

PFLUGER FARM LANE

PFLUGERVILLE PARKWAY

1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

3) ALL DOCUMENTS LISTED HEREON ARE
RECORDED IN THE OFFICE OF THE COUNTY
CLERK OF TRAVIS COUNTY, TEXAS.

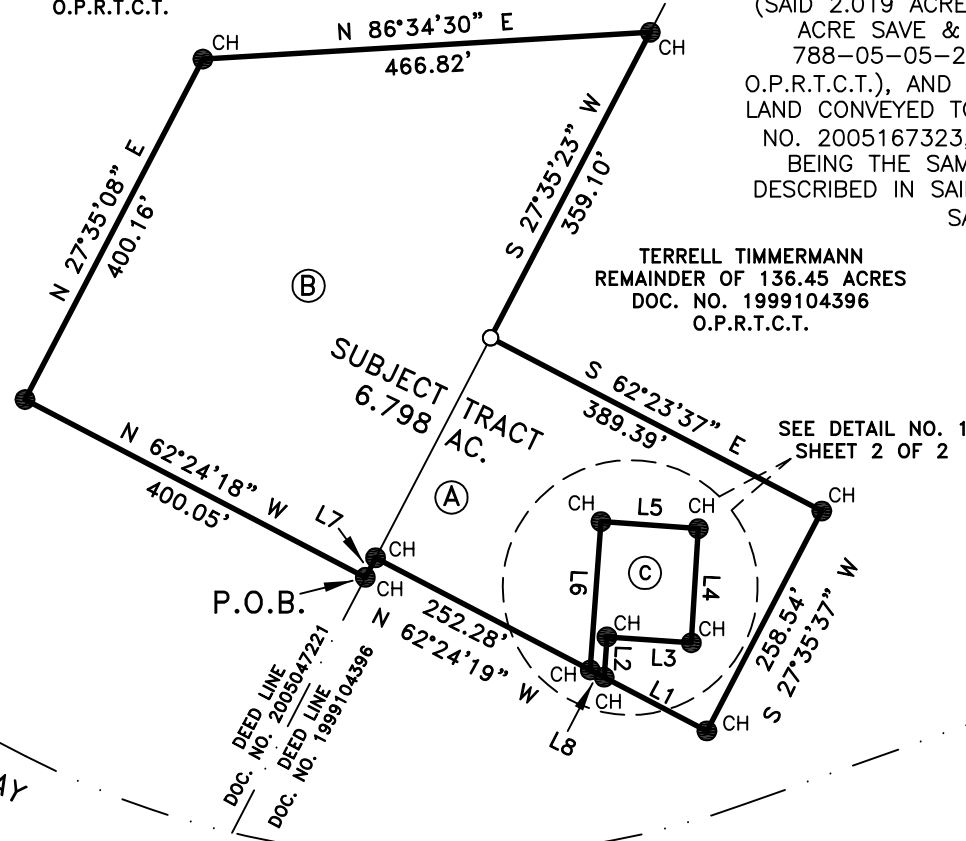
FOR A 6.798 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 2.019 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN, RECORDED IN DOCUMENT NO. 2002169901, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), (SAID 2.019 ACRE TRACT OF LAND BEING THE SAME CALLED 2.019 ACRE SAVE & EXCEPT TRACT DESCRIBED IN ORDINANCE NO. 788-05-05-24, RECORDED IN DOCUMENT NO. 2005094827, O.P.R.T.C.T.), AND BEING ALL OF THE CALLED 4.778 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN, RECORDED IN DOCUMENT NO. 2005167323, O.P.R.T.C.T., (SAID 4.778 ACRE TRACT OF LAND BEING THE SAME CALLED 4.778 ACRE SAVE & EXCEPT TRACT DESCRIBED IN SAID ORDINANCE NO. 788-05-05-24, RECORDED IN SAID DOCUMENT NO. 2005094827).

(B) = TERRELL TIMMERMAN
4.778 ACRES
DOC. NO. 2005167323
O.P.R.T.C.T.
SAME BEING THE CALLED
78 ACRE SAVE & EXCEPT TRACT
DESCRIBED IN ORDINANCE NO.
788-05-05-24
DOC. NO. 2005094827
O.P.R.T.C.T.

© = BERNICE E. PFLUGER
REMAINDER PORTION OF
CALLED 138.85 ACRES
VOL. 3787, PG. 2275
D.R.T.C.T.
CALLED 0.294 ACRE
DESCRIBED IN CAUSE NO.
D-1-GN-15-002098
53RD JUDICIAL DISTRICT COURT
SAME BEING THE CALLED
0.294 ACRE SAVE & EXCEPT TRACT
DESCRIBED IN ORDINANCE NO.
788-05-05-24
DOC. NO. 2005094827
O.P.R.T.C.T.

