



EXHIBIT "A"

METES AND BOUNDS DESCRIPTION PROPOSED WASTEWATER LINE EASEMENT

BEING A 0.565 ACRE TRACT OF LAND OUT OF THE JOHN G. LEE SURVEY, ABSTRACT NO. 488, TRAVIS COUNTY, TEXAS; SAID 0.565 ACRE TRACT BEING A PART OF LOT 23, PFLUGERVILLE ACRES II, PHASE I, A SUBDIVISION AS RECORDED IN VOLUME 76, PAGE 274 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS (P.R.T.C.T.); SAID 0.565 ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found (controlling monument) marking the northeast corner of said Lot 23, and the southeast corner of Lot 26, of said Pflugerville Acres II, Phase I subdivision, and being on the existing west right-of-way (R.O.W.) line of Panther Loop (50' R.O.W.);

THENCE, (L1) South 26° 45' 07" West, with the common west R.O.W. line of said Panther Loop and the east line of said Lot 23, a distance of **20.00 feet** to a calculated point, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, (L2) South 26° 45' 07" West, continuing with said common line, a distance of **94.97 feet** to a calculated point, for the southeast corner hereof;

THENCE, through the interior of said Lot 23, along the south line of this described easement, the following three (3) calls:

- 1) (L3) **North 63° 14' 53" West**, a distance of **60.00 feet** to a calculated point for a corner hereof;
- 2) (L4) **North 26° 45' 07" East**, a distance of **50.72 feet** to a calculated point for a corner hereof;
- 3) **North 62° 31' 43" West**, a distance of **420.02 feet** to a calculated point on the common west line of said Lot 23, and the east line of Lot 24, of said Pflugerville Acres II, Phase I subdivision, for the southwest corner hereof;

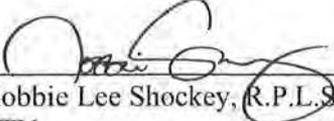
THENCE, (L5) North 26° 44' 29" East, with said common line, a distance of **45.00 feet** to a calculated point, for the northwest corner hereof. From which a found 1/2-inch iron rod (controlling monument) marking the common northwest corner of said Lot 23, the southwest corner of said Lot 26, the northeast corner of said Lot 24, and the southeast corner of Lot 25, of said Pflugerville Acres II, Phase I, bears (L6) **North 26° 44' 29" East**, a distance of **20.00 feet**;

THENCE, South 62° 31' 43" East, through the interior of said Lot 23 and along the north line of this described easement, a distance of **480.04 feet**, to the **POINT OF BEGINNING** and containing 0.565 acre of land, more or less:

TEMPORARY CONSTRUCTION EASEMENT

IN ADDITION TO, it is intended to create a twenty (20) foot wide Temporary Construction Easement (0.220 acre) adjacent and parallel to the north line of the above-described wastewater line easement and additionally it is intended to create a 20.00 foot by 29.27 foot Temporary Construction Easement (0.013 acre) adjacent and parallel to the south line of the above-described wastewater line easement as graphically shown on the attached exhibit. These two (2) Temporary Construction Easements contain a computed total area of 0.233 acre.

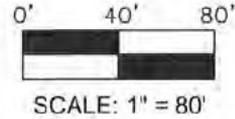
Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone - 4203, NAD83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.


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Project No. 2400181



05-22-2025
Date

JOHN G. LEE SURVEY
 ABSTRACT NO. 488
 TRAVIS COUNTY, TEXAS



LOT 25

LOT 26

EXISTING R.O.W.

CL 15' P.U.E.
 VOL. 76, PG. 274
 P.R.T.C.T.

TEMPORARY
 CONSTRUCTION
 EASEMENT
 0.220 AC.

P.O.C.

(N 60° 01' W 480.00')

N 62°31'43" W - 480.04'

S 62°31'43" E - 480.04'

P.O.B.

N 62°31'43" W - 420.02'

PANTHER LOOP
 (50' R.O.W.)

PROPOSED
 WASTEWATER
 LINE EASEMENT
 0.565 ACRE

TEMPORARY
 CONSTRUCTION
 EASEMENT
 0.013 AC.

LOT 24

CL 15' P.U.E.
 VOL. 76, PG. 274
 P.R.T.C.T.

PFLUGERVILLE ACRES II PHASE I
 VOL. 76, PG. 274,
 P.R.T.C.T.

GENERAL NOTES:

- 1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 3) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE-4203, NAD83) WHICH IS BASED FROM THE TRIMBLE'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.
- 5) ALL DISTANCES ARE SURFACE DISTANCES. COMBINED SCALE FACTOR ADJUSTMENT 1.000107442/0.99989257

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
- = 1/2" IRON ROD FOUND (UNLESS NOTED)
- C.M. = CONTROLLING MONUMENT
- D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- () = RECORD INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 26°45'07" W	20.00'
L2	S 26°45'07" W	94.97'
L3	N 63°14'53" W	60.00'
L4	N 26°45'07" E	50.72'
L5	N 26°44'29" E	45.00'
L6	N 26°44'29" E	20.00'
L7	N 63°14'53" W	20.00'
L8	N 26°45'07" E	29.27'



Robbie Lee Shockey
 ROBBIE LEE SHOCKEY, RPLS NO. 6332
 SURVEYED: DECEMBER, 2024 PAGE 3 OF 3



1 Chisholm Trail, Suite 130
 Round Rock, Texas 78681 512.248.0065
 TEXAS REGISTERED ENGINEERING FIRM F-1741
 TBPELS 10194115

DRAFT DATE 05-22-2025
 DRAWN BY DLM
 DIGITAL FILE WWL 0.565 AC.DWG
 FIELDBOOK 584, 588

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