

Property Description

BEING A 27.240 ACRES TRACT SITUATED IN THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NUMBER 232, TRAVIS COUNTY, TEXAS AND THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 876, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.571 ACRES TRACT AS DESCRIBED IN AN EXECUTOR'S DEED TO LEE ANN BRUNELLI & KEITH D. LAIR AND RECORDED IN DOCUMENT NO. 20100099769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED TO KAREN ALICE LEPPIN JONES AND RECORDED IN DOCUMENT NO. 2007152662 OF SAID OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 16 ACRES TRACT DESCRIBED IN A WARRANTY DEED TO DAVID WILSON LEPPIN AND RECORDED IN VOLUME 7489, PAGE 534 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found in the south right-of-way line of West Pflugerville Parkway, also known as Victoria Station Blvd, a 120-feet wide right-of-way, for the southeast corner of a called 2.860 acres tract as described in a Special Warranty Deed to the City of Pflugerville, Texas and recorded in Document No. 2006138942 of said Official Public Records of Travis County, Texas;

**THENCE** leaving said south right-of-way line of West Pflugerville Parkway, crossing said West Pflugerville Parkway with the east line of said 2.860 acres tract, N27°24'19"E a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of said West Pflugerville Parkway for the northeast corner of said 2.860 acres tract, same being the southwest corner of a called 21.456 acres tract as described in a Special Warranty Deed to Michael W. Ayer and recorded in Volume 11868, Page 121 of said Deed Records of Travis County, Texas, and being the **POINT OF BEGINNING** of the tract described herein;

**THENCE** with said north right-of-way line of West Pflugerville Parkway, same being the north line of said 2.860 acres tract the following two (2) courses and distances:

1. N62°06'20"W a distance of 907.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and from which a 1/2-inch iron rod (disturbed) bears N46°56'45" a distance of 2.2 feet, and
2. N09°01'48"W a distance of 125.10 feet to a 1/2-inch iron rod found at the intersection of said north right-of-way line of West Pflugerville Parkway with the east right-of-way line of Greenlawn Blvd, a varying width right-of-way, for the northwest corner of said 2.860 acres tract;

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**THENCE** with said east right-of-way line of Greenlawn Blvd the following four (4) courses and distances:

1. N27°48'34"E, passing at a distance of 318.05 feet a 1" inside diameter iron pipe found for the northwest corner of said 16 acres tract, same being the southwest corner of said 21.571 acres tract, and continuing in all a distance of 338.17 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found for a point of curvature to the right,
2. with the arc of said curve to the right a distance of 402.61 feet, said curve having a radius of 702.47 feet, a central angle of 32°50'18", and a chord bearing N44°16'15"E a distance of 397.12 feet to a 1/2-inch iron rod with plastic cap stamped "BAKER AICKLEN" found for a point of tangency,
3. N60°41'25"E a distance of 241.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for a point of curvature to the left, and
4. with the arc of said curve to the left a distance of 345.46 feet, said curve having a radius of 860.00 feet, a central angle of 23°00'56", and a chord bearing N49°05'28"E a distance of 343.14 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found in said east right-of-way line of Greenlawn Blvd for the southwest corner of Lot 1, Block A, Greenlawn Crossing Subdivision, a legal subdivision according to the plat of record in Cabinet S, Slides 324-325 of the Plat Records of Williamson County, Texas;

**THENCE** leaving said east right-of-way line of Greenlawn Blvd, with the south line of said Lot 1, Block A, S58°38'33"E a distance of 458.09 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found for the southeast corner of said Lot 1, Block A;

**THENCE** with the east lines of said Lot 1, Block A, and Lot 3, Block A, said Greenlawn Crossing Subdivision, the following two (2) courses and distances:

1. N27°25'01"E a distance of 276.49 feet to a 1/2-inch iron rod with plastic cap stamped "BURY & PARTNERS" found, and
2. S58°45'17"E a distance of 147.83 feet to a nail found in the east line of said 21.571 acres tract, same being the west line of Remington Heights Phase 2 Section A, a legal subdivision according to the plat of record in Cabinet P, Slides 258-259 of said Plat Records of Williamson County Texas;

EXHIBIT "A"

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**THENCE** with said east line of the 21.571 acres tract and the east line of said 16 acres tract, same being said west line of Remington Heights Phase 2 Section A and the west line of said 21.456 acres tract, S27°24'19"W a distance of 1,582.71 feet to said **POINT OF BEGINNING** and containing 27.240 acres.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

7/1/2016

Date

Dan H. Clark, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 6011  
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