

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING CERTAIN ACTIONS INCLUDING PROCEEDINGS IN EMINENT DOMAIN TO ACQUIRE A WASTEWATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS IN PARCEL NUMBER 2 DIRECTING THE CITY MANAGER OR THE CITY MANAGER’S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS.

WHEREAS, the City of Pflugerville, Texas (the “City”) has found and determined that public necessity requires the City to acquire certain a Wastewater Easement and Temporary Construction Easements from the landowners for the construction and upsizing an existing 12-inch wastewater line to a 18-inch Wastewater Interceptor line beginning adjacent to Immanuel Road, located within Bohls Park on the downstream, resulting in the proposed line extending northwest, and connecting to a proposed wastewater manhole near Willow Street and Pecan Street at the upstream end, known as the 18-inch Gilleland Creek Wastewater Interceptor Project (“Project”); and

WHEREAS, the public purpose is that the current 12-inch wastewater line is not sufficient to accommodate projected peak flow and future needs of the citizens. The project will enlarge the existing line to an 18-inch line that will accommodate projected peak flow and future needs. It is necessary for the City to acquire such Wastewater Easement and Temporary Construction Easements along the Project route by purchase or eminent domain proceedings pursuant to its power of eminent domain as outlined in Section 251.001 and 552.011 of the Texas Local Government Code, as amended, and other pertinent statutory authority; and

WHEREAS eminent domain proceedings in the State of Texas are governed by Chapter 21 of the Texas Property Code; and

WHEREAS, under Chapter 21 of the Texas Property Code, a governmental entity exercising the power of eminent domain must first authorize the initiation of the condemnation proceeding at a public meeting by a record vote adopting a resolution, ordinance, or order; and

WHEREAS, the City of Pflugerville City Council finds that the City has, through agents and representatives, entered bona fide good faith negotiations with the landowners or their agents or representatives of the hereinafter described property and has failed to agree with the landowner and/or his/her agents or representatives the purchase price and damages, if any, due to said landowner. Now, therefore, the City is authorizing the use of its power of eminent domain to condemn property; and

WHEREAS, the City Council further finds that a public necessity exists and that acquiring the property referenced herein is necessary to accomplish the above-described public purpose and public use.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS; THAT:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council of the City of Pflugerville, Texas and made a part hereof for all purposes as findings of fact.

SECTION 2. Public necessity requires that the City of Pflugerville, Texas acquire rights in the property in connection therewith, over, across, upon and under certain real property, hereinafter called the “Property”, in Travis County, Texas, to wit:

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property Subject to Condemnation</u>	<u>Exhibit</u>
2	Acer Equities I, LLC	Travis	Alexander Walters Survey No. 67	791	Being out of a 3.482 acre tract	0.2765 acre Wastewater Easement	A
			Alexander Walters Survey No. 67	791	Being out of a 3.482 acre tract	0.0776 – acre Temporary Construction Easement (Part 1)	B
			Alexander Walters Survey No. 67	791	Being out of a 3.482 acre tract	0.0996 acre Temporary Construction Easement (Part 2)	B

As more fully described in **Exhibits “A” and “B”** attached hereto and made a part hereof for all purposes, from said landowner or other persons who are determined to be the owners of the Property, for the public purpose to replace the current 12-inch wastewater line that is insufficient to accommodate projected peak flow and future needs of the citizens. The Project will enlarge the existing line to an 18-inch line that will accommodate projected peak flow and future needs of future residential and commercial population growth the area has experienced which is expected to continue well into the foreseeable future and requires the City to acquire a wastewater easement and temporary construction easements either through purchase or by the process of eminent domain and that the City take all other lawful action necessary and incidental to such purchases or eminent domain proceedings.

SECTION 3: It is hereby determined that the City of Pflugerville, Texas, and the owners of such property interests have been unable to agree and cannot agree upon the value of such property interests or the damages to be paid, if any, and further settlement negotiations have become futile.

