



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ C ”

PARMER VILLAGE CONDOMINIUMS
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL #4832.01 TWSE-1

DESCRIPTION OF A 0.089-ACRE (3,880 SQUARE FOOT) TRACT OF LAND IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT NO. 280, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 2 BLOCK A, RESUBDIVISION OF LOTS 3, 4 & 5, BLOCK “A” JEFFERSON CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2007001216 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN AN AGREEMENT TERMINATING PROPERTY OWNERS’ ASSOCIATION AGREEMENT DEED DATED MARCH 28, 2007, RECORDED IN DOCUMENT NUMBER 2007025732 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.089-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), value of N=10,141,741.99, E=3,107,050.02 in the interior of Lot 2 Block A, of said Resubdivision of Lots 3, 4 & 5, Block “A” Jefferson Center Subdivision, on the south line of an existing 15-foot wide Water and Wastewater Easement recorded in Volume 1069, Page 546 of the Official Records of Williamson County, Texas for the northeast corner and **POINT OF BEGINNING** of this tract, from which a ½ inch iron rod with plastic cap stamped “K.C. Engineering” found at TXDOT Highway Station 358+32.45 on the existing southwest right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (a 200-foot wide right-of-way) bears North 73°19’27” East a distance of 711.94 feet. Also from said point of beginning a ½-inch iron rod found at an internal east angle point of Lot 5 Block A, of said Resubdivision of Lots 3, 4, & 5, Block A and an exterior west angle point of a 21.271 acre tract described in a Special Warranty Deed dated April 6, 2004 to Williamson County recorded in Document Number 2004027021 of the Official Public Records of Williamson County, Texas bears South 79°35’54” East, 97.03 feet to an east line of Lot 2 Block A and the west line of said 21.271 acre tract and North 01°35’27” West with the west line of the 21.271 acre tract at a distance of 15.33 feet pass a calculated point at the northeast corner of Lot 2 Block A and the southeast corner of Lot 5, Block A, in all a total distance of 253.13 feet;

THENCE through the interior of Lot 2 Block A, the following three (3) courses;

- 1) Leaving the south line of said existing 15-foot wide Water and Wastewater Easement, South 70°32’33” West, a distance of 116.27 feet to a 60D nail set for the south corner of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

- 2) North 19°27'27" West, a distance of 66.75 feet to a 60D nail set on the south line of said existing 15-foot wide Water and Wastewater Easement for the northwest corner of this tract;
- 3) Along the south line of said existing 15-foot wide Water and Wastewater Easement, South 79°35'54" East, a distance of 134.06 feet to the **POINT OF BEGINNING**, and containing 0.089 acres (3,880 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83. Project control point were established from City of Austin reference point "J-37-4001" having coordinates values of N=10,133,889.08, E=3,113,244.67.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state 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 19th day of January, 2015, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

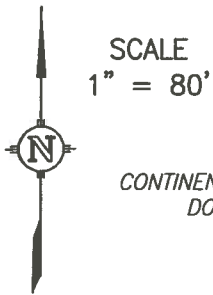
AUSTIN GRID NO. H-39
WCAD PARCEL ID NO. R497892
MACIAS & ASSOCIATES, L.P., PROJECT
NO. 453-08-13

FIELD NOTES REVIEWED

BY:  DATE: 2/4/15

**CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



CONTINENTAL HOMES OF TEXAS L.P.
DOC. NO. 2007025732,
O.P.R.W.C.Tx.

MALCOM M. HORNSBY
SURVEY
ABSTRACT NO. 280

PARMER VILLAGE
CONDOMINIUMS

RESUBDIVISION OF LOTS
3, 4 & 5, BLOCK "A"
JEFFERSON CENTER
SUBDIVISION
DOC. NO. 2007001216,
O.P.R.W.C.Tx.

PARCEL #4832.01
TWSE-1
TEMPORARY
WORKING SPACE
EASEMENT
0.089 AC.
3,880 SQ. FT.

LOT 5
BLOCK "A"

PROPOSED DRAINAGE EASEMENT
DEDICATED AT SITE PLAN
REFERENCED IN
DOC. NO. 2007001216 O.P.R.W.C.Tx.

DRAINAGE EASEMENT
DOC. NO. 2000062443,
O.P.R.W.C.Tx.

FUTURE TEMPORARY
WORKING SPACE
EASEMENT
FUTURE WASTEWATER
EASEMENT

CITY OF AUSTIN
20' WIDE P.U.E.
(0.5216 AC.)
VOL. 1547, PG. 62, O.R.W.C.Tx.
(APPROXIMATE LOCATION)

KC ENGR
=TxDOT STA.
358+32.45

WILLIAMSON COUNTY
DRAINAGE EASEMENT
(17.235 AC.)
DOC. NO. 9824698,
O.R.W.C.Tx.

WILLIAMSON COUNTY
(21.271 AC.)
DOC. NO. 2004027021,
O.P.R.W.C.Tx.

15' WATER & WASTEWATER
EASEMENT
VOL. 1069, PG. 546,
O.R.W.C.Tx.

DRAINAGE EASEMENT
DOC. NO. 1998013358,
O.P.R.W.C.Tx.

15' WASTEWATER
EASEMENT
VOL. 1631, PG. 676,
O.R.W.C.Tx.

LOT 2
BLOCK "A"

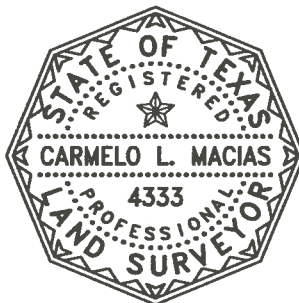
P.O.B.
N=10,141,741.99
E=3,107,050.02

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
(1986), CENTRAL ZONE.

NOTE:

The easements shown or noted and addressed
on this survey are those listed in Schedule B
of title commitment issued by First American
Title Insurance Company, GF No. 201400915,
Effective date: May 6, 2014



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/PLASTIC
CAP FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.R.W.C.Tx. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.Tx. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- PL— PROPERTY LINE

LINE TABLE

Number	Bearing	Distance
L1	S70°32'33"W	116.27'
L2	N19°27'27"W	66.75'
L3	S79°35'54"E	134.06'
L4	S79°35'54"E	97.03'
L5	S01°35'27"E	15.33'

DATE: 1/19/2015
DRAWN BY: R.A.D.
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 59

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS, FIRM NO. 101141-00



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

Date: