



UNINTECH CONSULTING ENGINEERS, INC.

EXHIBIT "B"

STRUCTURAL • CIVIL • SURVEYING

Document: FN-168RB2

**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

TO

Date: July 18, 2024 Revised: Aug. 15, 2024

CITY OF AUSTIN

County: Travis

(LOWER WILLIAMSON CREEK

Survey: SANTIAGO DEL VALLE GRANT

WASTEWATER INTERCEPTOR)

Abstract: Number 24

**LEGAL DESCRIPTION FOR PARCEL #5217.30
ACCESS EASEMENT (AE)**

DESCRIPTION OF TWO (2) TRACTS OF LAND; EACH OF SAID TWO (2) TRACTS OF LAND BEING OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF LOT B AND 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.), SAID LOT B AND 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.), TRACT 1 CONTAINING 0.14 OF AN ACRE (6,042 SQUARE FEET), AND TRACT 2 CONTAINING 0.02 OF AN ACRE (847 SQUARE FEET), SAID TRACT 1 AND TRACT 2 AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT-I:

COMMENCING at ½ inch iron rod found for the southeast corner of Lot C of said 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, of record as Document Number 2019196321 of said Official Public Records;

THENCE, N38°42'04"W, going over across and through said Lot C of the Las Maderas P.U.D. Section Two, a distance of 168.57 feet to a calculated point, for the southeast corner of and the POINT OF BEGINNING of the tract described herein;



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0.14 of an Acre and 0.02 of an Acre

Page Two

THENCE, N43°48'22"W, going over, across and through said Lot C, along the north line of a 15' Public Utility Easement as found recorded in Volume 85, Page 60C,60D and 61A of said Plat records, a distance of **241.68 feet**, to a calculated point of intersection with the east line of a drainage, public utilities and emergency access easement as found recorded in Volume 85, Page 60C,60D and 61A of said Plat records, for the west corner of the tract described herein;

THENCE, N41°26'13"E, leaving said Public Utilities Easement, going along said east line of said drainage, public utilities and emergency access easement, a distance of **46.70 feet** to a calculated point of intersection with the west line of Lot 13, said Lot 13 being a portion of Tract 1 of the above-described deed to Mazenyo Group & Associates LLC, a Series of the Guerreros's Real Estate Group & Associates LLC, a Texas Series Limited Liability Company, for the north corner of the tract described herein;

THENCE, with the westerly, and southerly lines of said Lot 13, the following two (2) courses and distances:

- 1) **S27°35'46"W**, with said west line of Lot 13, a distance of **39.83 feet**, to a ½ inch iron rod found for an interior "ell" corner of the tract described herein, same being the west corner of said Lot 13;
- 2) **S62°24'14"E**, a distance of **35.00 feet**, to a ½ inch iron rod found an exterior "ell" corner of the tract described herein, same being the south corner of said Lot 13 and the southwest corner of said Lot 14;

THENCE, S27°35'46"W, going over, across and through said Lot C, a distance of **9.78 feet**, to a calculated point of intersection with the northerly line of a dedicated drainage easement, same line shown as limits of 100-Year Floor Plan and recorded in Volume 85, Page 60C,60D and 61A of said Plat records, for an interior "ell" corner of the tract described herein;

THENCE, along the northerly lines of said drainage easement, the following two (2) courses and distances:

- 1) **S52°45'59"E**, a distance of **84.03 feet** to a calculated point for an angle point hereof;
- 2) **S56°56'23"E**, a distance of **100.74 feet** to a calculated point for an exterior "ell" corner of the tract described hereof;

THENCE, S27°52'41"W, going over, across and through said Lot C, a distance of **49.15 feet** to the **POINT OF BEGINNING**, containing **0.14 of an Acre (6,042 Square Feet)** of land area within these metes and bounds.



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0.14 of an Acre and 0.02 of an Acre

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TRACT-II:

COMMENCING at ½ inch iron rod found in the west line of Dove Creek Drive, a dedicated right-of-way, as shown on Dove Springs Section 2, Phase 2, a Plat recorded in Book 70, Page 63 of said Plat Records, for the South corner of Lot 23, Block "F" of said Dove Springs Section 2, Phase 2 Plat Records, same being an exterior "ell" corner of said Lot C of Las Maderas P.U.D. Section Two;

THENCE, Along the common line between said Lot C of Las Maderas P.U.D. Section Two, and said west line of Dove Creek Drive, the following two (2) courses and distances:

- 1) **S27°35'46"W**, a distance of **70.71 feet** to a calculated point of curvature of a curve to the left hereof;
- 2) Continuing along the Arc of said curve to the left, having a **Radius of 50.00 feet**, through a central angle of **70°27'41"**, having a chord bearing of **S7°37'56"E**, and a chord distance of **57.69 feet**, an **Arc Distance of 61.49 feet** to a calculated point on the curve;