SECTION 4. The City Council of the City of Pflugerville, Texas hereby authorizes and directs the City Manager or the City Manager's Designee, on behalf of the City, to condemn the property interests in the Property described above and to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of the Property described above and in **Exhibits "A" and "B"** herein.

SECTION 5. The City of Pflugerville City Council authorizes and directs the City Attorney, on behalf of the City, to initiate condemnation proceedings and such other actions as are necessary to acquire the property interest in the Property described above and in **Exhibits "A" and "B"** herein, by the exercise of the power of eminent domain.

SECTION 6: All acts and proceedings done or initiated by the employees, agents, and attorneys of the City of Pflugerville, Texas for the acquisition of such property is hereby authorized, ratified, approved, confirmed, and validated and declared to be valid in all respects as of the respective dates thereof with and in regard to the grantor from whom such rights have been or are being acquired.

SECTION 7. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new Resolution of the City Council authorizing the condemnation of the corrected or revised Property.

SECTION 8: If any provisions, sections, subsections, sentences, clauses or phrases of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the City Council of the City of Pflugerville, Texas in adopting this Resolution that no portion thereof, or provisions or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 9: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordained herein.

SECTION 10: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code, and that the vote authorizing the adoption of this Resolution and the use of eminent domain power as specified herein was taken in a public meeting by record vote.

SECTION 11. This Resolution shall become effective immediately upon its passage.

<u>Council Member</u>	<u>In Favor</u>	<u>Opposed</u>
Mayor Victor Gonzales	_____	_____
Council Member Doug Weiss	_____	_____
Council Member Ceasar Ruiz	_____	_____
Council Member Kimberly Holiday (Pro Tem)	_____	_____
Council Member Rudy Metayer	_____	_____
Council Member Melody Ryan	_____	_____
Council Member David Rogers	_____	_____

PASSED AND APPROVED on this _____ day of November, 2025.

Victor Gonzales, Mayor
City of Pflugerville, Texas

ATTEST:

Trista Evans, City Secretary

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



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

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

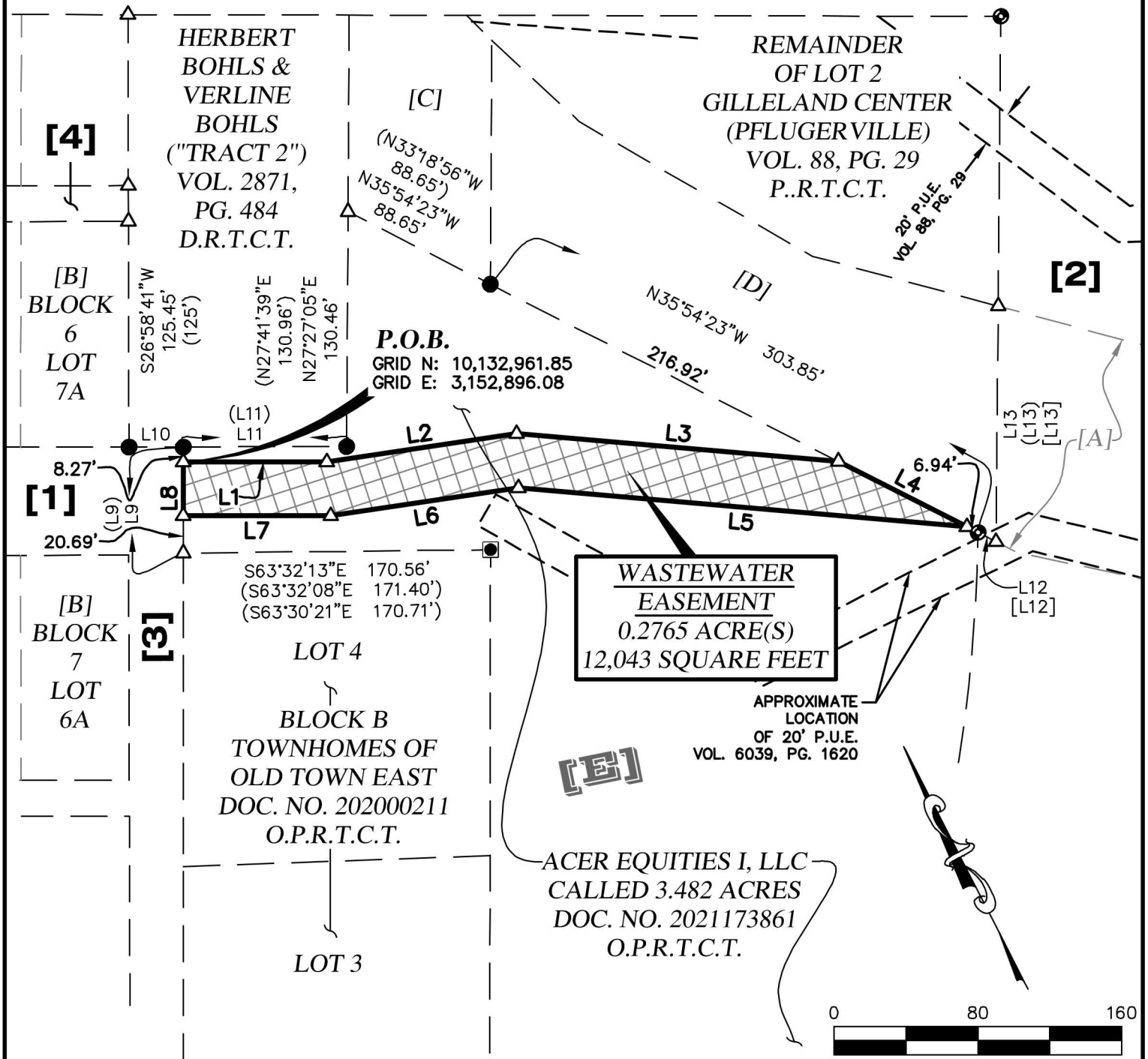


5/29/2025

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,
Travis County, Texas**

 4WARD <i>Land Surveying</i> A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	5/29/2025
	Project:	01855
	Scale:	N/A
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	Field Crew:	MW/BM
	Survey Date:	AUG. 2024
	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

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

 4WARD <i>Land Surveying</i> A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	5/28/2025
	Project:	01855
	Scale:	N/A
	Reviewer:	DV
	Tech:	DV
	Field Crew:	MW/BM
	Survey Date:	AUG. 2024
	Sheet:	3 OF 3

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



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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1774 ACRE (7,716 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 0.1774 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:

Part 1 – 0.0776 Acre (3,378 Square Feet)

BEGINNING, at a 1/2-inch iron rod found at the intersection of 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.) and the north right-of-way line of Paul Street (60' right-of-way), being in an external ell-corner in the west line of said Acer Equities I tract, and 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.), for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the north right-of-way line of said Paul Street, being the southwest corner of said Bohls tract, and being the southeast corner of Lot 7A, block 6, Wuthrich Addition No. 1, a subdivision recorded in Volume 2, Page 161 of the Plat Records of Travis County, Texas (P.R.T.C.T.), bears, N63°00'46"W, a distance of 30.10 feet;

THENCE, leaving the east right-of-way line of said Bohls Street, leaving the north right-of-way line of said Paul Street, with the common line of said Acer Equities I tract and said Bohls tract, the following two (2) courses and distances:

- 1) **S63°00'46"E**, a distance of **90.78** feet to a 1/2-inch iron rod found for an internal ell-corner hereof, said point being the southeast corner of said Bohls tract, and
- 2) **N27°27'05"E**, a distance of **3.31** feet to a calculated point for an angle point hereof;

THENCE, over and across said Acer Equities I tract the following two (2) courses and distances:

- 1) **S71°23'09"E**, a distance of **95.10** feet to a calculated point for an angle point hereof, and
- 2) **S57°56'07"E**, a distance of **155.83** 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 190.26 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 **26.66** 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 98.15 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 **179.36** feet to a calculated point for an angle point hereof,
- 2) **N71°23'09"W**, a distance of **106.57** feet to a calculated point for an angle point hereof, and
- 3) **N62°54'21"W**, a distance of **79.76** 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 being in the west line of said Acer Equities I tract;

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 **8.27** feet to the **POINT OF BEGINNING**, and containing 0.0776 Acre (3,378 Square Feet) more or less.