SHEET 1 OF 2

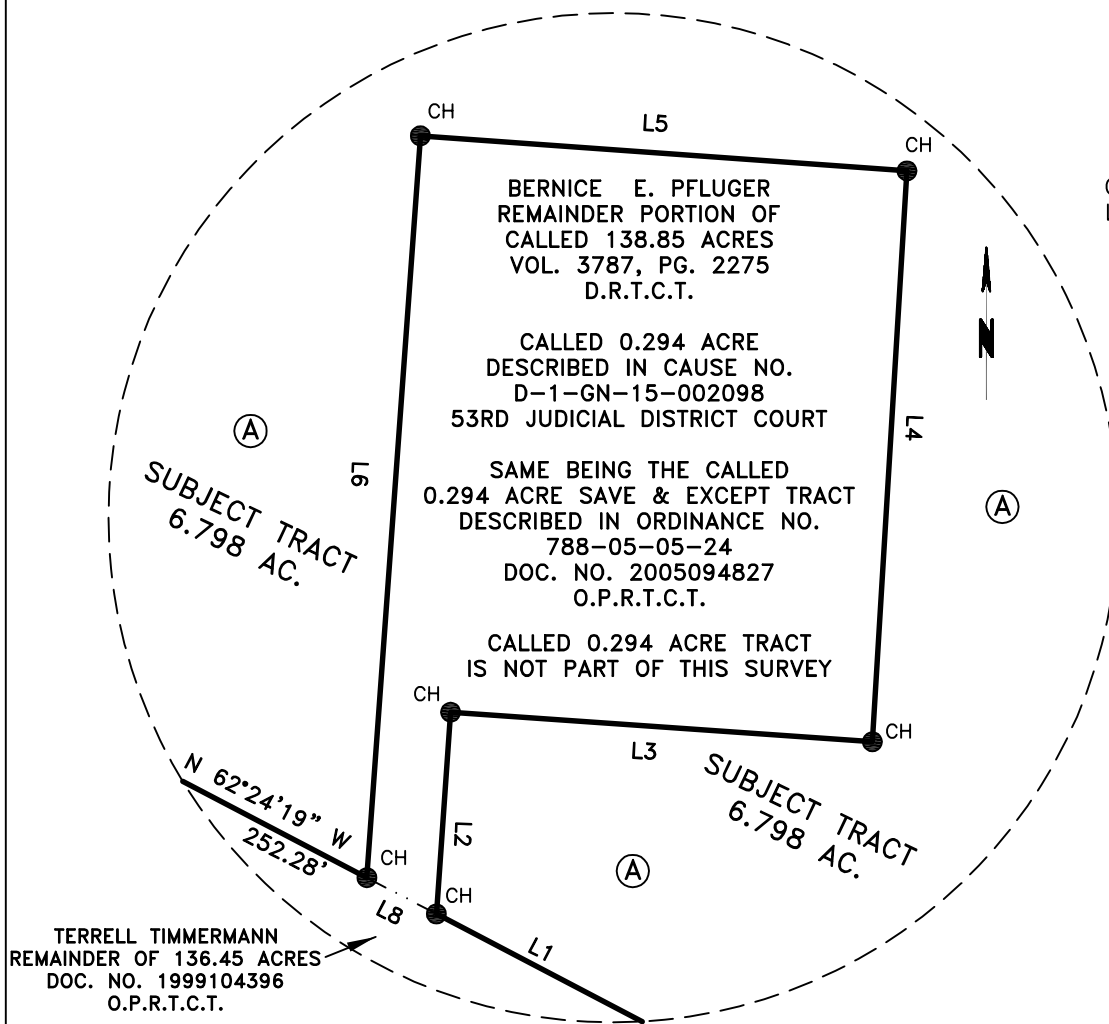
<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900



LEGEND

- = 1/2" IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- = IRON ROD FOUND
- ^{CH} = IRON ROD FOUND WITH CAP
MARKED "CHAPARRAL"
- P.O.B. = POINT OF BEGINNING
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. = RED RECORDS OF
TRAVIS COUNTY, TEXAS

DETAIL NO. 1
NOT TO SCALE



DRAWING TO ACCOMPANY METES & BOUNDS DESCRIPTION
FOR A 6.798 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 2.019 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2002169901, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), (SAID 2.019 ACRE TRACT OF LAND BEING THE SAME CALLED 2.019 ACRE SAVE & EXCEPT TRACT DESCRIBED IN ORDINANCE NO. 788-05-05-24, RECORDED IN DOCUMENT NO. 2005094827, O.P.R.T.C.T.), AND BEING ALL OF THE CALLED 4.778 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN, RECORDED IN DOCUMENT NO. 2005167323, O.P.R.T.C.T., (SAID 4.778 ACRE TRACT OF LAND BEING THE SAME CALLED 4.778 ACRE SAVE & EXCEPT TRACT DESCRIBED IN SAID ORDINANCE NO. 788-05-05-24, RECORDED IN SAID DOCUMENT NO. 2005094827).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°24'19"W	120.75'
L2	N04°01'44"E	42.16'
L3	S85°58'53"E	88.08'
L4	N03°27'55"E	119.17'
L5	N85°52'19"W	101.64'
L6	S04°07'14"W	154.99'
L7	S27°35'23"W	23.01'
L8	N62°24'19"W	16.34'

(A) = TERRELL TIMMERMANN
2.019 ACRES
DOC. NO. 2002169901
O.P.R.T.C.T.
SAME BEING THE CALLED
2.019 ACRE SAVE & EXCEPT TRACT
DESCRIBED IN ORDINANCE NO.
788-05-05-24
DOC. NO. 2005094827
O.P.R.T.C.T.



To: City of Pflugerville, EXCLUSIVELY,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on May 1, 2018. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION III STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer

SHANE SHAFER, R.P.L.S. NO. 5281

MAY 2, 2018

DATE

SHEET 2 OF 2

<> DIAMOND SURVEYING, INC.
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