

City of Pflugerville  
Travis County, Texas

Project No. 2400000332.000  
June 27, 2025

**WATERLINE EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT**

**BEING A 1.157-ACRE [50,418 SQ. FT.] WATERLINE EASEMENT AND A 1.196-ACRE [52,092 SQ. FT.] TEMPORARY CONSTRUCTION EASEMENT, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 104-ACRE TRACT DESCRIBED AS "SECOND TRACT" AS RECORDED IN VOLUME 12820, PAGE 1846 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS [R.P.R.T.C.T.], A PORTION OF THAT CALLED 5.00-ACRE TRACT AS RECORDED IN VOLUME 10498, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], AND A PORTION OF THAT CALLED 1.009-ACRE TRACT RECORDED IN DOCUMENT NUMBER 2003232147 [O.P.R.T.C.T.] , ALL DESCRIBED TO LANIER C. BOHLS, ET UX, SAID WATERLINE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**WATERLINE EASEMENT - 1.157-ACRE [50,418 SQ. FT.]**

**COMMENCING** at a 1/2-inch iron rod with an aluminum cap (Texas Coordinate System, NAD 1983, Central Zone, GRID Coordinates – N:10,126,454.72 E: 3,165,707.30) found in the northeast right-of-way line of East Pecan Street, a varying width right-of-way, no record information found, for an angle point in the northeast line of that called 111-acre tract described to Lanier C. Bohls, Trelton K. Hohls, and Lexine T. Spillmann as recorded in Volume 12820, Page 1857 O.P.R.T.C.T., an angle point in the northwest line of said 104-acre tract, and an angle point in the southwest line of that called 17.771-acre tract described as "Tract 1" to JCI Residential, LLC as recorded in Document Number 2023003956, O.P.R.T.C.T., from which a 1/2-inch iron rod with an aluminum cap found in said northeast right-of-way line of East Pecan Street and said southwest line of the 17.771-acre tract, bears N53°02'49"W 185.99 feet;

**THENCE** leaving said northeast right-of-way line of East Pecan Street, with said southwest line of the 17.771-acre tract, same being said northwest line of the 104-acre tract, S63°02'41"E 20.89 feet to a point for the north corner and **POINT OF BEGINNING** of the 1.157-acre Waterline Easement described herein;

**THENCE** continuing with said southwest line of the 17.771-acre tract, and said northwest line of the 104-acre tract, S63°02'41"E 27.93 for an angle point in the northeast line of the 1.157-acre Waterline Easement described herein;

**THENCE** leaving said southwest line of the 17.771-acre tract, and said northwest line of the 104-acre tract, crossing said 104-acre tract the following five [5] courses and distances:

- 1) S17°19'05"E 299.54 feet to an angle point in the northeast line of the 1.157-acre Waterline Easement described herein,
- 2) S63°27'09"E 218.37 feet to an angle point in the northeast line of the 1.157-acre Waterline Easement described herein,
- 3) Continuing across said 104-acre tract, leaving said 104-acre tract, crossing said 5.00-acre tract, S63°02'04"E 495.80 feet to an angle point in the northeast line of the 1.157-acre Waterline Easement described herein,
- 4) Continuing across said 5.00-acre tract, leaving said 5.00-acre tract, crossing said 1.009-acre tract, leaving said 1.009-acre tract, crossing the east portion of said 5.00-acre tract, leaving said east portion of the 5.00-acre tract, crossing the east portion of said 104-acre tract, S62°50'55"E 465.94 feet to an angle point in the northeast line of the 1.157-acre Waterline Easement described herein, and
- 5) S62°41'51"E 1023.08 feet to a point in the northwest line of that called 1.005-acre tract described to Joseph Yaklin as recorded in Document Number 2024028266, R.P.R.T.C.T., same being the southeast line of said 104-acre tract, for the east corner of the 1.157-acre Waterline Easement described herein;

**THENCE** with said northwest line of the 1.005-acre tract, and said southeast line of the 104-acre tract, S27°13'25"W 20.00 feet to a point for the south corner of the 1.157-acre Waterline Easement described herein, from which a 1/2-inch iron rod found, bears S35°23'30"E 135.15 feet;