THENCE, **S75°56'14"W**, leaving said common line, going over, across and through said Lot C, along the south line of said Drainage, Public Utility & Emergency Access easement, a distance of **14.04 feet**, to a calculated point on line, for the most northeast corner of, and **POINT OF BEGINNING** of the tract described herein;

THENCE, **S27°35'46"W**, going over, across and through said Lot C, a distance of **46.17 feet**, to a ½ inch iron rod found, for the south corner of the tract described herein, same calculated point being the north corner of Lot 14 and the northeast corner of Lot 13 of the above-mentioned Las Maderas P.U.D. Section Two;

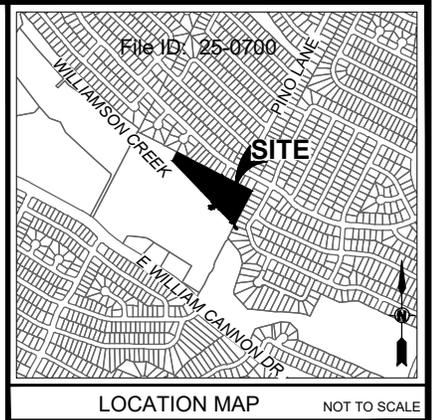
THENCE, **N62°24'14"W**, with the north line of said Lot 13, a distance of **27.07 feet**, to a calculated point of intersection with the east line of said Drainage, Public Utility & Emergency Access easement, for the southwest corner of the tract described herein;

THENCE, Along said Drainage, Public Utility & Emergency Access easement, the following two (2) courses and distances:

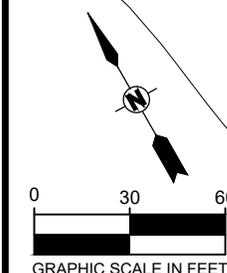
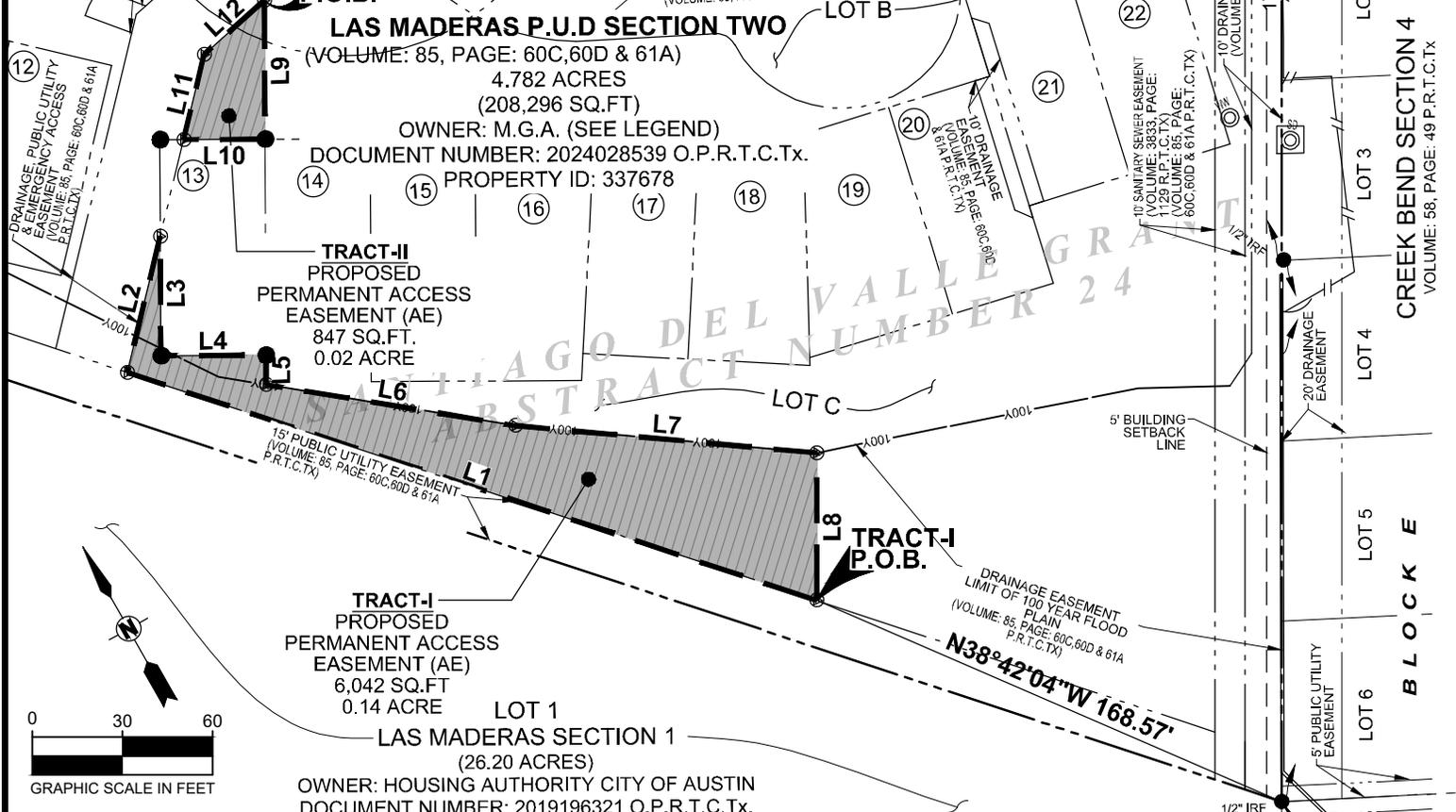
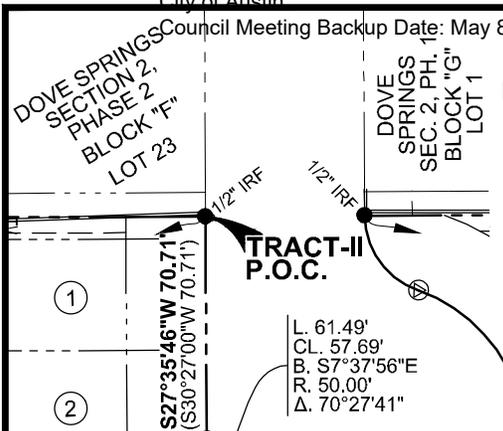
- 1) **N41°26'13"E**, a distance of **29.13 feet** to a calculated point for an angle point hereof;
- 2) **N75°56'14"E**, a distance of **26.91 feet** to the **POINT OF BEGINNING**, containing **0.02 of an Acre (847 Square Feet)** of land area within these metes and bounds.

