



UNINTECH CONSULTING ENGINEERS, INC.

EXHIBIT "D"

STRUCTURAL • CIVIL • SURVEYING

Document: FN-168RA3

**MAZENYO GROUP & ASSOCIATES LLC,
A SERIES OF THE GUERRERO'S REAL
ESTATE GROUP & ASSOCIATES LLC, A
TEXAS SERIES LIMITED LIABILITY
COMPANY**

Job No: 22-113-S

Date: July 18, 2024 Revised: Aug. 9, 2024

County: Travis

Survey: SANTIAGO DEL VALLE GRANT

Abstract: Number 24

TO

CITY OF AUSTIN

**(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)**

LEGAL DESCRIPTION FOR PARCEL #5217.30 TEMPORARY WORKING SPACE EASEMENT (TWSE)

DESCRIPTION OF A 0.26 OF AN ACRE (11,133 SQUARE FEET) 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 C, OF LAS MADERAS P.U.D, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 60C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.Tx.), AND SAID LOT C, BEING A PORTION OF THAT TRACT IDENTIFIED AS TRACT 2, IN AN ASSUMPTION WARRANTY DEED GRANTED TO MAZENYO GROUP & ASSOCIATES LLC, A SERIES OF THE GUERRERO'S REAL ESTATE GROUP & ASSOCIATES LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY OF RECORD IN DOCUMENT NUMBER 2024028539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), SAID 0.26 OF AN ACRE (11,133 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch iron rod found for the southeast corner of said Lot C, Las Maderas P.U.D. Section Two, also being the southwest corner of Lot 6, Block E of Creek Bend Section 4, a subdivision of record in Volume 58, Page 49 of said Plat Records, also being the northwest corner of Lot 1, Block B of Creek Bend Section 1, a subdivision of record in Volume 56, Page 71 of said Plat Records, and being the northeast corner of that tract described as 26.20 acres in a Special Warranty Deed to the Housing Authority Of The City of Austin, found recorded as Document Number 2019196321 of the said Official Public Records;

THENCE, N15°53'59"W, going over across and through said Lot C, Las Maderas P.U.D. Section Two, a distance of **32.05 feet** to a calculated point of intersection with the west line of a ten (10) foot wide Sanitary Sewer Easement of record in Volume 3833, Page 1129 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), with the northerly line of a fifteen (15) foot wide Public Utilities Easement as shown on the plat of said Las Maderas P.U.D. Section Two, said point also being the most southerly corner of, and the **POINT OF BEGINNING** of the tract described herein;

THENCE, N43°48'22"W, continuing across said Lot C, along the north line of the said fifteen (15) Public Utility Easement, a distance of **139.58 feet**, to a calculated point, for the most westerly corner of the tract described herein;



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0.26 Acre

Page Two

THENCE, N27°52'41"E, leaving said Public Utility Easement line continuing across said Lot C, a distance of **49.15 feet**, to a calculated point of intersection with the northerly line of a dedicated Drainage Easement, same line being shown as the limits of 100-Year Flood Plain on the subdivision Plat for said Las Maderas P.U.D. Section Two, for the most northerly corner of the tract described herein:

THENCE, continuing across the said Lot C, along the northerly lines of said Drainage Easement and said 100-Year Flood Plain, the following two (2) courses and distances:

- 1) **S73°32'03"E**, a distance of **109.07 feet** to a calculated point for an angle point hereof; and,
- 2) **S63°35'27"E**, a distance of **25.60 feet** to a calculated point of intersection with the westerly line of said ten (10) foot Drainage Easement, for the east corner of the tract described herein.

THENCE S27°52'41"W, leaving the said northerly line of said Drainage Easement and said 100-Year Flood Plain, continuing across the said Lot C, along the west line of the above referenced ten (10) foot Drainage Easement, a distance of **115.25 feet** to the **POINT OF BEGINNING**, containing **0.26 of an Acre (11,133 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.26 of an acre (11,133 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.

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 18th DAY OF JULY, 2024

Kynn R. Savory

REFERENCES

LYNN R. SAVORY, R.P.L.S. AUSTIN GRID NO. H15
STATE OF TEXAS NO. 4598 TCAD PARCEL ID NO. 337678
Unitech Consulting Engineers VESTING DEED DOC. NO. 2024028539
505 E. Huntland Drive, Suite 335
Austin, Texas 78752

FIELD NOTES REVIEWED

BY: [Signature] DATE: 08/14/24

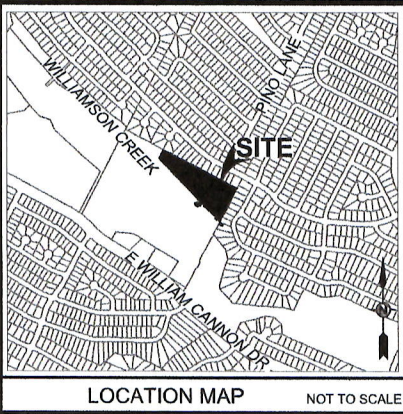
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

505 E. Huntland Drive, Suite 335 • Austin, TX 78745
P: (512) 579-0722 • F: (512) 579-0734 • www.unintech.com
TBPE No. F-5499 • TBPLS No. 10051100

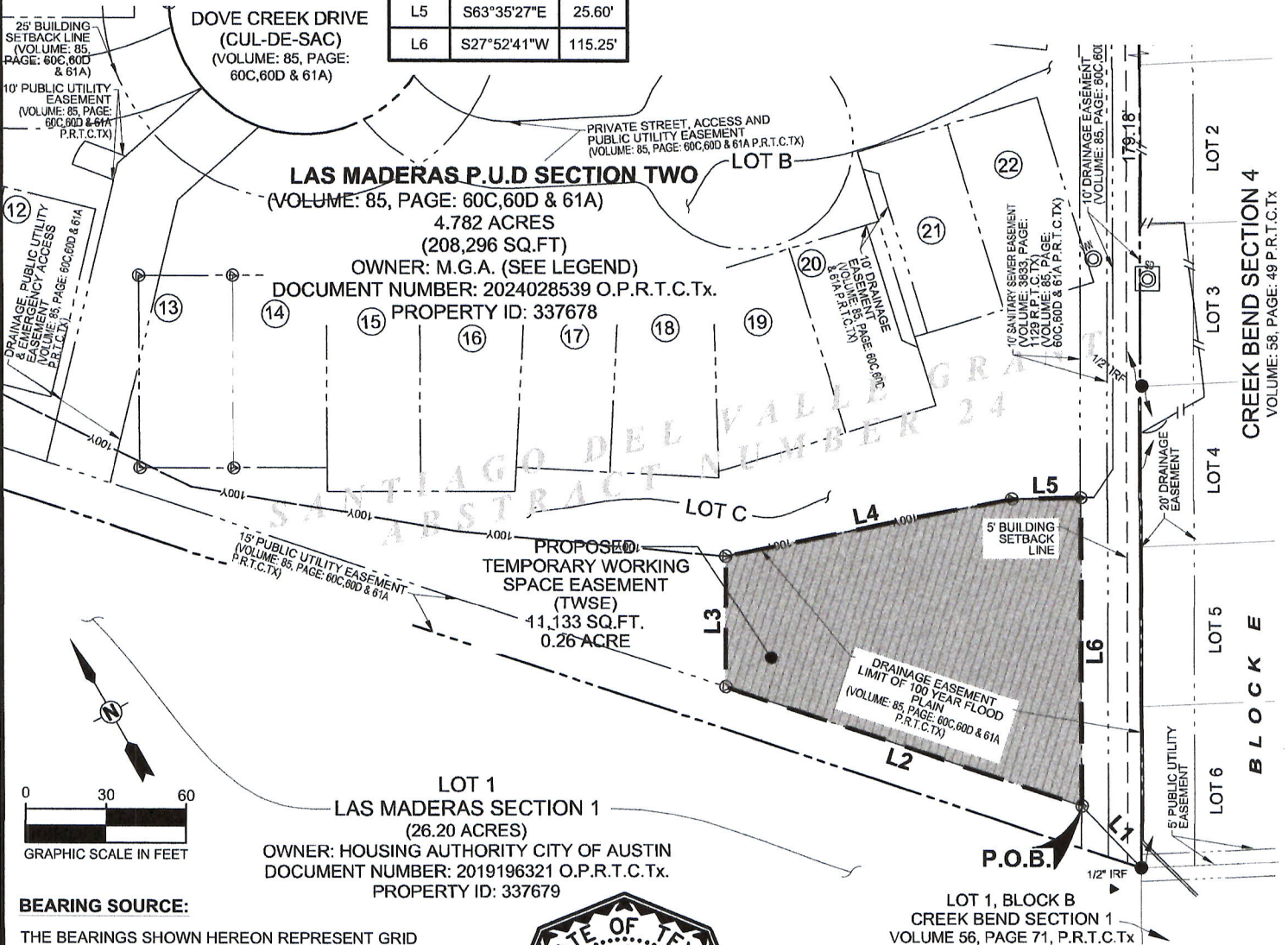


**SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF
PARCEL 5217.30, FN No. 168RA3 UNINTECH
TEMPORARY WORKING SPACE EASEMENT (TWSE)**

EXHIBIT "D"



Line Table		
Line #	Direction	Length
L1	N15°53'59"W	32.05'
L2	N43°48'22"W	139.58'
L3	N27°52'41"E	49.15'
L4	S73°32'03"E	109.07'
L5	S63°35'27"E	25.60'
L6	S27°52'41"W	115.25'



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 (2011), GEOID 12B).

LEGEND

M.G.A.	MAZENYO GROUP & ASSOCIATES LLC, A SERIES OF THE GUERRERO'S REAL ESTATE GROUP & ASSOCIATES LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY
-----	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



STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS 18 TH DAY OF JULY, 2024

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

Revised
06/28/2023
10/11/2023
07/18/2024



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ENGINEERS, INC.**
WWW.UNINTECH.COM

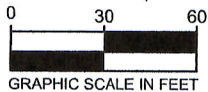
2431 E. EVANS RD.
SAN ANTONIO, TEXAS 78259
(210) 641-6003 FAX: (210) 641-8279
505 E. HUNTLAND DR, SUITE 335
AUSTIN, TEXAS 78752
(512) 579-0722

Scale	Drawn by	Checked by	Date	Project No.	Page No.
1" = 60'	CA	LS	07/18/2024	22-113-S	1 OF 1

EXHIBIT "D"



NOT TO SCALE



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AND ARE BASED ON GPS OBSERVATIONS
PROCESSED FROM WGS 84 TO THE TEXAS
COORDINATE SYSTEM, CENTRAL ZONE 4203 USING
NGS NAD 83 (2011), GEOID 12B).

M.G.A. MAZENYO GROUP & ASSOCIATES LLC, A SERIES OF THE
GUERRERO'S REAL ESTATE GROUP & ASSOCIATES LLC,
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ON THE GROUND UNDER MY SUPERVISION.

THIS 18 TH DAY OF JULY, 2024

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

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



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ENGINEERS, INC.**
WWW.UNINTECH.COM

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