iron rod set with a plastic cap; and
- 15) **N27°47'16"E 1,084.98 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of said 144.291 acre City of Pflugerville tract and the southwest line of said Lot 44, from which a 1/2" iron rod found with cap at the west corner of Lot 43, Block BB in said Final Plat of Villages of Hidden Lake subdivision, same being in the northeast line of said City of Pflugerville tract, bears **N62°18'36"W 207.63 feet**;

THENCE, with the northeast line of this tract and said 144.291 acre City of Pflugerville tract and the southwest line of said Lot 44, **S62°18'36"E 10.00 feet** to the POINT OF BEGINNING, and containing 5.399 acres, or 235,193 square feet, more or less, contained 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




02/17/2017

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/5.399 ac Rev
 Issued 08/31/16, Revised 02/17/17

TCAD # 0267500202

SKETCH TO ACCOMPANY DESCRIPTION
OF 5.399 AC. OR 235,193 SQ. FT. OF LAND OUT OF
THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529,
AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'

GEORGE M. MARTIN
SURVEY NO. 9
ABSTRACT NO. 529

CITY OF PFLUGERVILLE
DOC. 2002007069
O.P.R.T.C.
EXHIBIT A (144.291 AC.)

PUBLIC ACCESS
EASEMENT
5.399 AC. OR
235,193 SQ. FT.

FINAL PLAT OF
VILLAGES OF HIDDEN LAKE
PHASE 5B
DOC. NO. 200600242, P.R.T.C.

LOT 44

LOT 45

BLOCK BB

N27°47'16"E 1084.98'

(S27°38'46"W 1991.21')
S27°39'55"W 3252.08'

EXISTING ROW LINE

N62°18'36"W 207.63'
(S62°21'14"E 254.16')

10' P.U.E. (TYP)

20' B.L. (TYP)

10' P.U.E. (TYP)

N27°41'08"E 421.26'
(S27°38'39"W 421.18')

P.O.B.
GRID COORDINATES
N=10,135,882.84
E=3,169,114.63

WEISS LANE
(R.O.W. VARIES)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	364.21	855.00	24°24'24"	184.91	N74°34'19"W	361.46
C2	418.41	996.00	24°04'10"	212.34	S74°24'13"E	415.34
C3	52.20	2422.50	01°14'05"	26.10	N28°11'36"E	52.20

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 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
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TRAVIS COUNTY

LINE TABLE

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L1	S62°24'39"E	29.99
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L4	S62°12'44"E	10.00
L5	S62°18'36"E	10.00

SURVEYED BY: PAGE 4 OF 15

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

SKETCH TO ACCOMPANY DESCRIPTION
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N27°47'16"E 1084.98'

(S27°38'46"W 1991.21')
 S27°39'55"W 3252.08'

EXISTING ROW LINE

WEISS LANE
 (R.O.W. VARIES)

APPROXIMATE SURVEY LINE

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EXHIBIT A (144.291 AC.)

MATCH PAGE 8 OF 15

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N27°47'16"E 809.10'

PUBLIC ACCESS
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RE: TRAVIS COUNTY

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MATCH PAGE 10 OF 15

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L2	N72°32'37"E	35.41
L3	N27°27'23"E	3.26
L4	S62°12'44"E	10.00
L5	S62°18'36"E	10.00