NOTES INTRINSIC TO THIS DESCRIPTION CONTINUE ON PAGE 4

SKETCH TO ACCOMPANY LEGAL EXHIBIT "B" DESCRIPTION OF PARCEL 5217.30, FN No. 168RB2 UNINTECH ACCESS EASEMENT (AE)



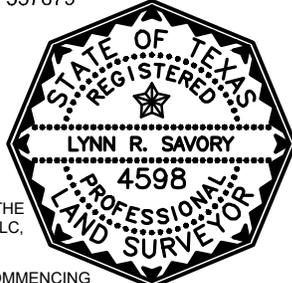
Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N43°48'22"W	241.68'	L7	S56°56'23"E	100.74'
L2	N41°26'13"E	46.70'	L8	S27°52'41"W	49.15'
L3	S27°35'46"W	39.83'	L9	S27°35'46"W	46.17'
L4	S62°24'14"E	35.00'	L10	N62°24'14"W	27.07'
L5	S27°35'46"W	9.78'	L11	N41°26'13"E	29.13'
L6	S52°45'59"E	84.03'	L12	N75°56'14"E	26.91'



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	P.O.C.	POINT OF COMMENCING
---	PROPERTY LINE	P.O.B.	POINT OF BEGINNING
---	EASEMENT LINE	●	IRON ROD FOUND
-/-	WOOD FENCE	▲	MAGNAIL FOUND
M.P.R.T.C.T.	MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS	⊗	COTTON SPINDLE FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	⊙	CALCULATED POINT
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	○	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
09/15/2024

