



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS - FIRM #101141-00

EXHIBIT “ **B** ”

4930 SOCO LLC  
TO  
CITY OF AUSTIN  
(LOWER WILLIAMSON CREEK  
WASTEWATER INTERCEPTOR)

**LEGAL DESCRIPTION OF PARCEL 5217.74 EWWLEFST**

**EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL**

DESCRIPTION A 0.015 ACRE (671 SQUARE FOOT) TRACT OF LAND IN THE ISAAC DECKER LEAGUE, SURVEY NO. 20, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 3, VON ACH PARK SUBDIVISION A SUBDIVISION RECORDED IN VOLUME 86, PAGE 118D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED IN A SPECIAL WARRANTY DEED TO 4930 SOCO, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2017202532 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.015 ACRE TRACT (671 SQUARE FOOT) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a “x” cut in concrete found on the west right of line of South Congress Avenue, a variable width right-of-way, at the southeast corner of said Lot 3, and the northeast corner Lot 2, of said VON ACH PARK SUBDIVISION;

**THENCE, N 63°47'29” W**, with the common line of said Lot 3 and said Lot 2, a distance of 291.26 feet to a calculated point, having grid coordinate values of N=10,050,271.24 E=3,105,595.64, for the east corner and **POINT OF BEGINNING** of the herein described easement;

**THENCE, N 63°47'29” W**, continuing with the common line of said Lot 3 and said Lot 2, a distance of **58.70** feet to a calculated point and angle point of the herein described easement, from which a 1/2 inch iron found at the southwest corner of said Lot 3 and the northwest corner of said Lot 2, also being the east corner of Lot 7 and the south corner of Lot 6, Block A, Community of Fairview Section Six, recorded in Volume 55, Page 6, of the Plat records of Travis County, Texas bears N 63°47'29” W, a distance of 223.36 feet;

**THENCE**, leaving the north line of said Lot 2 and the south line of Lot 3, across said Lot 3, **N 38°56'37” E**, a distance of **22.68** feet to a calculated point and angle point of the herein described easement;

**THENCE**, along a curve to the right having a radius of 765.00 feet, an interior angle of 4°21'03”, an arc distance of 58.09 feet, and a chord bearing of **S 41°23'59”E**, a chord distance of **58.08** feet to the **POINT OF BEGINNING** and containing 0.015 acres (671 square feet) of land.

**EXHIBIT "B"**

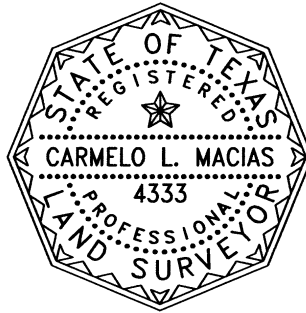
**BEARING BASIS**

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

**THE STATE OF TEXAS** §  
§ KNOW ALL MEN BY THESE PRESENTS:  
**COUNTY OF TRAVIS** §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 1st day of July, 2020. REV.1\_11-10-22, REV 2 12-9-22, REV 3 01-26-23



Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-689-4746

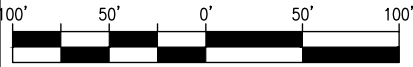
*Carmelo L. Macias*  
\_\_\_\_\_  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 – State of Texas

REFERENCES  
AUSTIN GRID G-17  
TCAD PARCEL ID NO 319260  
VESTING DEED DOC. NO. 2017202532

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 02/06/23  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

**EXHIBIT "B"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**



GRAPHIC SCALE

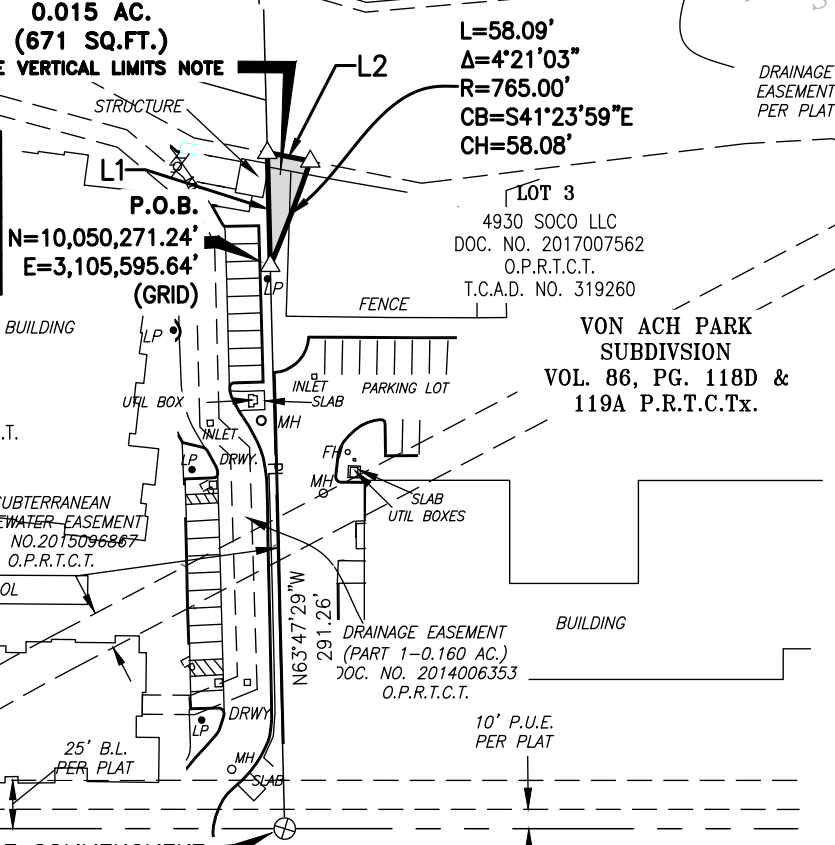
1" = 100'



CITY OF AUSTIN  
PORTION OF LOTS 1, 2, & 4  
(9.322 ACRES)  
DOC. NO. 2014006418  
O.P.R.T.C.T.

