



#### FIELD NOTE DESCRIPTION

BEING 14.4 ACRES, MORE OR LESS, OF LAND SITUATED IN THE SOCRATES DARLINE SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 985, PAGE 442, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO LEE ANN BRUNELLI IN DOCUMENT NO. 2010099769, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF THAT ONE THIRD INTEREST IN A 43 ACRE TRACT OF LAND CONVEYED TO KDL MEADOWCREST PARTNERS, LP IN DOCUMENT NO. 2010099770, OF SAID OFFICIAL PUBLIC RECORDS, AND THE REMAINDER OF A CALLED 16 ACRE TRACT OF LAND CONVEYED TO DAVID WILSON LEPPIN IN VOLUME 7489, PAGE 534, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO KAREN ALICE LEPPIN JONES IN VOLUME 7619, PAGE 982, OF SAID DEED RECORDS; SAID 14.4 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING in the east line of the remainder of said 16.0 acre tract of land at the northeast corner of that 2.86 acres tract of land conveyed to the City of Pflugerville in a special warranty deed recorded in Document No. 2006138942, Official Public Records Travis County, Texas, and being in the north right-of-way line (R.O.W.) of W Pflugerville Parkway (120' R.O.W.);

THENCE in a northwesterly direction with the north line of said 2.86 acres tract and north right-of-way line of said W Pflugerville Parkway to northwest corner of said 2.86 acres tract being in west line of said 16 acre tract, same being the intersection of the north right-of-way line of said W Pflugerville Parkway and the east right-of-way line of Greenlawn Boulevard (120' R.O.W.);

THENCE in a northeasterly direction with the east right-of-way line of Greenlawn Boulevard (120' R.O.W.), to the southwest line of Lot 2, Block A, IDEA GREENLAWN SUBDIVISION, according to the map or plat thereof recorded in Document No. 2019082713, of said Official Public Records of Williamson County, Texas;

THENCE in a southeasterly direction, departing the east right-of-way line of said Greenlawn Boulevard (120' R.O.W.) with the southwest line of said Lot 2, Block A and Lot 1, Block A, IDEA GREENLAWN SUBDIVISION, to the southeast corner of said Lot 1, Block A, being in the east line of a said 43 acre tract;

THENCE in a southwesterly direction with the east line of a said 43 acre tract and the east line of said 16 acre tract to the POINT OF BEGINNING, containing 14.4 acres, more or less, of land.

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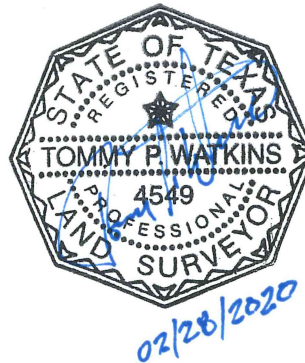
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TBPELS FIRM #: F-284 & 10000900

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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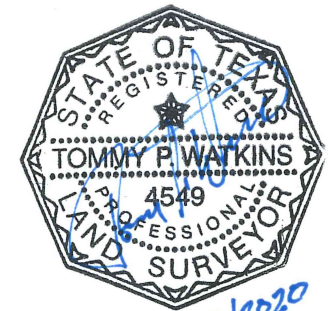
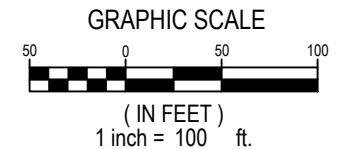
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# ZONING EXHIBIT

SHEET 3 OF 3

## LEGEND

(WC)	WILLIAMSON COUNTY
(TC)	TRAVIS COUNTY
DR	DEED RECORDS
OPR	OFFICIAL PUBLIC RECORDS
CM	CONTROLLING MONUMENT
PR	PLAT RECORDS
P.O.B.	POINT OF BEGINNING



GREENLAWN BOULEVARD  
(120' R.O.W.)

LOT 2, BLOCK A  
IDEA GREENLAWN SUBDIVISION  
DOCUMENT NO. 2019082713, OPR

LOT 1, BLOCK A

REMAINDER OF 43 ACRES  
1/3 INTEREST VOL. 985, PG. 442, DR (WC)  
1/3 INTEREST DOC. 2010099769, OPR (TC)  
1/3 INTEREST DOC. NO. 2010099770, OPR (TC)

KAREN ALICE LEPPIN JONES  
1 ACRE  
VOLUME 7619, PAGE 982, DR (TC)

**14.4 ACRES**

DAVID WILSON LEPPIN  
REMAINDER OF 16 ACRES  
VOLUME 7489, PAGE 534, DR (TC)

P.O.B.

W PFLUGERVILLE PARKWAY  
(120' R.O.W.)

SOCRATES' DARING SURVEY NO. 102  
ABSTRACT NO. 232, TRAVIS CO., TX

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



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Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900

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TECH: