



UNINTECH CONSULTING ENGINEERS, INC.

EXHIBIT "A"

STRUCTURAL • CIVIL • SURVEYING

Document: FN-168-LOT13Rev

**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. 15, 2024
County: Travis
Survey: SANTIAGO DEL VALLE GRANT
Abstract: Number 24**

**TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)**

LEGAL DESCRIPTION OF PARCEL #5217.30 LOT 13 FEE TRACT

DESCRIPTION OF A 0.06 OF AN ACRE (2,520 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 ALL OF LOT 13 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.), SAID LOT 13, BEING A PORTION OF THAT TRACT IDENTIFIED AS TRACT 1, 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.), THE SAID 0.06 OF AN ACRE (2,520 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the northwest corner of said Lot 13, Las Maderas P.U.D. Section Two, same being the tract described herein, **from** which point of beginning, a ½ inch iron rod found in the west line of Dove Creek Drive, a dedicated right-of-way, as shown on the Dove Springs Section 2, Phase 2 Subdivision Plat, found recorded in Book 70, Page 63 P.R.T.C.Tx., being the South corner of Lot 23, Block "F", of said Dove Springs Section 2, Phase 2, same also being an exterior "ell" corner of Lot C, of the said Las Maderas P.U.D. Section Two, **bears** N31°35'12"E, 173.78 feet.

THENCE, S62°24'14"E, going along the north line of said Lot 13, at 7.93 feet pass the easterly line of a Drainage, Public Utility And Emergency Access Easement dedicated by the Plat for said Las Maderas P.U.D. Section Two, continuing for a total distance of **35.00 feet**, to a ½ inch iron rod found for the northeast corner of the said Lot 13, and tract described herein, same calculated point being the northwest corner of Lot 14 of said Las Maderas P.U.D., Section Two;

THENCE, S27°35'46"W, with the common line between said Lot 13 and Lot 14, a distance of **72.00 feet**, to a ½ inch iron rod found, for the southeast corner of the said Lot 13, and tract described herein, same being the southwest corner of said Lot 14;



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0.06 of an Acre

Page Two

THENCE, N62°24'14"W, with the south line of said Lot 13, and the tract described herein, a distance of **35.00 feet**, to a ½ inch iron rod found, for the southwest corner of said Lot 13, and the tract described herein;

THENCE, N27°35'46"E, with the west line of the tract described herein, at 39.83 feet pass the easterly line of the said Drainage, Public Utility And Emergency Access Easement, continuing for a total distance of **72.00 feet**, to the **POINT OF BEGINNING**, containing **0.06 of an Acre (2,520 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.06 of an Acre (2,520 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

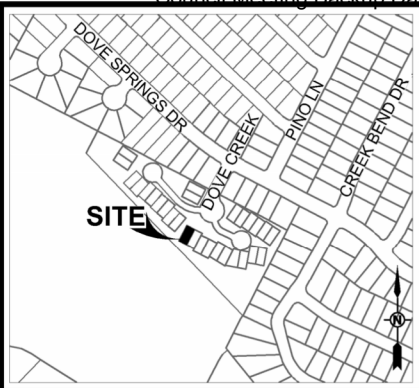
LYNN R. SAVORY, R.P.L.S.
STATE OF TEXAS NO. 4598
Unitech Consulting Engineers
505 E. Huntland Drive, Suite 335
Austin, Texas 78752



FIELD NOTES REVIEWED
BY:  DATE: 08/21/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

AUSTIN GRID NO. H15
TCAD PARCEL ID NO. 337678
VESTING DEED DOC. NO. 2024028539



LOCATION MAP

NOT TO SCALE

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF
LOT 13 OF LAS MADERAS
P.U.D. SECTION 2, FN No.
168 LOT 13Rev UNINTECH**

EXHIBIT "A"

LEGEND A

- 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
- ⊙ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT OF WAY

OWNER: HOUSING AUTHORITY CITY OF AUSTIN
DOCUMENT NUMBER: 2019196321 O.P.R.T.C.T.X.
PROPERTY ID: 337679

LOT 1
(26.20 ACRES)
LAS MADERAS SECTION 1
(VOLUME: 85, PAGE: 60C, 60D & 61A P.R.T.C.T.X.)

15' PUBLIC UTILITY EASEMENT
(VOLUME: 85, PAGE: 60C, 60D & 61A P.R.T.C.T.X.)

LIMITS OF 100-YR FLOOD PLAIN
(VOLUME: 85, PAGE: 60C, 60D & 61A P.R.T.C.T.X.)

10' BUILDING SETBACK
(VOLUME: 85, PAGE: 60C, 60D & 61A P.R.T.C.T.X.)

COMMON & DRAINAGE EASEMENT

LOT 13

LOT 14

LOT B

LOT C

DOVE SPRINGS SECTION 2, PHASE 2
BLOCK "F"
LOT 23
VOLUME: 70, PAGE: 63
LAS MADERAS P.U.D. SECTION TWO
DOVE CREEK DRIVE (CUL-DE-SAC)
(VOLUME: 85, PAGE: 60C, 60D & 61A)

1/2" IRF

N31°35'12"E 173.78'

S62°24'14"E 35.00'
(S59°33'00"E 35.00')

N27°35'46"E 72.00'
(N30°27'00"E 72.00')

S27°35'46"W 72.00'
(S30°27'00"W 72.00')

N62°24'14"W 35.00'
(N59°33'00"W 35.00')

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
Registered Professional Land Surveyor
No. 4598 - State of Texas

Revised
07/18/2024
08/09/2024
08/15/2024

UNINTECH CONSULTING 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 1" = 20'

Drawn by CA

Checked by LS

Date 07/18/2024

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Plot No. 22-113-S

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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).

JUSTIN WHISENANT 8/15/2024 11:27 AM \\SERVER06\JOBS - SURVEY\SURVEY 22 JOBS\22-113-S WILLIAMSON CREEK WW INTERCEPTOR EASEMENTS\7.0.DWG (AUTOCAD)\BOUNDARY SURVEY\1ST_BATCH\TITLE COMMITMENT 5217.30_PROP_ID_337678\PROP_ID_337678_UPDATE062923.DWG

LEGEND B

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



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TPBE #5499
TBPLS # 1005110

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Plot No.

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