

(Wastewater Easement)
Alexander Walters Survey No. 67, Abstract No. 791



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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2765 ACRE (12,043 SQUARE FEET) OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.482 ACRE TRACT CONVEYED TO ACER EQUITIES I, LLC IN DOCUMENT NO. 2021173861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.2765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the east right-of-way line of Bohls Street (30' right-of-way, this portion of Bohls Street having been dedicated as a 0.213 acre tract in Volume 6817, Page 1885 of the Deed Records of Travis County, Texas, D.R.T.C.T.), being in the west line of said Acer Equities I tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at the intersection of the east right-of-way line of said Bohls Street and the north right-of-way line of Paul Street (60' right-of-way), being in the south line of a tract of unspecified acreage (described as "Tract 2") conveyed to Herbert Bohls and Verline Bohls in Volume 2871, Page 484 (D.R.T.C.T.), bears, N27°00'47"E, a distance of 8.27 feet;

THENCE, leaving the east right-of-way line of said Bohls Street, over and across said Acer Equities I tract, the following three (3) courses and distances:

- 1) **S62°54'21"E**, a distance of **79.76** feet to a calculated point for an angle point hereof,
- 2) **S71°23'09"E**, a distance of **106.57** feet to a calculated point for an angle point hereof, and
- 3) **S57°56'07"E**, a distance of **179.36** feet to a calculated point for an angle point hereof, said point being in the north line of said Acer Equities I tract, also being in the southwest line of a called 0.7515 acre tract (described as "Tract 2") conveyed to the City of Pflugerville in Volume 11386, Page 579 of the Real Public Records of Travis County, Texas (R.P.R.T.C.T.), from which a 1/2-inch iron rod found in the north line of said Acer Equities I tract, being the southwest corner of said 0.7515 acre tract, and being the south corner of a called 0.2574 acre tract (described as "Tract 1") conveyed to the City of Pflugerville in Volume 11386, Page 579 (R.P.R.T.C.T.), bears, N35°54'23"W, a distance of 216.92 feet;

THENCE, with the common line of said Acer Equities I tract and said 0.7515 acre tract, **S35°54'23"E**, a distance of **79.98** feet to a calculated point for the southeast corner hereof, from which a TxDot Type II Brass Disc found for an angle point in the west right-of-way line of Dessau Road (right-of-way varies), being the northeast corner of said Acer Equities I tract, and being in the south line of said 0.7515 acre tract, bears, S35°54'23"E, a distance of 6.94 feet;

THENCE, over and across said Acer Equities I tract, the following three (3) courses and distances:

- 1) **N57°56'07"W**, a distance of **249.97** feet to a calculated point for an angle point hereof,
- 2) **N71°23'09"W**, a distance of **105.26** feet to a calculated point for an angle point hereof, and
- 3) **N62°54'21"W**, a distance of **81.94** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of said Bohls Street and the west line of said Acer Equities I tract, from which a 1/2-inch iron rod with "TLS Inc." cap found for an internal ell-corner in the southwest line of said Acer Equities I tract, being the northeast corner of Lot 4, Block B, Townhomes of Old Town East, a subdivision recorded in Document No. 202000211 (O.P.R.T.C.T.), bears, S27°00'47"W, a distance of 20.69 feet, and S63°32'13"E, a distance of 170.56 feet;

"EXHIBIT A "

THENCE, with the east right-of-way line of said Bohls Street and the west line of said Acer Equities I tract, **N27°00'47"E**, a distance of **30.00** feet to the **POINT OF BEGINNING**, and containing 0.2765 Acre (12,043 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000104047266. See attached sketch (reference drawing: 01855_WWE.dwg)

TCAD Parcel #767614
COA Grid #Q36

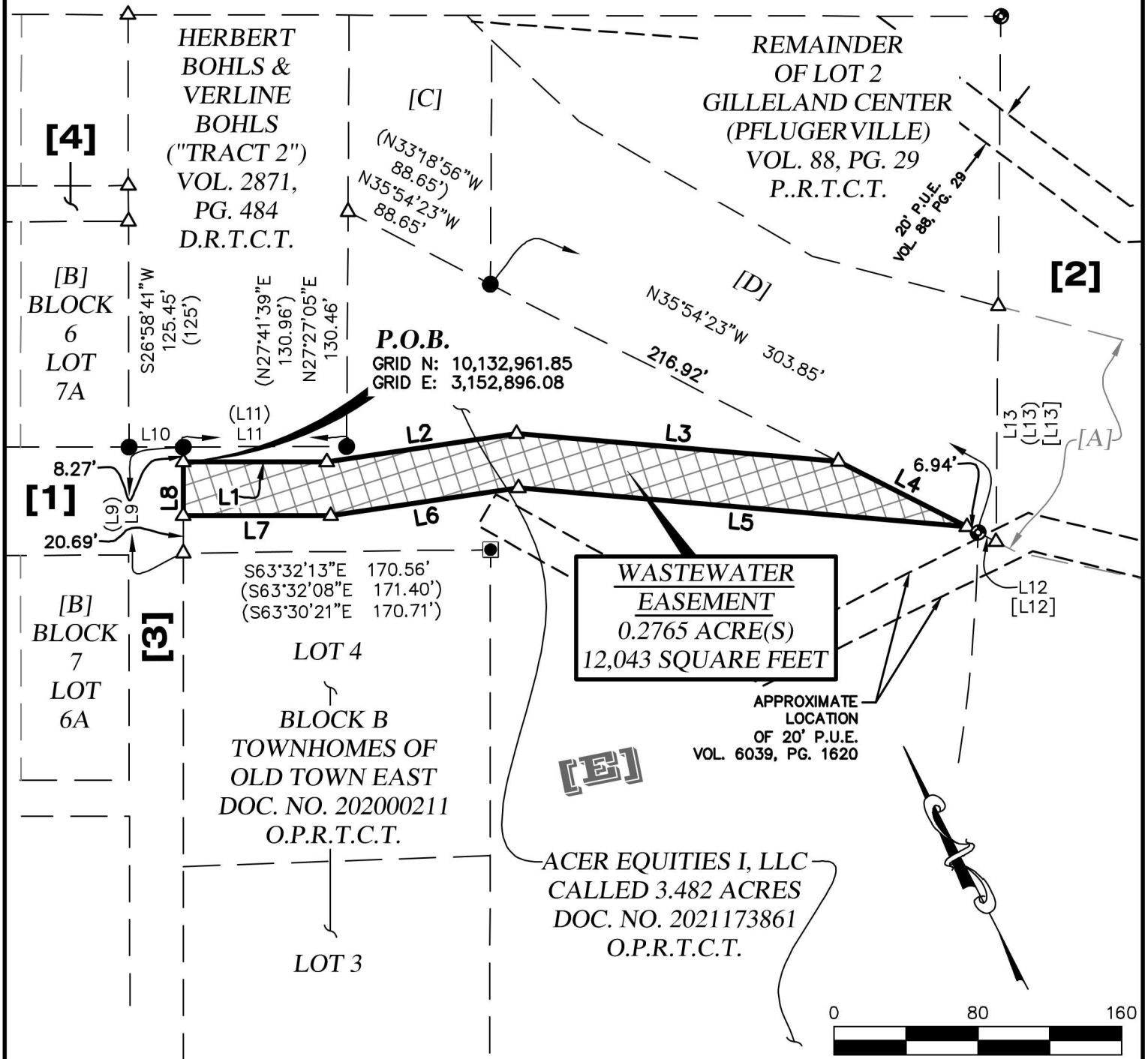


5/29/2025

Paul Guerrero, RPLS #5992
4Ward Land Surveying, LLC



**FARM TO MARKET ROAD 1825
(E. PECAN STREET)
(R.O.W. VARIES)**



**0.2765 ACRE
WASTEWATER
EASEMENT
City of Pflugerville,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	5/28/2025
Project:	01855
Scale:	1" = 80'
Reviewer:	DV
Tech:	DV
Field Crew:	MW/BM
Survey Date:	AUG. 2024
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°54'21"E	79.76'
L2	S71°23'09"E	106.57'
L3	S57°56'07"E	179.36'
L4	S35°54'23"E	79.98'
L5	N57°56'07"W	249.97'
L6	N71°23'09"W	105.26'
L7	N62°54'21"W	81.94'
L8	N27°00'47"E	30.00'
L9	N27°00'47"E	58.96'
L10	N63°00'46"W	30.10'
L11	S63°00'46"E	90.78'
L12	S35°54'23"E	11.23'
L13	N27°37'49"E	130.86'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L9)	N27°01'12"E	59.17'
(L11)	S62°49'37"E	91.94'
[L12]	S35°54'02"E	11.23'
(L13)	N30°10'06"E	130.86'
[L13]	N27°36'23"E	130.95'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING EASEMENTS
	ADJACENT PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "TLS INC." CAP FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION FOR ADJACENT PROPERTIES
[.....]	RECORD INFORMATION FOR ADJACENT RIGHTS-OF-WAY

**0.2765 ACRE
WASTEWATER
EASEMENT
City of Pflugerville,
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 A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	5/29/2025
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	Sheet:	2 OF 3

**[1]
PAUL STREET
(60' R.O.W.)**

**[2]
DESSAU ROAD
(R.O.W. VARIES)**

**[3]
BOHLS STREET
(30' R.O.W.)**
(THIS PORTION OF BOHLS STREET
HAVING BEEN DEDICATED AS A
0.213 ACRE TRACT IN VOL. 6817,
PG. 1885, D.R.T.C.T.)

**[4]
20' ALLEY**

**[A]
CITY OF
PFLUGERVILLE
CALLED 0.3606 ACRE
("TRACT 3")
VOL. 11386, PG. 579
R.P.R.T.C.T.**

**[B]
WUTHRICH ADDITION NO. 1
TO PFLUGERVILLE 1908
VOL. 2, PG. 161
P.R.T.C.T.**

**[C]
CITY OF PFLUGERVILLE
CALLED 0.2574 ACRE
("TRACT 1")
VOL. 11386, PG. 579
R.P.R.T.C.T.**

**[D]
CITY OF PFLUGERVILLE
CALLED 0.7515 ACRE
("TRACT 2")
VOL. 11386, PG. 579
R.P.R.T.C.T.**

**[E]
ALEXANDER WALTERS
SURVEY NO. 67
ABSTRACT NO. 791**



5/28/2025

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

TCAD PARCEL #767614
COA GRID #Q36

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WASTEWATER
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