**THENCE** leaving said northwest line of the 1.005-acre tract and said southeast line of the 104-acre tract, crossing said 104-acre the following five [5] courses and distances:

- 1) N62°41'51"W 1023.08 feet to an angle point in the southwest line of the 1.157-acre Waterline Easement described herein,
- 2) Continuing across said east portion of the 104-acre tract, leaving said east portion of the 104-acre tract, crossing said east portion of the 5.00-acre tract, leaving said east portion of the 5.00-acre tract, crossing said 1.009-acre tract, leaving said 1.009-acre tract, crossing said 5.00-acre tract, N62°50'55"W 465.88 feet to an angle point in the southwest line of the 1.157-acre Waterline Easement described herein,

- 3) Continuing across said 5.00-acre tract, leaving said 5.00-acre tract, crossing said 104-acre tract, N63°02'04"W 495.69 feet to an angle point in the southwest line of the 1.157-acre Waterline Easement described herein,
- 4) N63°27'09"W 226.81 feet to an angle point in the southwest line of the 1.157-acre Waterline Easement described herein, and
- 5) N17°19'05"W 327.56 feet to said **POINT OF BEGINNING** and containing 1.157 acres [50,418 SQ. FT.]. as surveyed on January 14, 2025 by Payton C. Johnson, R.P.L.S. No. 6961.

#### **TEMPORARY CONSTRUCTION EASEMENT - 1.196-ACRE [52,092 SQ. FT.]**

**COMMENCING** at a 1/2-inch iron rod with an aluminum cap (Texas Coordinate System, NAD 1983, Central Zone, GRID Coordinates – N:10,126,454.72 E: 3,165,707.30) found in said northeast right-of-way line of East Pecan Street, for an angle point in said northeast line of the 111-acre tract, an angle point in said northwest line of the 104-acre tract, and an angle point in said southwest line of the 17.771-acre tract, from which a 1/2-inch iron rod with an aluminum cap found in said northeast right-of-way line of East Pecan Street and said southwest line of the 17.771-acre tract, bears N53°02'49"W 185.99 feet;

**THENCE** leaving said northeast right-of-way line of East Pecan Street, with said southwest line of the 17.771-acre tract, same being said northwest line of the 104-acre tract, S63°02'41"E 48.82 feet to a point for the north corner and **POINT OF BEGINNING** of the 1.196-acre Temporary Construction Easement described herein;

**THENCE** continuing with said southwest line of the 17.771-acre tract, and said northwest line of the 104-acre tract, S63°02'41"E 27.93 for an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein;

**THENCE** leaving said southwest line of the 17.771-acre tract, and said northwest line of the 104-acre tract, crossing said 104-acre tract the following seven [7] courses and distances:

- 1) S17°19'05"E 271.53 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein,
- 2) S63°27'09"E 209.92 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein,
- 3) Continuing across said 104-acre tract, leaving said 104-acre tract, crossing said 5.00-acre tract, S63°02'04"E 495.90 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein,

- 4) Continuing across said 5.00-acre tract, leaving said 5.00-acre tract, crossing said 1.009-acre tract, leaving said 1.009-acre tract, crossing the east portion of said 5.00-acre tract, leaving said east portion of the 5.00-acre tract, crossing the east portion of said 104-acre tract, S62°50'55"E 466.00 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein, and
- 5) S62°41'51"E 963.08 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein,
- 6) N27°13'25"E 40.00 feet to an angle point in the northeast line of the 1.196-acre Temporary Construction Easement described herein,
- 7) S62°41'51"E 60.00 feet to a point in said northwest line of the 1.005-acre tract, and said southeast line of the 104-acre tract, for the east corner of the 1.196-acre Temporary Construction Easement described herein;

**THENCE** with said northwest line of the 1.005-acre tract and said southeast line of the 104-acre tract, S27°13'25"W 60.00 feet to a point for the south corner of the 1.196-acre Temporary Construction Easement described herein, from which a 1/2-inch iron rod found, bears S28°22'40"E 145.43 feet;