LEGEND

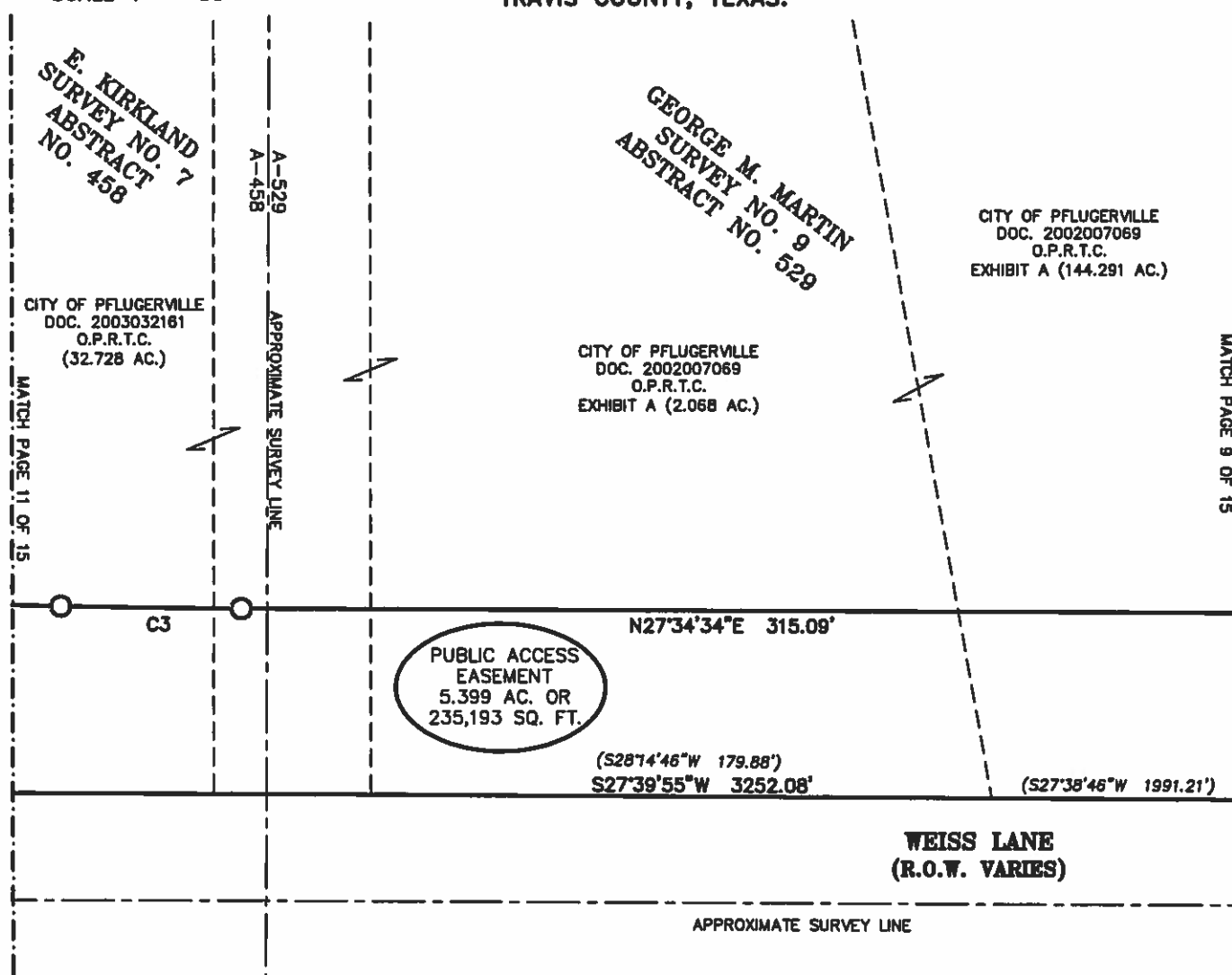
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS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

SURVEYED BY: PAGE 9 OF 15

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

**SKETCH TO ACCOMPANY DESCRIPTION
OF 5.399 AC. OR 235,193 SQ. FT. OF LAND OUT OF
THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529,
AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.**

SCALE 1" = 50'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	364.21	855.00	24°24'24"	184.91	N74°34'19"W	361.46
C2	418.41	996.00	24°04'10"	212.34	S74°24'13"E	415.34
C3	52.20	2422.50	01°14'05"	26.10	N28°11'36"E	52.20

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 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
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TRAVIS COUNTY

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°24'39"E	29.99
L2	N72°32'37"E	35.41
L3	N27°27'23"E	3.26
L4	S62°12'44"E	10.00
L5	S62°18'36"E	10.00

SURVEYED BY: PAGE 10 OF 15

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

SKETCH TO ACCOMPANY DESCRIPTION
OF 5.399 AC. OR 235,193 SQ. FT. OF LAND OUT OF
THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529,
AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'

E. KIRKLAND
SURVEY NO. 7
ABSTRACT NO. 458

CITY OF PFLUGERVILLE
DOC. 2003032161
O.P.R.T.C.
(32.728 AC.)

MATCH PAGE 12 OF 15

MATCH PAGE 10 OF 15

PUBLIC ACCESS
EASEMENT
5.399 AC. OR
235,193 SQ. FT.

N28°48'39"E 452.29'

(S27°34'17"W 966.12')
S27°39'55"W 3252.08'

EXISTING ROW LINE

WEISS LANE
(R.O.W. VARIES)

APPROXIMATE SURVEY LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	364.21	855.00	24°24'24"	184.91	N74°34'19"W	361.46
C2	418.41	996.00	24°04'10"	212.34	S74°24'13"E	415.34
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LINE TABLE

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L4	S62°12'44"E	10.00
L5	S62°18'36"E	10.00

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 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 11 OF 15

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

SKETCH TO ACCOMPANY DESCRIPTION
OF 5.399 AC. OR 235,193 SQ. FT. OF LAND OUT OF
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AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'

E. KIRKLAND
SURVEY NO. 7
ABSTRACT NO. 458

CITY OF PFLUGERVILLE
DOC. 2003032161
O.P.R.T.C.
(32.728 AC.)

MATCH PAGE 13 OF 15

MATCH PAGE 11 OF 15

N28°48'39"E 243.32'

N33°06'00"E 100.28'

N28°48'39"E 452.29'

PUBLIC ACCESS
EASEMENT
5.399 AC. OR
235,193 SQ. FT.

