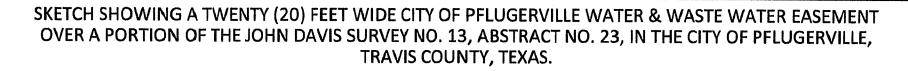
SKETCH SHOWING A TWENTY (20) FEET WIDE CITY OF PFLUGERVILLE WATER & WASTE WATER EASEMENT OVER A PORTION OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 23, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. TERRELL TIMMERMANN VOLUME 12483, PAGE 71 R.P.R.T.C. R.O.W. R.O.W. FARM TO MARKET 685 (DESSAU ROAD) (RIGHT-OF-WAY WIDTH VARIES) (ASPHALT SURFACE) (N 27'32'24" E 2186.08') (N 27'32'24" E 637.83') N 27'32'27" E 2186.07 R.O.W. , L6, R.O.W. N 27'32'27" E 637.73 40' ELECTRIC ESMT. VOL. 12445, PG. 86 R.P.R.T.C. - Proposed City of Pflugerville 20' water & waste-water easement -0.742 of an acre 20' CITY OF PFLUGERVILLE WATER & WASTEWATER ESMT-S 27'32'27" W 1555.70' JOHN DAVIS SURVEY 13, A-23 **CLARENCE BOHLS AS TRUSTEE** LOT 1 OF THE KENNITH BOHLS COUSINS TRUST. **BLOCK A** AND BOHLS-FUCHS PARTNERS, LP., **BOHLS COMMERCIAL PARK SUBDIVISION** DOCUMENT NO. 2013196387 O.P.R.T.C. SHEE. (APPROVED 02/03/2014 BY CITY OF PFLUGERVILLE) (NOT FILED) BEARING DISTANCE S 62°28′12" E 20.00 N 62°27'33" W 50.00 MATCH N 27'32'27" E 20.00 S 62°27'33" E 30.00 N 62°27'33" W 30.00 N 27°32'27" E 20.00 S 62°27'33" E 30.00 N 27'32'27" E 55.00 SURVEYING & MAPPING CO. 5 112 WEST PECAN STREET PFLUGERVILLE, TX 78660 200' (512) 843-3633 www.DoddSurveying.com SHEET 1 OF 2 1 INCH = 100 FEET



TERRELL TIMMERMANN **VOLUME 12483, PAGE 71** R.P.R.T.C.

R.O.W. FARM TO MARKET 685

> (DESSAU ROAD) (RIGHT-OF-WAY WIDTH VARIES)

(ASPHALT SURFACE)

(N 27'32'24" E 2186.08') N 27'32'27" E 2186.07

R. O. W.

40' ELECTRIC ESMT. VOL. 12445, PG. 86 R.P.R.T.C.

PROPOSED CITY OF PFLUGERVILLE 20 WATER & WASTE WATER EASEMENT - 0.742 OF AN ACRE

S 27'32'27" W 1555.70'

CLARENCE BOHLS AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, AND BOHLS-FUCHS PARTNERS, LP.,

JOHN DAVIS SURVEY 13, A-23

LINE BEARING DISTANCE S 62'28'12" E 20.00 N 62'27'33" W 50.00 N 27'32'27" E 20.00 S 62'27'33" E 30.00 N 62'27'33" W 30.00 N 27'32'27" E 20.00 S 62'27'33" E 30.00 N 27'32'27" E 55.00

LOCATION MAP NOT TO SCALE

LOCATION

130

W PFLUCERVILLE PKWY

N RAILROAD

PFENNIG LT

DEŞSAÚ

LEGEND

0	1/2" IRON ROD SET
Δ	CALCULATED POINT
	CONC MONUMENT FOUND

PICADILLY-

GRAND AVE PKWY

HEATHERWILDE

WELLS BRANCH PKWY

IH 35

P.U.E. PUBLIC UTILITY EASEMENT () RECORD INFORMATION

P.R.T.C. PLAT RECORDS TRAVIS COUNTY D.R.T.C. DEED RECORDS OF TRAVIS COUNTY

R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY

O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

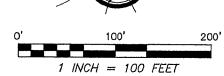
P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT

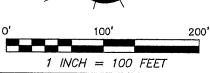
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999902 AND THETA ANGLE 01'26'10.4962".

SURVEYING & MAPPING CO. 112 WEST PECAN STREET PFLUGERVILLE, TX 78660 (512) 843-3633 www.DoddSurveving.com

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFU THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SKETCH.





SHEET 2 OF 2