**THENCE** leaving said northwest line of the 1.005-acre tract and said southeast line of the 104-acre tract, crossing said 104-acre the following five [5] courses and distances:

- 1) N62°41'51"W 1023.08 feet to an angle point in the southwest line of the 1.196-acre Temporary Construction Easement described herein,
- 2) Continuing across said east portion of the 104-acre tract, leaving said east portion of the 104-acre tract, crossing said east portion of the 5.00-acre tract, leaving said east portion of the 5.00-acre tract, crossing said 1.009-acre tract, leaving said 1.009-acre tract, crossing said 5.00-acre tract, N62°50'55"W 465.94 feet to an angle point in the southwest line of the 1.196-acre Temporary Construction Easement described herein,
- 3) Continuing across said 5.00-acre tract, leaving said 5.00-acre tract, crossing said 104-acre tract, N63°02'04"W 495.80 feet to an angle point in the southwest line of the 1.196-acre Temporary Construction Easement described herein,
- 4) N63°27'09"W 218.37 feet to an angle point in the southwest line of the 1.196-acre Temporary Construction Easement described herein, and

- 5) N17°19'05"W 299.54 feet to said **POINT OF BEGINNING** and containing 1.196 acres [52,092 SQ. FT.]. as surveyed on January 14, 2025 by Payton C. Johnson, R.P.L.S. No. 6961.

Basis of bearings is the Texas Coordinate System, Central Zone (4203), North American Datum of 1983, 2011 adjustment (Epoch 2010.00) using the Leica Smartnet Network. All coordinates are in grid. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.0001. Units: US Survey Feet.

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

I, Payton C. Johnson, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground under my supervision.



Payton C. Johnson

Registered Professional Land Surveyor

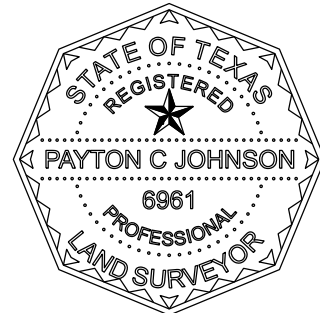
Texas Registration No. 6961

Baseline Corporation | TxSurv F-10030200

[pjohnson@DCCM.com](mailto:pjohnson@DCCM.com)

06/27/2025

Date



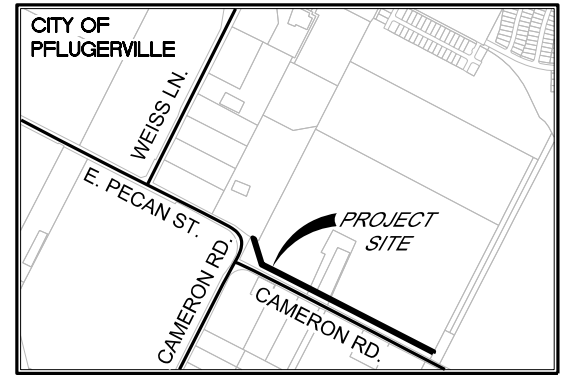
JCI RESIDENTIAL, LLC  
"TRACT 1"  
(17.771 AC.)  
DOC. # 2023003956  
O.P.R.T.C.T.

GRAPHIC SCALE: 1:400

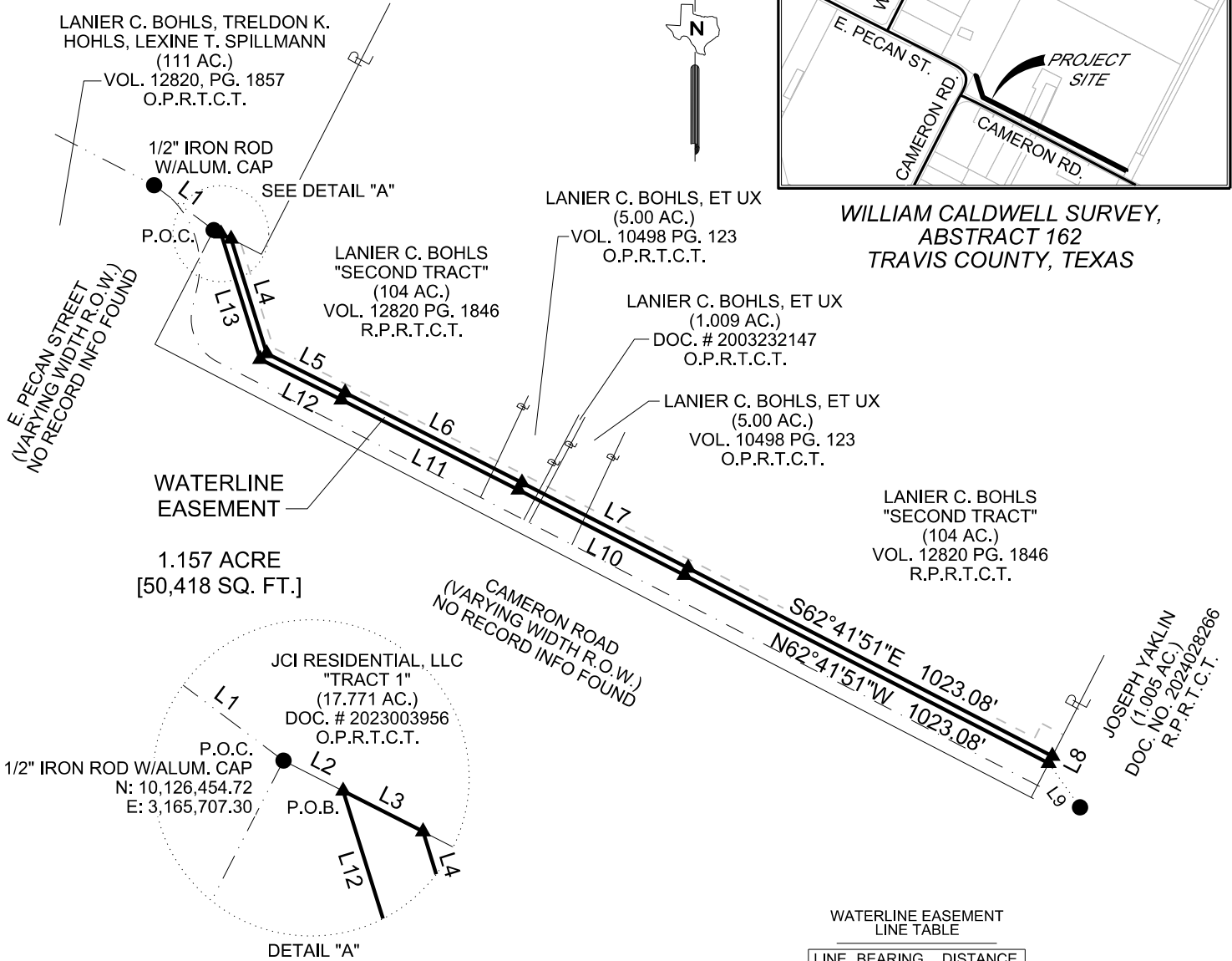


## VICINITY MAP

SCALE: N.T.S.



WILLIAM CALDWELL SURVEY,  
ABSTRACT 162  
TRAVIS COUNTY, TEXAS



## LEGEND

- 1/2-INCH IRON ROD FOUND - AS NOTED
- 1/2-INCH IRON ROD MARKED "BASELINE CORP." SET
- ▲ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

WATERLINE EASEMENT LINE  
ADJOINING PROPERTY LINE  
DEED LINE  
APPARENT RIGHT-OF-WAY LINE  
RIGHT-OF-WAY LINE  
TEMPORARY CONSTRUCTION EASEMENT

# Baseline

## DCCM

Baseline Corp. | TxSurv F-10030200

14350 Northbrook Dr, Ste 101, San Antonio, TX 78232  
210.490.7847 | Baseline.DCCM.com

DATE: 06/27/2025

REVIEWER: P.J.

CREW / TECH: B.K. / K.B.