Part 2 – 0.0996 Acre (4,338 Square Feet)

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.), and being in the west line of said Acer Equities I tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "TLS Inc." cap found for an external 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 10.69 feet, and **S63°32'13"E**, a distance of 170.56 feet;

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 **10.00** feet to a calculated point for the northwest corner 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 an external ell-corner in the west line of said Acer Equities I tract, and 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 38.27 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 **81.94** feet to a calculated point for an angle point hereof,
- 2) **S71°23'09"E**, a distance of **105.26** feet to a calculated point for an angle point hereof, and
- 3) **S57°56'07"E**, a distance of **249.97** feet to a calculated point for an angle point hereof, said point being in the north line of said Acer Equities I tract, and 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.);

THENCE, with the north line of said Acer Equities I tract and the southwest line of said 0.7515 acre tract, **S35°54'23"E**, a distance of **6.94** feet to a TxDot Type II Brass Disc found for an angle point hereof, said point being 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;

THENCE, with the west right-of-way line of said Dessau Road and the east line of said Acer Equities I tract, **S27°59'45"W**, a distance of **3.24** feet to a calculated point for an angle point hereof;

THENCE, leaving the west right-of-way line of said Dessau Road, over and across said Acer Equities I tract the following six (6) courses and distances:

- 1) **N89°29'08"W**, a distance of **7.96** feet to a calculated point for an angle point hereof,

"EXHIBIT B "

- 2) **N57°56'07"W**, a distance of **248.67** feet to a calculated point for an angle point hereof,
- 3) **N71°23'09"W**, a distance of **0.89** feet to a calculated point for an angle point hereof,
- 4) **N33°35'08"W**, a distance of **13.67** feet to a calculated point for an internal ell-corner hereof,
- 5) **S56°24'52"W**, a distance of **10.60** feet to a calculated point for an angle point hereof,
- 6) **N71°23'09"W**, a distance of **86.63** feet to a calculated point for an angle point hereof, and
- 7) **N62°54'21"W**, a distance of **82.67** feet to the **POINT OF BEGINNING**, and containing 0.0996 Acre (4,338 Square Feet) more or less.

Part 1: 0.0776 Acre (3,378 Square Feet)

Part 2: 0.0996 Acre (4,338 Square Feet)

Total: 0.1774 Acre (7,716 Square Feet)

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_TCE.dwg)