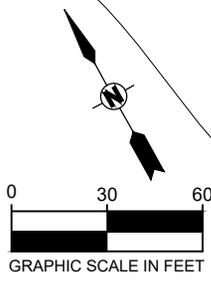
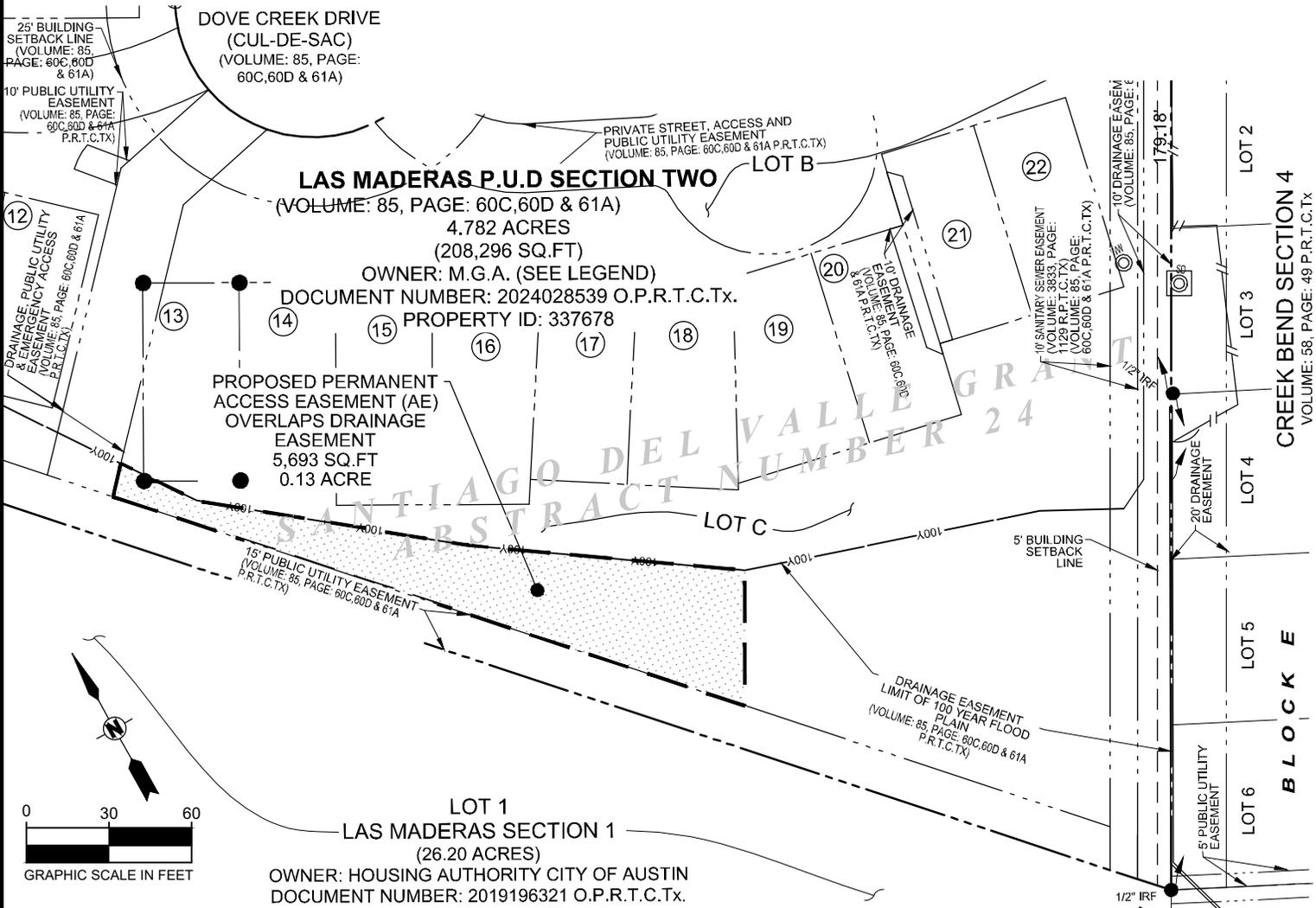
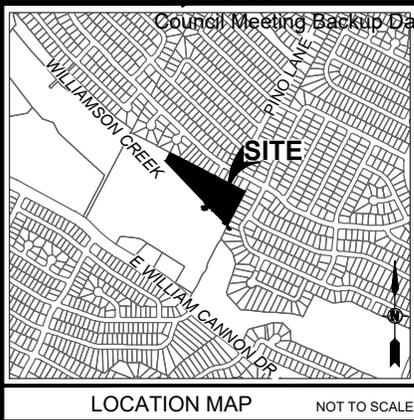
UNINTECH CONSULTING ENGINEERS, INC.
WWW.UNINTECH.COM

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) 575-0722

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF PARCEL 5217.30, FN No. 168RB2 UNINTECH ACCESS EASEMENT (AE) EXHIBIT "B" EASEMENT OVERLAP SKETCH

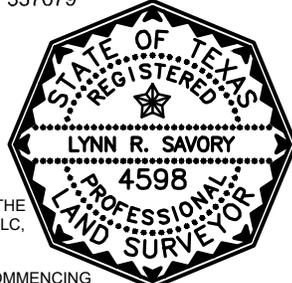


BEARING SOURCE:

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

Table with 2 columns: Symbol/Line Style and Description. Includes entries for M.G.A., Property Line, Easement Line, Wood Fence, M.P.R.T.C.T., O.P.R.T.C.T., R.P.R.T.C.T., R.O.W., P.O.C., P.O.B., Iron Rod Found, Magnail Found, Cotton Spindle Found, Calculated Point, Post, Record Information, and 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 (Signature)

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

Revised 06/28/2023 10/11/2023 07/18/2024 08/15/2024

UNINTECH CONSULTING ENGINEERS, INC. WWW.UNINTECH.COM 2431 E. EVANS RD. SAN ANTONIO, TEXAS 78259 (210) 641-6003 FAX: (210) 641-6279 505 E. HUNTLAND DR, SUITE 335 AUSTIN, TEXAS 78752 (512) 573-0722

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Page No. Values: 1" = 60', CA, LS, 07/18/2024, 22-113-S, 1 OF 1