



## UNINTECH CONSULTING ENGINEERS, INC.

STRUCTURAL • CIVIL • SURVEYING

EXHIBIT "C"

**Document: FN-168R4**

**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 FOR PARCEL #5217.30 SIDEWALK, TRAIL AND RECREATIONAL EASEMENT (STARE)**

**DESCRIPTION OF A 0.33 OF AN ACRE (14,590 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 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.), SAID 0.33 OF AN ACRE (14,590 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, P.R.T.C.Tx., also being the northwest corner of Lot 1, Block B of Creek Bend Section 1, a subdivision of record in Volume 56, Page 71, P.R.T.C.Tx., 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, O.P.R.T.C.Tx.;

**THENCE**, N43°48'22"W, along the common line between above referenced 26.20-Acres and Las Maderas P.U.D Section Two, a distance of 162.94 feet to a calculated point, for the most southerly corner of and **POINT OF BEGINNING** of the tract described herein;

**THENCE**, N43°48'22"W, continuing along above-mentioned common line, a distance of **270.49 feet**, to a calculated point of intersection with the projected west line of a drainage, public utilities and emergency access easement as shown on the Las Maderas P.U.D. Section Two Plat, for the most northwesterly corner of the tract described herein;



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**0.33 Acre**

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**THENCE, N41°26'13"E**, leaving said common line, continuing across said Lot C, going along said west line of said Drainage, Public Utilities And Emergency Access Easement, a distance of **129.70 feet** to a calculated point, for an angle point of the tract described herein;

**THENCE, N75°56'14"E**, continuing across said Lot C, along the northerly line of said Drainage, Public Utilities And Emergency Access Easement, a distance of **42.54 feet**, to a calculated point of intersection with a curve to the left on the southwest line of Dove Creek Drive, a dedicated Roadway (Cul-De-Sac), same being the northeasterly line of Lot B, as shown on the said Las Maderas P.U.D. Section Two Plat, for the most northerly corner of the tract described herein;

**THENCE**, Along the Arc of said curve to the left, having a **Radius of 50.00 feet**, through a central angle of **29°50'34"**, having a chord bearing of **S27°56'22"E**, and a chord distance of **25.75 feet**, an **Arc Distance of 26.04 feet** to a calculated point of non-tangency, and an exterior "ell" corner of the tract described herein;

**THENCE**, going over, across and through said Lot B of said Las Maderas P.U.D. Section Two, the following two (2) courses and distances:

- 1) **S75°56'14"W**, a distance of **14.04 feet** to a calculated point for an angle point hereof; and,
- 2) **S27°35'46"W**, a distance of **46.17 feet** to a ½ inch iron rod found for an exterior "ell" corner of the tract described herein, same being the most northeasterly corner of Lot 13 and the north corner of Lot 14 of said Las Maderas P.U.D. Section Two Plat, said Lot 13 and Lot 14 being a portion of Tract 1, described in said deed to Mazenyo Group & Associates LLC, a Series of the Guerreros's Real Estate Group & Associates LLC, a Texas Series Limited Liability Company;

**THENCE**, with the northeasterly, northwesterly, and southwesterly lines of said Lot 13, the following three (3) courses and distances:

- 1) **N62°24'14"W**, at 27.07 feet pass the easterly line of the said Drainage, Public Utilities and Emergency Access Easement, continuing for a total distance of **35.00 feet**, to a ½ inch iron rod found for an interior "ell" corner of the tract described herein, same being the north corner of said Lot 13;
- 2) **S27°35'46"W**, at 30.21 feet pass the easterly line of the said Drainage, Public Utilities and Emergency Access Easement, continuing for a total distance of **72.00 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; and,
- 3) **S62°24'14"E**, a distance of **35.00 feet**, to a ½ inch iron rod found for an exterior "ell" corner of the tract described herein; same being the southerly corner of said Lot 13 and the west corner of said Lot 14;

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### 0.33 Acre Page Three

**THENCE, S27°35'46"W**, going back over, across and through said Lot C of said Las Maderas P.U.D. Section Two, a distance of **9.78 feet**, to a calculated point being the most westerly corner of the said Lot 14, and a point of intersection with the northeasterly line of that Drainage Easement and Limit of the 100-Year Flood Plain as shown on the Plat of said Las Maderas P.U.D. Section Two, for an interior “ell” corner of the tract described herein;

**THENCE**, continuing across said Lot C of said Las Maderas P.U.D. Section Two, along the northeasterly line of said Drainage Easement and Limit of the 100-Year Flood Plain, 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; and,
- 2) **S56°56'23"E**, a distance of **100.74 feet** to a calculated point for an exterior “ell” corner of the tract described herein;

**THENCE, S27°52'41"W**, leaving the northeasterly line of the said Drainage Easement and Limit of the 100-Year Flood Plain, continuing across said Lot C, a distance of **64.95 feet** to the **POINT OF BEGINNING**, containing **0.33 of an Acre (14,590 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.33 of an acre (14,590 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.

