

**UNINTECH CONSULTING ENGINEERS, INC.**

STRUCTURAL • CIVIL • SURVEYING

Document:	FN-169	STASSNEY CROSSING, LLC
Job No:	22-113-S	TO
Date:	May 20, 2022	CITY OF AUSTIN
County:	Travis	(LOWER WILLIAMSON CREEK
Survey:	SANTIAGO DEL VALLE GRANT	WASTEWATER INTERCEPTOR)
Abstract:	Number 24	

**LEGAL DESCRIPTION FOR PARCEL
5217.39WE
WASTEWATER EASEMENT (WE)**

DESCRIPTION OF A 0.10 ACRE (4,200 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 3 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 3 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 0.10 ACRE (4,200 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, AND INTENDED TO BE UTILIZED AS A WASTEWATER EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at ½ 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, for the northeast corner of the above referenced Lot 3, same being the northwest corner of that tract identified as 0.544 acre of Lot 3 of the said Interregional 26 Subdivision, said 0.544 acre having been conveyed to the City of Austin by that deed of record in Volume 8338, Page 969 of the said Official Public Records;

THENCE, S36°04'07"W, leaving said southwest ROW line of said Stassney Lane, going along the easterly line of the said Lot 3, same being the northwest line of said 0.544 acre, a distance of **159.00 feet** to a calculated point for the most easterly corner of, and **POINT OF BEGINNING** of the tract described herein;

THENCE, S36°04'07"W, continuing along the easterly line of the said Lot 3, same being the northwest line of said 0.544 acre, a distance of **60.00 feet** to a calculated point for the most southerly corner of the tract described herein;

THENCE, leaving the said easterly line of, and going over, across and through the said Lot 3 of Williamson Centre Subdivision, the following three (3) courses and distances which are perpendicular and parallel to the easterly line of said Lot 3:



EXHIBIT "B"

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0.10 Acre Wastewater Easement

Page Two

- 1) **N53°55'53"W**, a distance of **70.00 feet** to a calculated corner for the most westerly corner of the tract described herein;
- 2) **N36°04'07"E**, a distance of **60.00 feet** to a calculated corner for the most northerly corner of the tract described herein; and,
- 3) **S53°55'53"E**, a distance of **70.00 feet** to the **POINT OF BEGINNING**, containing **0.10 acre (4,200 Square Feet)** of land area within these metes and bounds.

This Description was prepared to accompany an Exhibit Plan of the 0.10 acre (4,200 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, R.P.L.S.
STATE OF TEXAS NO. 4598
Unintech Consulting Engineers
505 E. Huntland Drive, Suite 335
Austin, Texas 78752



REFERENCES

AUSTIN GRID NO. H16
TCAD PARCEL ID NO. 335766
VESTING DEED DOC. NO. 2016057417


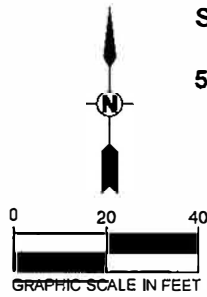
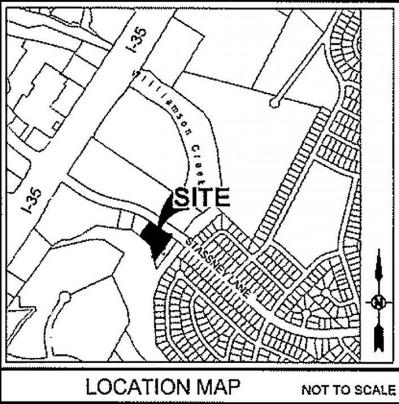
FIELD NOTES REVIEWED
BY  DATE: 08/30/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF PARCEL 5217.39WE, FN No. 169 UNINTECH



EAST STASSNEY LANE
(100 R.O.W.)
(VOLUME: 78, PAGE: 311 P.R.T.C.Tx)

WASTEWATER EASEMENT (WE)

PARCEL # 5217.39

LOT 3

WILLIAMSON CENTRE SUBDIVISION

(VOLUME: 87, PAGE: 12A P.R.T.C.Tx)
(1.507 ACRES)

OWNER: STASSNEY CROSSING LLC
DOCUMENT NUMBER: 2016057417

O.P.R.T.C.Tx.

PROPERTY ID: 335766

VALLEY NUMBER 24

15' SANITARY SEWER
EASEMENT
DOCUMENT NUMBER: 2007200983
O.P.R.T.C.Tx

30' ELECTRIC EASEMENT
O.P.R.T.C.Tx
VOLUME: 87, PAGE: 12A P.R.T.C.Tx

WASTE WATER
EASEMENT
4,200 SQ FT
(0.10 ACRES)

P.O.C

1/2" IRF

10' SANITARY SEWER EASEMENT
(VOLUME: 87, PAGE: 12A P.R.T.C.Tx)
(VOLUME: 240, PAGE: 379 P.R.T.C.Tx)

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

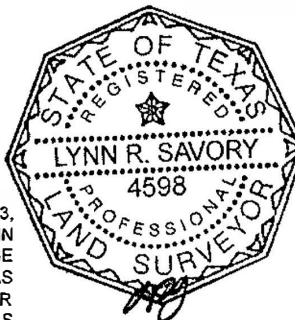
0.544 ACRES OF LOT 3
INTERREGIONAL 26
(0.540 ACRES)
OWNER: CITY OF AUSTIN
VOLUME 8338, PAGE 969
O.P.R.T.C.Tx.
PROPERTY ID: 335767

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
L20	S36°04'07"W	60.00'
L21	N53°55'53"W	70.00'
L22	N36°04'07"E	60.00'
L23	S53°55'53"E	70.00'

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 0.13 OF ONE ACRE (4,200 SQ.FT.) OF LAND OUT OF LOT 3,
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.



**UNINTECH CONSULTING
ENGINEERS, INC.**
WWW.UNINTECH.COM

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AUSTIN, TEXAS 78752
(512) 575-0722

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