

**UNINTECH CONSULTING ENGINEERS, INC.**

STRUCTURAL • CIVIL • SURVEYING

Document: FN-172
Job No: 22-113-S
Date: May 20, 2022
County: Travis
Survey: SANTIAGO DEL VALLE GRANT
Abstract: Number 24

**STASSNEY CROSSING, LLC
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)**

**LEGAL DESCRIPTION FOR PARCEL
5217.95AE
ACCESS EASEMENT (AE)**

DESCRIPTION OF A 0.08 ACRE (3,348 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 A PORTION OF LOT 2 OF WILLIAMSON CENTRE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 12A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.Tx.), SAID LOT 2 IDENTIFIED AS ONE OF THE TRACTS LISTED AS TRACT 2, BEING A PORTION OF THOSE TRACTS DESCRIBED IN A GENERAL WARRANTY DEED GRANTED TO STASSNEY CROSSING, LLC, FOUND RECORDED AS DOCUMENT NUMBER 2016057417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), THE SAID 0.08 ACRE (3,348 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, AND INTENDED TO BE UTILIZED AS AN ACCESS EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at $\frac{1}{2}$ inch iron rod in the southwesterly right-of-way line of Stassney Lane, a dedicated public roadway (ROW 100') as per the subdivision plat for Interregional 26, a subdivision of record in Volume 78, Page 311 of said Plat Records, same being a point of curvature of a curve to the left in the northeasterly line of Lot 3 of said Williamson Centre Subdivision;

THENCE, along the arc of said curve to the left having a radius of **900.47 feet**, (the radius point of which bears **S35°54'28"W**), a central angle of **02°42'34"**, a chord bearing and distance of **N55°26'48"W, 42.58 feet**, the arc length of **42.58 feet** to a calculated point, for the most northwesterly corner of said Lot 3, and northeast corner of Lot 2 of said Williamson Centre Subdivision, said point being the **POINT OF BEGINNING** of the tract described herein;

THENCE, **S33°29'33"W**, leaving said southwest ROW line of said Stassney Lane, going with the common line of said Lot 2 and Lot 3 of Williamson Centre Subdivision, a distance of **113.87 feet**, to a calculated point of intersection with a northeasterly line of a 15' Sanitary Sewer Easement of record as Document Number 2007200983 of the O.P.R.T.C.Tx, for the most southeasterly corner of the tract described herein, from which point, a cotton spindle in rock found for the common southerly corner of said lots 2 and 3, Williamson Centre Subdivision bears **S33°29'33"W, 77.23 feet**;

THENCE, leaving said common line, going over, across and through said Lot 2 of Williamson Centre Subdivision, the following two (2) courses:

- 1) **N48°52'40"W**, a distance of **30.27 feet** to a calculated point for the most westerly corner of the tract described herein;
- 2) **N33°29' 33"E**, a distance of **109.17 feet** to a calculated point of intersection with the curving southwest right-of-way line of said Stassney lane, and the northerly line of said Lot 2 of Williamson Centre Subdivision, said calculated point being the most northerly, northwest corner of the tract described herein;

THENCE, with said curving southwest right-of-way line of Stassney Lane, along a curve to the right having a radius of **900.47 feet**, (the radius point of which bears S33°08'09"W), a central angle of **01°54'34"**, a chord bearing and distance of **S57°49'08"E, 30.01 feet**, the arc length of **30.01 feet**, to the **POINT OF BEGINNING**, containing **0.08 acre (3,348 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.08 acre (3,348 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 20th DAY OF
MAY, 2022

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



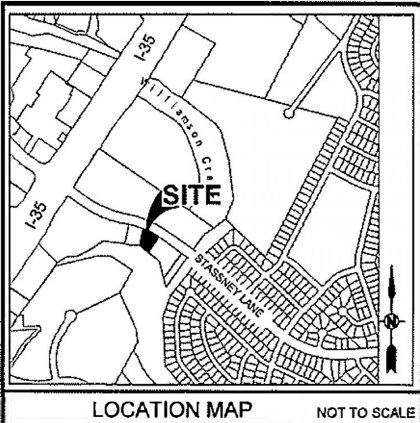
REFERENCES

FIELD NOTES REVIEWED
BY: John Doe DATE: 08/29/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID NO. H16
TCAD PARCEL ID NO. 335765
VESTING DEED DOC. NO. 2016057417

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF PARCEL 5217.95, FN No. 172 UNINTECH