TCAD Parcel #767614
COA Grid #Q36



5/29/2025

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



**(E. PECAN STREET)
(R.O.W. VARIES)**

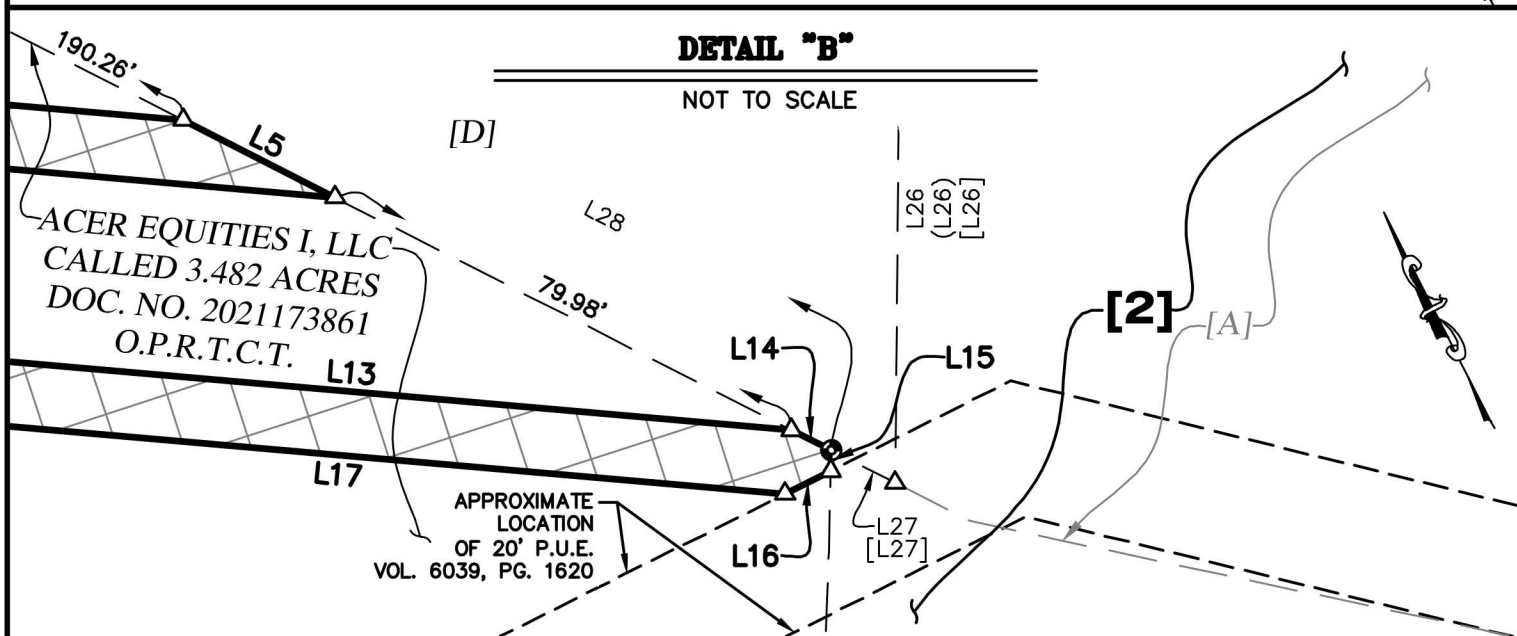
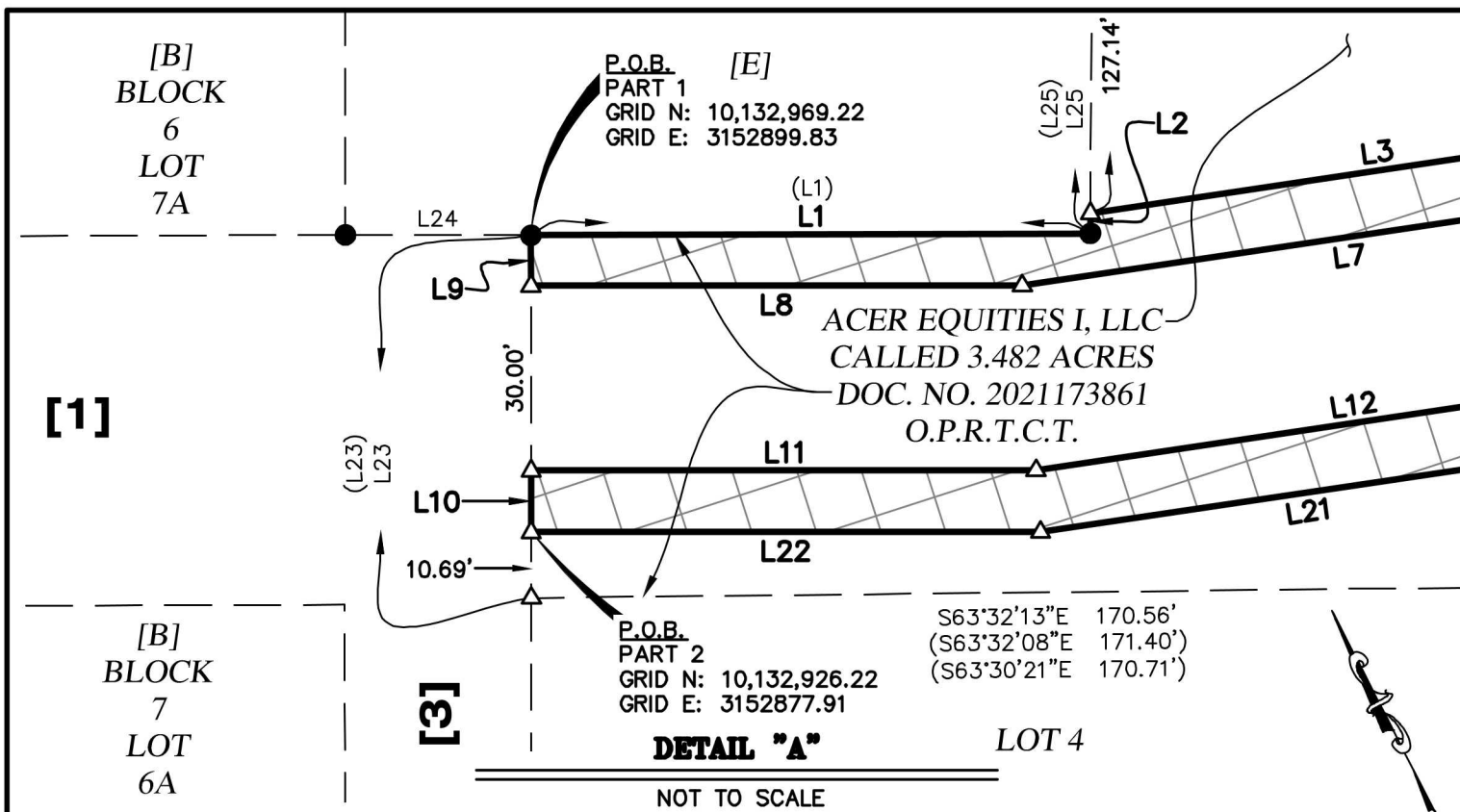


**0.1771 ACRE
TEMPORARY
CONSTRUCTION
EASEMENT
City of Pflugerville,
Travis County, Texas**



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

Date:	5/29/2025
Project:	01855
Scale:	1" = 80'
Reviewer:	DV
Tech:	DV
Field Crew:	MW/BM
Survey Date:	AUG. 2024
Sheet:	1 OF 4



**0.1771 ACRE
TEMPORARY
CONSTRUCTION
EASEMENT**

**City of Pflugerville,
Travis County, Texas**



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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S63°00'46"E	90.78'
L2	N27°27'05"E	3.31'
L3	S71°23'09"E	95.10'
L4	S57°56'07"E	155.83'
L5	S35°54'23"E	26.66'
L6	N57°56'07"W	179.36'
L7	N71°23'09"W	106.57'
L8	N62°54'21"W	79.76'
L9	N27°00'47"E	8.27'
L10	N27°00'47"E	10.00'
L11	S62°54'21"E	81.94'
L12	S71°23'09"E	105.26'
L13	S57°56'07"E	249.97'
L14	S35°54'23"E	6.94'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	S27°59'45"W	3.24'
L16	N89°29'08"W	7.96'
L17	N57°56'07"W	248.67'
L18	N71°23'09"W	0.89'
L19	N33°35'08"W	13.67'
L20	S56°24'52"W	10.60'
L21	N71°23'09"W	86.63'
L22	N62°54'21"W	82.67'
L23	N27°00'47"E	58.96'
L24	N63°00'46"W	30.10'
L25	N27°27'05"E	130.46'
L26	N27°37'49"E	130.86'
L27	S35°54'23"E	11.23'
L28	N35°54'23"W	303.85'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S62°49'37"E	91.94'
(L23)	N27°01'12"E	59.17'
[L25]	N27°41'39"E	130.96'
(L26)	N30°10'06"E	130.86'
[L26]	N27°36'23"E	130.95'
[L27]	S35°54'02"E	11.23'

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

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4WARD
Land Surveying
A Limited Liability Company

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**[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.**

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



5/29/2025

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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