PROJECT NO: 2400000332.000

SHEET NO: 06 OF 07

CLIENT NAME: C.O. PFLUGERVILLE

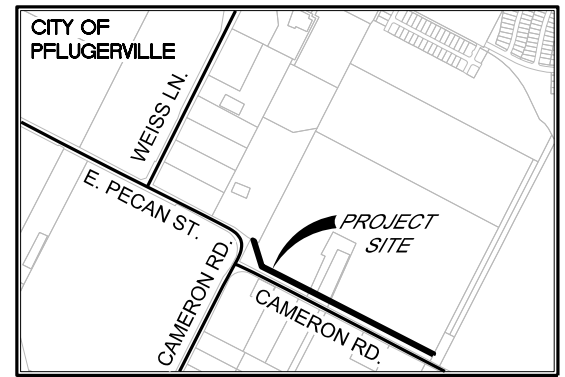
SURVEY DATE: 01/14/2025

JCI RESIDENTIAL, LLC  
"TRACT 1"  
(17.771 AC.)  
DOC. # 2023003956  
O.P.R.T.C.T.

JCI RESIDENTIAL, LLC  
"TRACT 1"  
(17.771 AC.)  
DOC. # 2023003956  
O.P.R.T.C.T.

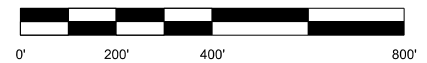
## VICINITY MAP

SCALE: N.T.S.



WILLIAM CALDWELL SURVEY,  
ABSTRACT 162  
TRAVIS COUNTY, TEXAS

GRAPHIC SCALE: 1:400



LANIER C. BOHLS  
"SECOND TRACT"  
(104 AC.)  
VOL. 12820 PG. 1846  
R.P.R.T.C.T.

JOSEPH YAKLIN  
(1.005 AC.)  
DOC. NO. 2024028266  
R.P.R.T.C.T.

1.196 ACRE  
[52,092 SQ. FT.]

TEMPORARY  
CONSTRUCTION  
EASEMENT

TEMPORARY  
CONSTRUCTION EASEMENT  
LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L14  | N53°02'49"W | 185.99'  |
| L15  | S63°02'41"E | 48.82'   |
| L16  | S63°02'41"E | 27.93'   |
| L17  | S17°19'05"E | 271.53'  |
| L18  | S63°27'09"E | 209.92'  |
| L19  | S63°02'04"E | 495.90'  |
| L20  | S62°50'55"E | 466.00'  |

|     |             |         |
|-----|-------------|---------|
| L21 | N27°13'25"E | 40.00'  |
| L22 | S62°41'51"E | 60.00'  |
| L23 | S27°13'25"W | 60.00'  |
| L24 | S28°22'40"E | 145.43' |
| L25 | N62°50'55"W | 465.94' |
| L26 | N63°02'04"W | 495.80' |
| L27 | N63°27'09"W | 218.37' |
| L28 | N17°19'05"W | 299.54' |

CAMERON ROAD  
(VARYING WIDTH R.O.W.)  
NO RECORD INFO FOUND

## LEGEND

- 1/2-INCH IRON ROD FOUND - AS NOTED
- ▲ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- CONSTRUCTION EASEMENT LINE
- ADJOINING PROPERTY LINE
- DEED LINE
- APPARENT RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- WATERLINE EASEMENT

### SURVEYORS NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (EPOCH 2010.00) USING THE LEICA SMARTNET NETWORK. ALL COORDINATES ARE IN GRID. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.0001. UNITS: U.S. SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

I, PAYTON C. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.



*Payton C. Johnson* 06/27/2025  
PAYTON C. JOHNSON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6961  
BASELINE CORPORATION  
TXSURV F-10030200  
PJOHNSON@DCCM.COM

## Baseline

### DCCM

Baseline Corp. | TxSurv F-10030200

14350 Northbrook Dr, Ste 101, San Antonio, TX 78232  
210.490.7847 | Baseline.DCCM.com

|              |                   |
|--------------|-------------------|
| DATE:        | 06/27/2025        |
| REVIEWER:    | P.J.              |
| CREW / TECH: | B.K. / K.B.       |
| PROJECT NO:  | 2400000332.000    |
| SHEET NO:    | 07 OF 07          |
| CLIENT NAME: | C.O. PFLUGERVILLE |
| SURVEY DATE: | 01/14/2025        |