**5217.74 EWWLEFST**  
**0.015 AC.**  
**(671 SQ.FT.)**  
**\*SEE VERTICAL LIMITS NOTE**

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N63° 47' 29"W	58.70'
L2	N38° 56' 37"E	22.68'



COMMUNITY OF  
FAIRVIEW SECTION SIX  
VOL. 55, PG. 6  
P.R.T.C.Tx.

ISAAC DECKER LEAGUE  
SURVEY NO. 20

**VON ACH PARK**  
**SUBDIVISION**  
**VOL. 86, PG. 118D &**  
**119A P.R.T.C.Tx.**

LEGEND	
●	1/2" IRON ROD FOUND UNLESS NOTED
⊙	1/2" IRON PIPE FOUND
⊗	"X" CUT IN CONCRETE
△	60D NAIL SET
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
DE	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
WWLEFST	WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
R	RADIUS
I	INTERIOR ANGLE
A	ARC
CB	CHORD BEARING
C	CHORD

**TITLE COMMITMENT NOTES:**

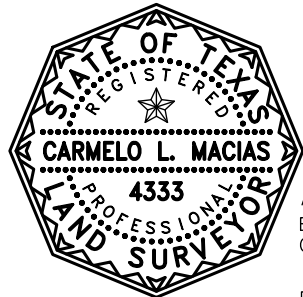
THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 201900498, EFFECTIVE DATE: MARCH 01, 2019.

**BEARING BASIS:**

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

STATE OF TEXAS  
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



\*VERTICAL LIMITS ELEV. ARE 531 FT. TO 571 FT ELEVATIONS ARE BASED ON NAVD 88

REV.3 1-26-23  
REV.2 12-9-22  
REV.1 11-10-22

DATE:	07-01-2020
DRAWN BY:	ALM
MAI JOB NO.:	431-44-16

*Carmelo L. Macias* 1-26-23

CARMELO LETTERE MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

DATE PAGE 3 OF 3

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS - FIRM NO. 101141-00

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10017 WILD DUNES DRIVE  
AUSTIN, TEXAS 78747 O (512)442-7875  
C (512)689-4746 WWW.MACIASWORLD.COM



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS - FIRM #101141-00

**TITLE LETTER FOR PARCEL 5217.74**

**To: First American Title Insurance Company**  
**From: Macias & Associates, LP**  
**Date Issued: July 1, 2020, REV. 3 \_ 1-26-23**  
**File No: GF No. 201900498, Effective Date March 1, 2019**  
**Re: 5217.74**

**PARENT TRACT: Lot 3, Von Ach Park Subdivision in the City of Austin, Texas.**

All of those recorded easements shown on Commitment for Title Insurance issued by First American Title Insurance Company, GF No. 201900498, effective March 1, 2019, Schedule B, furnished to Macias & Associates are addressed herein. Unrecorded, unwritten, or undeterminable easements that are not addressed herein may exist.

**EXCEPTIONS FROM COVERAGE**

- 10.a Drainage Easement, Volume 86, Page 118D does apply to this easement.
- 10.b Public Utility Easement, Volume 86, Page 118D does not apply to this easement.
- 10.c Private Greenbelt and drainage easement, Volume 86, Page 118D does apply to this easement.
- 10.d 25' Building Setback, Volume 86, Page 118D does apply to this easement.
- 10.e Electric Easement, Volume 550, Page 21 does not apply to this easement.
- 10.f Electric Easement, Volume 550, Page 28 does not apply to this easement.
- 10.g Electric Easement, Volume 564, Page 52 does not apply to this easement.
- 10.h Electric Easement, Volume 659, Page 356 does not apply to this easement.
- 10.i Sanitary Sewer Easement, Volume 2401, Page 106 does apply to this easement.

- 10.j Sanitary Sewer Easement, Volume 4767, Page 574 does not apply to this easement.
- 10.k Sanitary Sewer Easement, Volume 10075, Page 813 does not apply to this easement.
- 10.l Electric and Telephone Easement, Volume 10385, Page 416 does not apply easement.
- 10.m Terms, Conditions and Stipulations, Volume 12146, Page 2101 is not a survey issue.
- 10.n Terms, Conditions and Stipulations, Document No. 2005218083 is not a survey issue.
- 10.o Terms, Conditions and Stipulations, Document No. 2008068851 is not a survey issue.
- 10.p Terms, Conditions and Stipulations, not a survey issue.
- 10.q Right of tenants in possession, not a survey issue
- 10.r Easements, or claims of easements, not a survey issue.
- 10.s Rights of parties in possession, not a survey issue.



Macias & Associates, L.P.  
10017 Wild Dunes Drive  
Austin, Texas 78747  
512-442-7875

*Carmelo L. Macias*  
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Carmelo Lettere Macias  
Registered Professional Land Surveyor  
No. 4333 – State of Texas