**NOTES INHERENT TO THIS DESCRIPTION CONTINUE ON PAGE 4**

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**UNITECH CONSULTING ENGINEERS, INC.**

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EXHIBIT "C"

**0.33 Acre  
Page Four**

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


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



**REFERENCES**

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

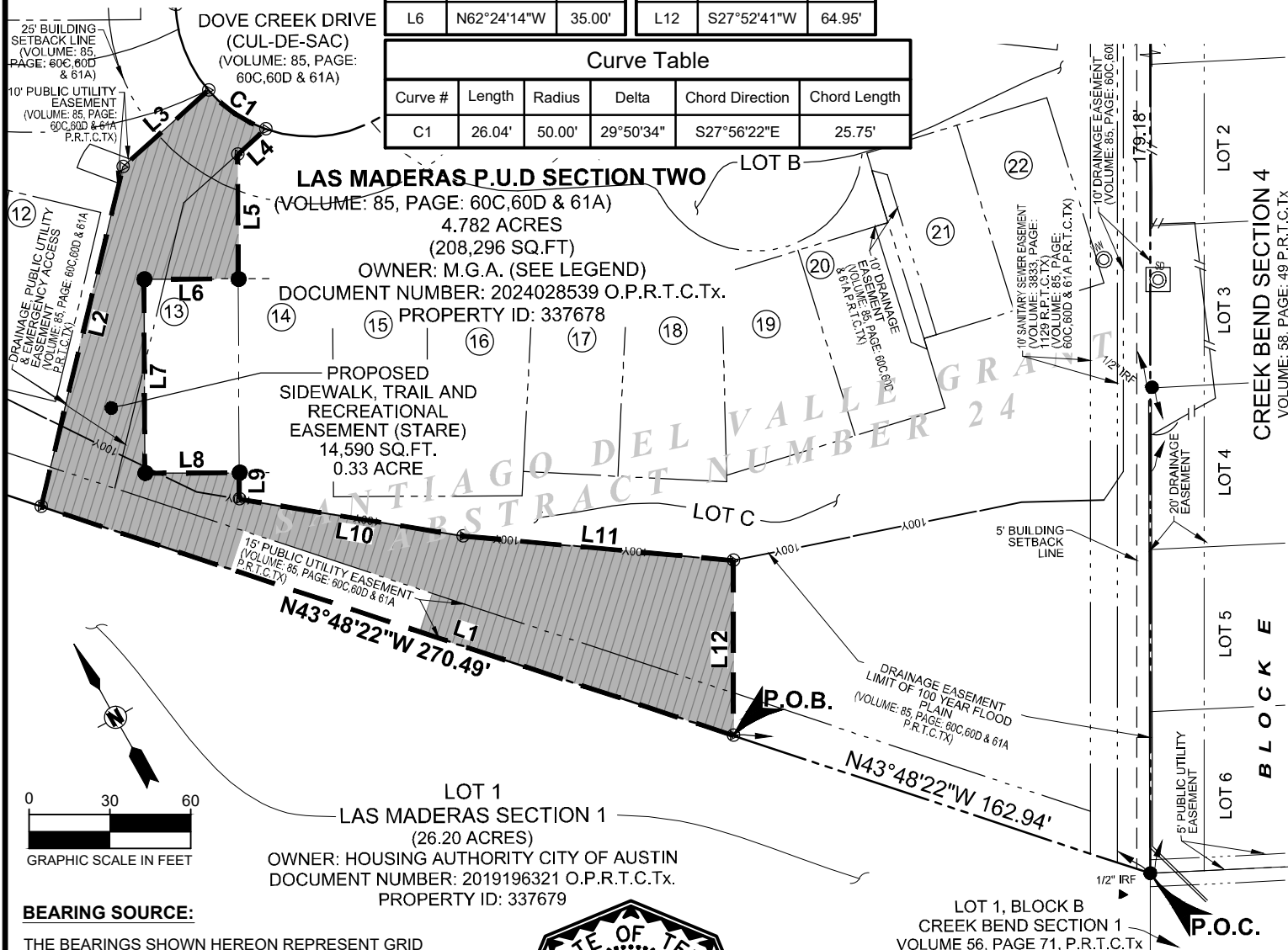
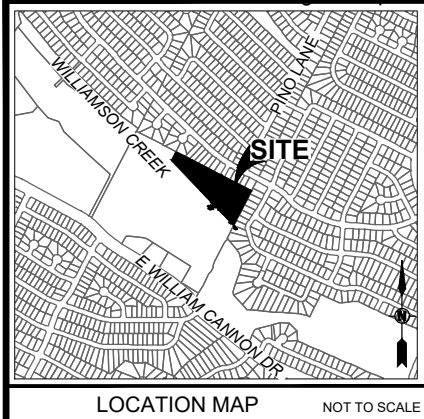
FIELD NOTES REVIEWED  
BY  DATE: 08/21/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF  
PARCEL 5217.30, FN No. 168R4 UNINTECH

SIDEWALK, TRAIL AND RECREATIONAL EASEMENT (STARE)

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N43°48'22"W	270.49'	L7	S27°35'46"W	72.00'
L2	N41°26'13"E	129.70'	L8	S62°24'14"E	35.00'
L3	N75°56'14"E	42.54'	L9	S27°35'46"W	9.78'
L4	S75°56'14"W	14.04'	L10	S52°45'59"E	84.03'
L5	S27°35'46"W	46.17'	L11	S56°56'23"E	100.74'
L6	N62°24'14"W	35.00'	L12	S27°52'41"W	64.95'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.04'	50.00'	29°50'34"	S27°56'22"E	25.75'



**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
R.O.W.	RIGHT OF WAY
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



STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

THIS 18TH 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  
11/22/2023  
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. HUNT LAND DR, SUITE 335 AUSTIN, TEXAS 78752 (512) 579-0722			
Scale	Drawn by	Checked by	Date	Page	No.
1" = 60'	CA	LS	07/18/2024	22-113-S	1 OF 1

**LOCATION MAP**

NOT TO SCALE

JUSTIN WHISENANT 8/15/2024 11:43 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