S27°39'55"W 3252.08'

(S27°34'17"W 966.12')

EXISTING ROW LINE

WEISS LANE
(R.O.W. VARIES)

APPROXIMATE SURVEY LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	364.21	855.00	24°24'24"	184.91	N74°34'19"W	361.46
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LINE TABLE

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L5	S62°18'36"E	10.00

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
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- 1/2" IRON ROD SET WITH
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- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 12 OF 15

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LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
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(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
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AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'

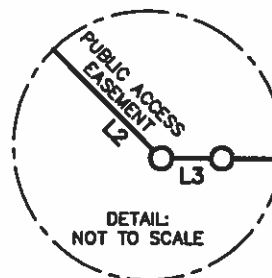
MATCH PAGE 14 OF 15

E. KIRKLAND
SURVEY NO. 7
ABSTRACT NO. 458

H.L. WEISS, JR.
DOC. 2001065236
O.P.R.T.C.
EXHIBIT "B" (32.290 AC.)

CITY OF
PFLUGERVILLE
DOC. 2003074909
O.P.R.T.C.
(9.294 AC.)

CITY OF PFLUGERVILLE
DOC. 2003032181
O.P.R.T.C.
(32.728 AC.)

SEE
DETAIL

N28°08'01"E
61.11'

N28°48'39"E
243.32'

PUBLIC ACCESS
EASEMENT
5.399 AC. OR
235,193 SQ. FT.

(S27°54'48"W)
(43.86')

S27°39'55"W 3252.08'

(S27°34'17"W 966.12')

EXISTING ROW LINE

WEISS LANE
(R.O.W. VARIES)

APPROXIMATE SURVEY LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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LINE TABLE

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L4	S62°12'44"E	10.00
L5	S62°18'36"E	10.00

LEGEND

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

SURVEYED BY: PAGE 13 OF 15

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

SKETCH TO ACCOMPANY DESCRIPTION
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AND THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458
TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'

MATCH PAGE 15 OF 15

PUBLIC ACCESS
EASEMENT
5.399 AC. OR
235,193 SQ. FT.

E. KIRKLAND
SURVEY NO. 7
ABSTRACT NO. 458

CITY OF PFLUGERVILLE
DOC. 2003074909
O.P.R.T.C.
(9.294 AC.)

CITY OF PFLUGERVILLE
DOC. 2003032181
O.P.R.T.C.
(32.728 AC.)

H.L. WEISS, JR.
DOC. 2001065236
O.P.R.T.C.
EXHIBIT "B" (32.290 AC.)

(62.33'21"W 316.25')
N62°27'35"W 315.76'

S62°27'35"E
149.22'

MATCH PAGE 13 OF 15

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 14 OF 15

McGRAY & McGRAY
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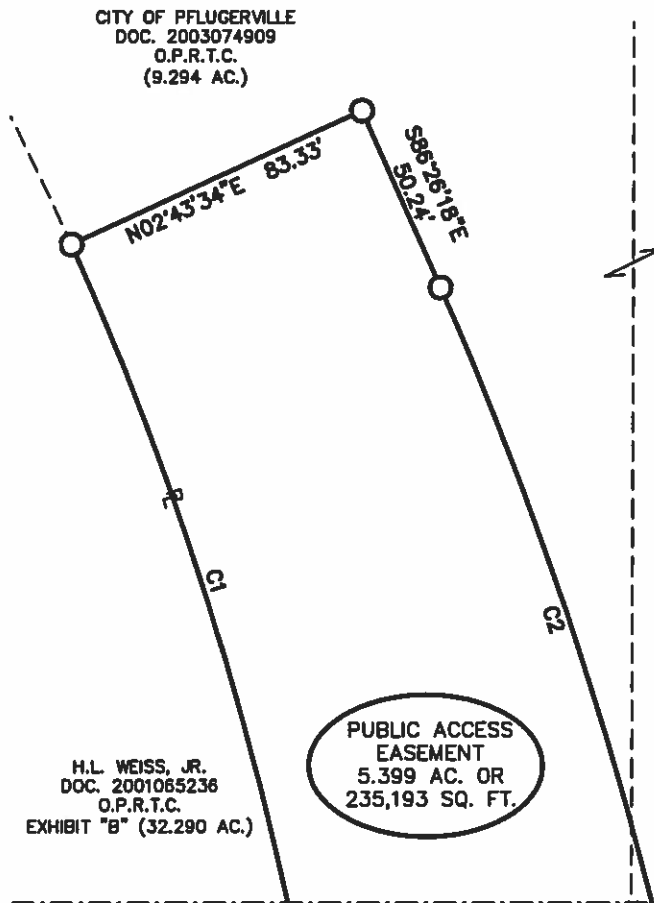
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TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY

SCALE 1" = 50'

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L5	S62°18'36"E	10.00



**E. KIRKLAND
SURVEY NO. 7
ABSTRACT NO. 458**

CITY OF PFLUGERVILLE
DOC. 2003032161
O.P.R.T.C.
(32.728 AC.)

H.L. WEISS, JR.
DOC. 2001065236
O.P.R.T.C.
EXHIBIT "B" (32.290 AC.)

MATCH PAGE 14 OF 15

LEGEND

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- ⊙ 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
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- 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 WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



Chris Conrad

02/17/17

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# 0267500202

M:\LIA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\City of Pflugerville-2 Parcel-Rev

REVISED: 02/17/17
ISSUED: 08/31/16
PAGE 15 OF 15

SURVEYED BY:
McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
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JOB NO.: 15-043