

**UNINTECH CONSULTING ENGINEERS, INC.**

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Document:	FN-170	STASSNEY CROSSING, LLC
Job No:	22-113-S	TO
Date:	May 20, 2022	CITY OF AUSTIN
County:	Travis	(LOWER WILLIAMSON CREEK
Survey:	SANTIAGO DEL VALLE GRANT	WASTEWATER INTERCEPTOR)
Abstract:	Number 24	

LEGAL DESCRIPTION FOR PARCEL**5217.39EWLEFST****EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
(EWLEFST)**

DESCRIPTION OF A 0.13 ACRE (5,673 SQUARE FOOT) TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 3 OF WILLIAMSON CENTRE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 12A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.Tx.), SAID LOT 3 IDENTIFIED AS ONE OF THE TRACTS LISTED AS TRACT 2, BEING A PORTION OF THOSE TRACTS DESCRIBED IN A GENERAL WARRANTY DEED GRANTED TO STASSNEY CROSSING, LLC, FOUND RECORDED AS DOCUMENT NUMBER 2016057417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), THE SAID 0.13 ACRE (5,673 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, AND INTENDED TO BE UTILIZED AS AN EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL (EWLEFST), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at ½ inch iron rod in the southwesterly right-of-way line of Stassney Lane, a dedicated public roadway (ROW 100') as per the subdivision plat for Interregional 26, a subdivision of record in Volume 78, Page 311 of said Plat Records, for the northeast corner of the above referenced Lot 3, same being the northwest corner of that tract identified as 0.544 acre of Lot 3 of the said Interregional 26 Subdivision, said 0.544 acre having been conveyed to the City of Austin by that deed of record in Volume 8338, Page 969 of the said Official Public Records;

THENCE, N54°02'12"W, with the northerly line of said Lot 3, Williamson Centre Subdivision, same being the southwesterly right-of-way line of Stassney Lane, a distance of **25.27 feet** to a calculated point for the most northeasterly corner of, and **POINT OF BEGINNING** of the tract described herein;

THENCE, S35°59'52"W, leaving said southwest ROW line of said Stassney Lane, and going over, across and through said Lot 3 a distance of **292.00 feet** to a calculated point of intersection with the common line between said Lot 3 and Lot 5, Block B of Comal Bluff Section 1, said Lot 5 having been conveyed to the City of Austin by that deed of record in Volume 8432, Page 21 of said Official Public Records, same calculated point being the most southerly corner of the tract described herein;

THENCE, N14°07'59"W, with said common line between said Lot 3 and Lot 5 a distance of **26.06 feet** to a calculated point for the most westerly corner of the tract described herein;



EXHIBIT "A"
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0.13 Acre Exclusive Wastewater Line Easement For Subterranean Tunnel

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THENCE, N35°59'52"E, leaving said common line, and going over, across and through said Lot 3 of Williamson Centre Subdivision, a distance of **275.28 feet** to a calculated point of intersection with the northerly line of said Lot 3, same being the southwesterly right-of-way line of said Stassney Lane, same calculated point being the most northerly corner of the tract described herein;

THENCE, S54°02'12"E, with the said southwesterly right-of-way line of Stassney lane, same being the northeasterly line of said Lot 3 of Williamson Centre Subdivision, a distance of **20 feet** to the **POINT OF BEGINNING**, containing **0.13 acre (5,673 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.13 acre (5,673 Square Feet) tract or parcel of land.

THE **BEARING BASIS** OF THE PLAN AND THIS DESCRIPTION ARE BASED ON GPS OBSERVATIONS PROCESSED FROM WGS84 TO THE TEXAS COORDINATE SYSTEM, (CENTRAL ZONE) USING NGS NAD 83/96 HARN, GRID BASED.

THIS EASEMENT IS SUBJECT TO AN AREA BETWEEN ELEVATIONS 507 FT. TO 548 FT. THE VERTICAL DATUM BASIS IS THE NAVD 1988.

STATE OF TEXAS §
 KNOW ALL BY THESE PRESENTS §
COUNTY OF TRAVIS §

THAT I, LYNN R. SAVORY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY 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 20th DAY OF MAY, 2022


LYNN R. SAVORY, R.P.L.S.
STATE OF TEXAS NO. 4598
Unintech Consulting Engineers
505 E. Huntland Drive, Suite 335
Austin, Texas 78752



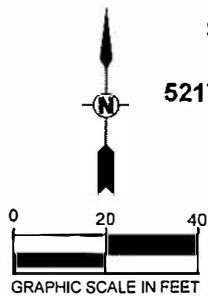
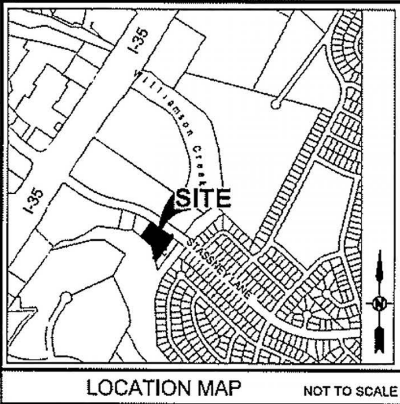
REFERENCES

AUSTIN GRID NO. H16
TCAD PARCEL ID NO. 335766
VESTING DEED DOC. NO. 2016057417

FIELD NOTES REVIEWED
BY  DATE: 08/31/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF PARCEL 5217.39EWLEFST, FN No. 170 UNINTECH



EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL (EWLEFST)

PARCEL # 5217.39

**LOT 3
WILLIAMSON CENTRE
SUBDIVISION**
(VOLUME: 87, PAGE: 12A P.R.T.C.Tx)
(1.507 ACRES)
OWNER: STASSNEY CROSSING LLC
DOCUMENT NUMBER: 2016057417
O.P.R.T.C.Tx.
PROPERTY ID: 335766

**VALLEY
NUMBER 24**
15' SANITARY SEWER
EASEMENT
DOCUMENT NUMBER: 2007200983
O.P.R.T.C.Tx.
30' ELECTRIC EASEMENT
VOLUME: 87, PAGE: 12A P.R.T.C.Tx

**PROPOSED 20'
EXCLUSIVE WASTEWATER
LINE EASEMENT FOR
SUBTERRANEAN TUNNEL
(EWLEFST)
5,673 SQ FT
(0.13 ACRES)
* SEE VERTICAL
LIMITS NOTE**

EAST STASSNEY LANE
(100 R.O.W.)
(VOLUME: 78, PAGE: 311 P.R.T.C.Tx)

P.O.B
N54°02'12"W
25.27'
P.O.C

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	WOOD FENCE
M.P.R.T.C.T.	MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
●	IRON ROD FOUND
▲	MAGNAIL FOUND
⊗	COTTON SPINDLE FOUND
⊙	CALCULATED POINT
()	POST
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY

**0.544 ACRES OF LOT 3
INTERREGIONAL 26
(0.540 ACRES)
OWNER: CITY OF AUSTIN
VOLUME 8338, PAGE 969
O.P.R.T.C.Tx.
PROPERTY ID: 335767**

* VERTICAL LIMITS ELEVATION
ARE 507 FT TO 548 FT.

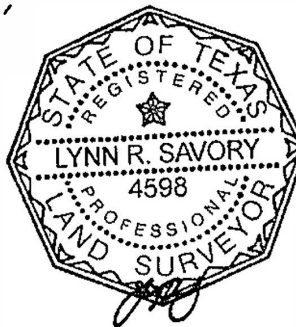
Line Table		
Line #	Direction	Length
L16	S35°59'52"W	292.00'
L17	N14°07'59"W	26.06'
L18	N35°59'52"E	275.28'
L19	S54°02'12"E	20.00'

BEARING SOURCE:

THE BEARINGS SHOWN HEREON REPRESENT GRID AND ARE BASED ON GPS OBSERVATIONS PROCESSED FROM WGS 84 TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203 USING NGS NAD 83 (96 HARN, EPOCH 2011, GEOID 12B).

SURVEY PLAT SHOWING:

A 0.13 OF ONE ACRE (5,673 SQ.FT.) OF LAND OUT OF LOT 3, WILLIAMSON CENTRE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 12A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED BY GENERAL WARRANTY DEED FROM ANCHOR EQUITIES, LTD TO STASSNEY CROSSING, LLC., AS RECORDED IN DOCUMENT NUMBER 2016057417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO OUT OF THE SANTIAGO DEL VALLE GRANT ABSTRACT 24.



STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 20 TH DAY OF MAY, 2022

Lynn R. Savory
Lynn Savory
Registered Professional Land Surveyor
No. 4598 - State of Texas



**UNINTECH CONSULTING
ENGINEERS, INC.**
WWW.UNINTECH.COM

TYPE #2495
TRPLS # 1002119

2431 E. EVANS RD.
SAN ANTONIO, TEXAS 78229
(210) 641-6003 FAX: (210) 641-8279

505 E. HUNT LAND DR., SUITE 335
AUSTIN, TEXAS 78752
(512) 575-0722

Scale	Drawn by	Checked by	Date	Project No.	Page No.
1" = 40'	CA	LS	05/20/2022	22-113-S	1 OF 1