

**FIELD NOTE DESCRIPTION
BLOCK 1
THE VILLAGE AT PLEASANT VALLEY, SECTION TWO
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.495 ACRES OF LAND, BEING LOTS 1 THROUGH 26 (INCLUSIVE), BLOCK 1, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID BLOCK 1, CONTAINING 2.495 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. A map of survey was prepared to accompany this description.

BEGINNING at a ½ inch diameter steel pin found on the east right-of-way line of Pleasant Valley Road at the southwest corner of the said Block 1, the same being the northwest corner of Lot 1, Block M, Dove Springs Phase Four Amended, a subdivision of record in Book 78, Page 95 of the Plat Records of Travis County, Texas;

THENCE, along the east right-of-way line of Pleasant Valley Road, the following two (2) courses and distances:

- 1) N 27°07'47" E, 76.85 feet to a steel pin set;
- 2) With a curve to the left, having a central angle of 5°36'30", a radius of 3914.61 feet, an arc of 383.18 feet and a chord bearing and distance of N 24°19'47" E, 383.03 feet to a steel pin set;

THENCE, with a curve to the right, having a central angle of 89°10'33", a radius of 15.00 feet, an arc of 23.35 feet and a chord bearing and distance of N 66°03'32" E, 21.06 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk on the south right-of-way line of Village Square Drive;

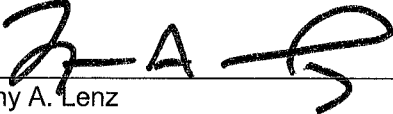
THENCE, with a curve to the right, having a central angle of 2°55'14", a radius of 4399.09 feet, an arc of 224.24 feet and a chord bearing and distance of S 67°40'37" E, 224.21 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk at the northeast corner of the said Block 1, the same being the northwest corner of The Village at Pleasant Valley, Section One Amended, a subdivision of record in Book 71, Page 51 of the plat Records of Travis County, Texas;

THENCE, S 27°06'47" W, a distance of 494.59 feet to a steel pin set on the north line of Lot 4, Block M of the said Dove Springs Phase Four Amended subdivision, at the southeast corner of the said Block 1, the same being the southwest corner of the said Village at Pleasant Valley, Section One Amended subdivision, from which a ½ inch diameter steel pin found on the west right-of-way line of Nuckols Crossing Road at the northeast corner of Lot 14, Block M of the said Dove Springs Phase Four Amended subdivision, bears S 62°52'13" E, 202.49 feet to a computed point and then S 62°53'13" E, 498.62 feet;

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THENCE, N 62°52'13" W, along the south line of the said Block 1, the same being the north line of the said Block M, Dove Springs Phase Four Amended, at 17.19 feet passing a ½ inch diameter steel pin found 1.31 feet north of line, at 77.42 feet passing a spindle found 0.35 feet south of line, at 137.37 feet passing a ½ inch diameter steel pin found 0.53 feet south of line and continuing for a **total distance of 218.09** feet to the **PLACE OF BEGINNING**, containing 2.495 acres of land, more or less.

AUGUST 19, 2021



Timothy A. Lenz

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(2021-0655A)



**FIELD NOTE DESCRIPTION
BLOCK 4
THE VILLAGE AT PLEASANT VALLEY, SECTION TWO
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.734 ACRES OF LAND, BEING LOTS 1 THROUGH 26 (INCLUSIVE), BLOCK 4, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID BLOCK 4, CONTAINING 2.734 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.

BEGINNING at a ½ inch diameter steel pin found on the west right-of-way line of Nuckols Crossing Road (**N 10040966.47, E 3114785.73**) at the southeast corner of the said Block 4;

THENCE, N 62°53'13" W, along the south line of the said Block 4, at 4.95 feet passing a ½ inch diameter steel pin found at the northeast corner of Lot 14, Block M, Dove Springs Phase Four Amended, a subdivision of record in Book 78, Page 95 of the Plat Records of Travis County, Texas, at 33.86 feet passing a ½ inch diameter steel pin found at the northwest corner of the said Lot 14, at 174.54 feet passing a ½ inch diameter steel pin found at the common rear corner of Lots 12 and 13, Block M, of the said Dove Springs Phase Four Amended and continuing for a **total distance of 237.00** feet to a steel pin set at the southwest corner of the said Block 4, the same being the southeast corner of The Village at Pleasant Valley Section One Amended, a subdivision of record in Book 71, Page 51 of the Plat Records of Travis County, Texas, from which a ½ inch diameter steel pin found on the east right-of-way line of Pleasant Valley Road, at the southwest corner of Block 1 of the said Village at Pleasant Valley, Section Two subdivision, bears N 62°53'13" W, 266.57 feet to a computed point and then N 62°52'13" W, 420.58 feet;

THENCE, N 27°06'47" E, a distance of 501.13 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk, being on the south right-of-way line of Village Square Drive, at the northwest corner of the said Block 4, the same being the northeast corner of the said Village at Pleasant Valley Section One Amended subdivision;

THENCE, S 62°37'13" E, a distance of 224.33 feet along the south right-of-way line of Village Square Drive to steel pin set;

THENCE, S 17°37'13" E, a distance of 21.21 feet to a steel pin set on the west right-of-way line of Nuckols Crossing Road;

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THENCE, S 27°22'47" W, a distance of 485.02 feet along the west right-of-way line of Nuckols Crossing Road to the **PLACE OF BEGINNING**, containing 2.734 acres of land, more or less.

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