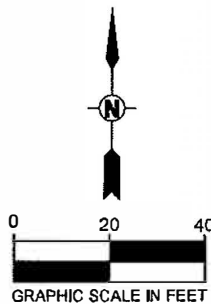
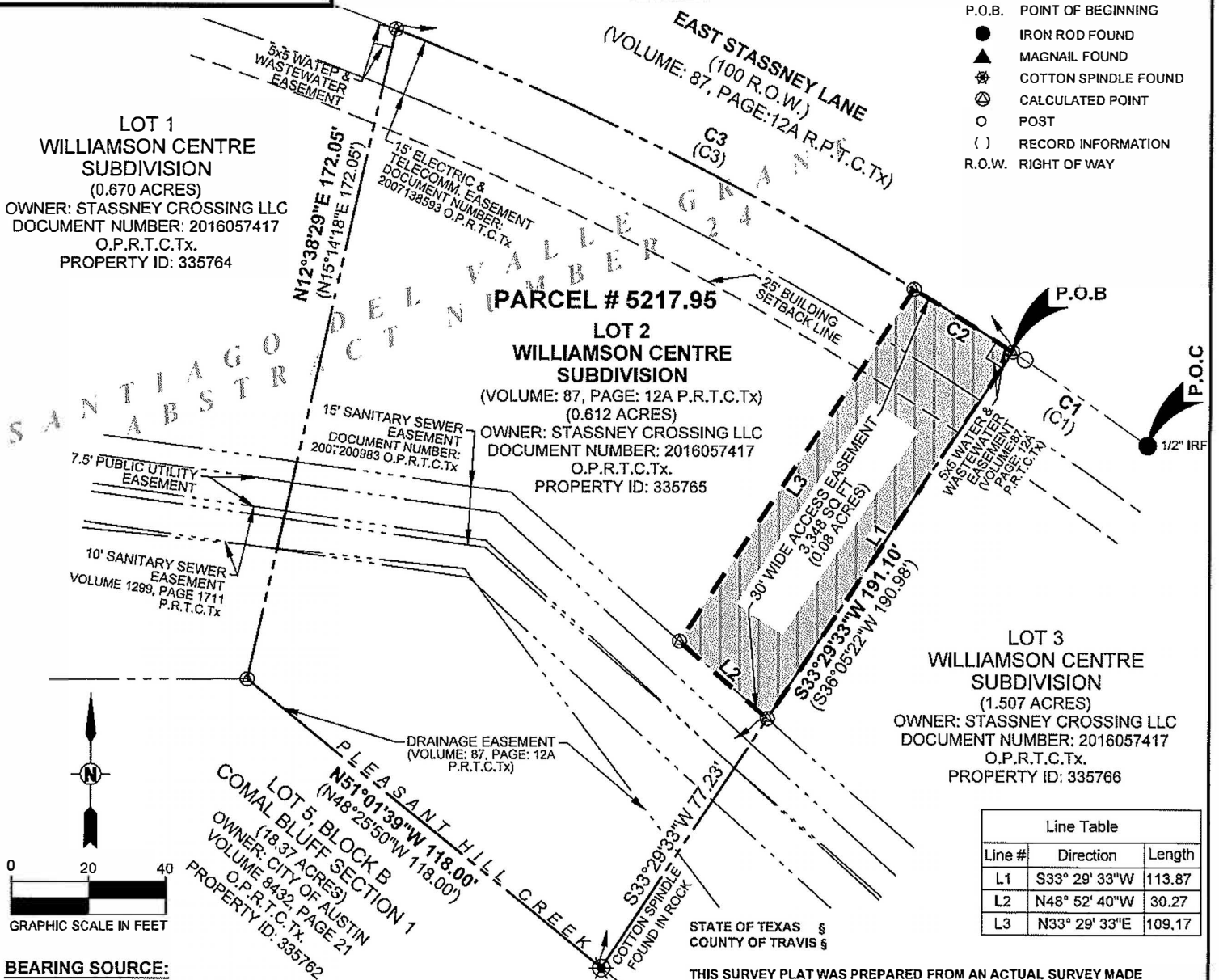


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	42.58	900.47	02°42'34"	N55° 26' 48"W	42.58
C2	30.01	900.47	01°54'34"	N57° 49' 08"W	30.01
C3	180.01	900.47	11°27'00"	N62° 35' 28"W	179.71
(C1)	42.57	900.47	02°42'32"	N52° 52' 33"W	42.57
(C3)	180.00	900.47	11°27'11"	N59° 57' 25"W	179.70

ACCESS EASEMENT (AE)

LEGEND

---	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

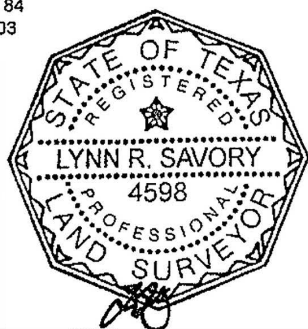


BEARING SOURCE:

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 (96 HARN, EPOCH 2011, GEOID 12B).

SURVEY PLAT SHOWING:

A 0.080 OF ONE ACRE OF LAND OUT OF LOT 2, WILLIAMSON CENTRE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 12A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED BY GENERAL WARRANTY DEED FROM ANCHOR EQUITIES, LTD TO STASSNEY CROSSING, LLC., AS RECORDED IN DOCUMENT NUMBER 2016057417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO OUT OF THE SANTIAGO DEL VALLE GRANT ABSTRACT 24.



STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS 20 TH DAY OF MAY, 2022

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

Line Table		
Line #	Direction	Length
L1	S33° 29' 33"W	113.87
L2	N48° 52' 40"W	30.27
L3	N33° 29' 33"E	109.17

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	Drawn by	Checked by	Date	Project No.	Page No.
1" = 40'	CA	LS	05/20/2022	22-113-S	1 OF 1