

NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
2. TCAD PARCEL NO. 271707
3. CITY GRID: T37
4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

EXHIBIT OF

A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2006060407
(O.P.R.)

S62°37'39"E 608.36'

JOHN C. BRAY SURVEY NO. 10
ABSTRACT 73

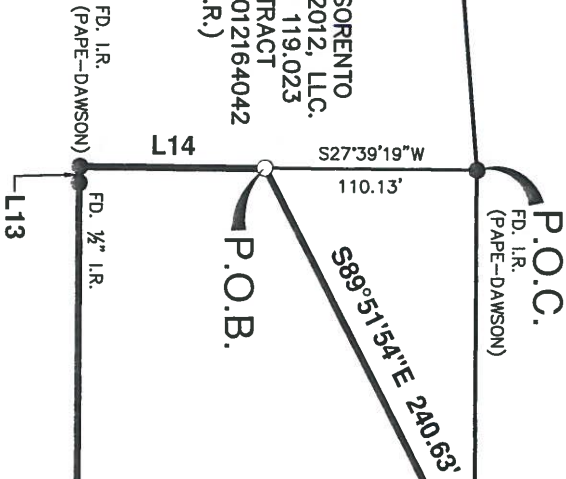
4.99 ACRES
(217,208 SQ. FT.)

OWNER: SORENTO HOLDINGS 2012 LLC.
A CALLED 10.00 ACRE TRACT
DOC. NO. 2013132325 (O.P.R.)

OWNER: SORENTO HOLDINGS 2012, LLC.
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)

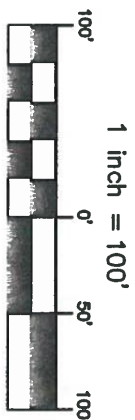
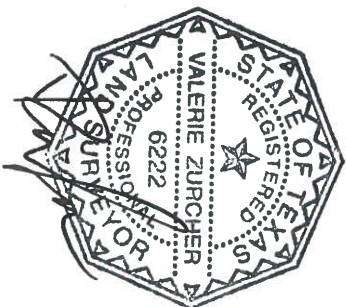
N62°37'21"W 1177.05'

OWNER: SORENTO HOLDINGS 2012, LLC.
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)



LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- FD. FOUND
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FOUND IRON ROD (SURVEYOR)
- CALCULATED POINT



MATCHLINE SHEET 1 OF 2

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.464.8711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

Date: Jan 10, 2017, 11:54am User ID: VZurcher
File: H:\survey\Civil\50703-50\MD\50703-50_Parkland_4.99Ac.dwg

JANUARY 7, 2017

JOB No.:

SHEET 1 OF 2
50719-50

NOTES:

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FD. FOUND
I.R. IRON ROD
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FOUND IRON ROD (SURVEYOR)
- CALCULATED POINT



OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2006060407
(O.P.R.)

MATCHLINE SHEET 2 OF 2

JOHN C. BRAY
SURVEY NO. 10
ABSTRACT 73

4.99 ACRES
(217,208 SQ. FT.)

OWNER: SORENTA HOLDINGS 2012 LLC.
A CALLED 10.00 ACRE TRACT
DOC. NO. 2013132325 (O.P.R.)

OWNER: SORENTA HOLDINGS 2012, LLC.
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)

S62°37'21"E 1177.05'

(O.P.R.)

EXHIBIT OF

A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTA HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

OWNER: CITY OF PFLUGERVILLE
A CALLED 97.68 ACRE TRACT
PARCEL NO. 0267600105
DOC. NO. 2008063161 (O.P.R.)

LINE	BEARING	LENGTH
L1	S47°02'17"E	91.66'
L2	S39°15'30"E	169.40'
L3	N66°13'17"E	44.87'
L4	S30°04'21"E	29.65'
L5	N67°37'19"E	39.54'
L6	N15°59'00"E	10.03'
L7	S74°01'00"E	60.00'
L8	S15°59'00"W	70.00'
L9	N74°01'00"W	60.00'
L10	N15°59'00"E	6.76'
L11	S65°24'33"W	83.33'
L12	S16°45'44"E	71.96'
L13	N59°54'51"W	8.35'
L14	N27°39'19"E	96.82'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	23.71'	82°18'20"	S71°13'31"E	31.20'	34.06'

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

Date: Jan 10, 2017, 11:54am User: D. VZurcher
File: h:\survey\civil\50703-50\AUD\50703-50_Parkland_4.99Acres.dwg

JANUARY 7, 2017

JOB No.:

SHEET 2 OF 2
50719-50



FIELD NOTES

FOR

A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 4.99 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMMENCING at a ½" iron rod with yellow cap marked "Pape-Dawson" found for the north corner of said called 10.00 acre tract, same being an east corner of a called 119.023 acre tract conveyed to Sorento Holdings 2012, LLC in Document No. 2012164042 of the Official Public Records of Travis County, Texas, and a point in the southwest line of a called 101.246 acre tract conveyed to the City of Pflugerville recorded in Document No. 2006060407 of the Official Public Records of Travis County, Texas;

THENCE S 27°39'19" W, departing the southwest line of said 101.246 acre tract, with the northwest line of said 10.00 acre tract, same being a southeast line of said 119.023 acre tract, a distance of **110.13 feet** to a calculated **POINT OF BEGINNING** hereof;

THENCE S 89°51'54" E, departing a southeast line of said 119.023 acre tract, through the interior of said 10.00 acre tract, a distance of **240.63 feet** to a calculated point in the southwest line of said 101.246 acre tract for a north corner hereof;

THENCE S 62°37'39" E, with the southwest line of said 101.246 acre tract, same being the northeast line of said 10.00 acre tract, a distance of **608.36 feet** to a calculated point for the northernmost northeast corner hereof, from which a ¾" iron rod found for the east corner of said 10.00 acre tract, same being the southeast corner of said 101.246 acre tract, also being a point in the northwest line of a called 97.68 acre tract conveyed to the City of Pflugerville recorded in Document No. 2008063161 of the Official Public Records of Travis County, Texas bears S 62°37'39" E, 1282.32 feet;

THENCE departing the south line of said 101.246 acre tract, through the interior of said 10.00 acre tract the following thirteen (13) courses and distances:

1. **S 47°02'17" E**, a distance of **91.66 feet** to a calculated point hereof;

2. **S 39°15'30" E**, a distance of **169.40 feet** to a calculated point hereof,
3. **N 66°13'17" E**, a distance of **44.87 feet** to a calculated point hereof,
4. **S 30°04'21" E**, a distance of **29.65 feet** to a calculated point of tangent curvature,
5. along the arc of a curve to the left, having a **radius** of **23.71 feet**, a **central angle** of **82°18'20"**, a **chord bearing** and **distance** of **S 71°13'31" E, 31.20 feet**, an **arc length** of **34.06 feet** to a calculated point of tangency,
6. **N 67°37'19" E**, a distance of **39.54 feet** to a calculated point hereof,
7. **N 15°59'00" E**, a distance of **10.03 feet** to a calculated point hereof,
8. **S 74°01'00" E**, a distance of **60.00 feet** to a calculated point hereof,
9. **S 15°59'00" W**, a distance of **70.00 feet** to a calculated point hereof,
10. **N 74°01'00" W**, a distance of **60.00 feet** to a calculated point hereof,
11. **N 15°59'00" E**, a distance of **6.76 feet** to a calculated point hereof,
12. **S 65°24'33" W**, a distance of **83.33 feet** to a calculated point hereof,
13. **S 16°45'44" E**, a distance of **71.96 feet** to a calculated point in the northeast line of said 119.023 acre tract, from which a ½" iron rod found for the south corner of said 10.00 acre tract, same being the northeast corner of said 119.023 acre tract, also being a point in the northwest line of said called 97.68 acre tract bears **S 62°37'21" E, 918.89 feet**;

THENCE N 62°37'21" W, with the southwest line of said 10.00 acre tract, same being a northeast line of said 119.023 acre tract, a distance of **1177.05 feet** to a ½" iron rod found;

THENCE N 59°54'51" W, continuing with the southwest line of said 10.00 acre tract, same being a northeast line of said 119.023 acre tract, a distance of **8.35 feet** to a calculated point at the west corner of said 10.00 acre tract, same being a northeast ell corner of said 119.023 acre tract for the west corner hereof;

THENCE N 27°39'19" E, with the northwest line of said 10.00 acre tract, same being a southeast line of said 119.023 acre tract, a distance of **96.82 feet** to the **POINT OF BEGINNING** and containing 4.99 acres in the City of Pflugerville, Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc under Job Number 50703-50.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 10, 2017
JOB No.: 50703-50
DOC.ID.: H:\survey\CIVIL\50703-50\WORD\4.99Ac_MUD.docx
TCAD PARCEL: 271707
CITY GRID: T37
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

