



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ C ”

NORTH ACRES-FINAL CONVEYANCE
COLLINWOOD WEST PUD
HOMEOWNERS ASSOCIATION, INC.
TO
CITY OF AUSTIN

DESCRIPTION FOR WASTEWATER EASEMENT-PARCEL NO. 4614.21 WWE-3

LEGAL DESCRIPTION OF A 0.089 ACRE (3,867 SQUARE FOOT) TRACT OF LAND OUT OF THE J. APPLGAIT SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 41, BLOCK A, COLLINWOOD WEST, SECTION II-C, A PLANNED UNIT DEVELOPMENT, OF RECORD IN VOLUME 102, PAGE 115 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE COLLINWOOD WEST PUD HOMEOWNERS ASSOCIATION, INC., IN A SPECIAL WARRANTY DEED EXECUTED ON JUNE 28, 2000, AND RECORDED IN DOCUMENT NO. 2000104617 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.089 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set in the interior of said Lot 41, Block A, in the southerly line of a 10-foot wide building line, sidewalk, drainage and public utility easement also dedicated in said Collinwood West, Section II-C, for the northeast corner and **POINT OF BEGINNING** of this tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/HARN,) values of N=10,107,827.04, E=3,135,808.75, from which a “X” chiseled in concrete found in the southwest right-of-way line of Stephanie Lee Lane (a Private Street), at the common north corner of Lots 10 and 11, Block A, of said Collinwood West, Section II-C, bears North 10°22’45” East, a distance of 10.00 feet, and North 79°37’15” West, passing at a distance of 26.11 feet, a “X” chiseled in concrete found in the southwest right-of-way line of said Stephanie Lee Lane, at the common north corner of said Lot 11 and said Lot 41, Block A, and continuing for a total distance of 70.50 feet;

THENCE leaving the southerly line of said 10-foot wide building line, sidewalk, drainage and public utility easement, over and across said Lot 41, Block A, the following four (4) courses:

1. South 27°08’11” West, a distance of 142.52 feet to a 60D nail set for the southeast corner of this tract;
2. South 74°23’27” West, a distance of 29.50 feet to a 60D nail set for the southwest corner of this tract;
3. North 20°02’10” West, a distance of 18.57 feet to a 60D nail set for an angle point;
4. North 56°41’38” West, a distance of 1.96 feet to a 60D nail set in the northerly line of a 2,926 square foot drainage easement described in Volume 13085, Page 399 of the Real Property Records of Travis County, Texas, for a corner of this tract, from which a 1/2” iron rod found

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at the southwest corner of said Lot 11, Block A, bears North 40°52'54" West, a distance of 32.61 feet;

THENCE North 74°23'27" East, continuing over and across said Lot 41, Block A, with the northerly line of said drainage easement, a distance of 16.67 feet to a 60D nail set for an angle point;

THENCE North 27°08'11" East, in part with the northerly line of said drainage easement, a distance of 130.86 feet to a 60D nail set in the southerly line of said 10-foot wide building line, sidewalk, drainage and public utility easement, for the northwest corner of this tract;

THENCE South 79°37'15" East, continuing over and across said Lot 41, Block A, with the southerly line of said 10-foot wide building line, sidewalk, drainage and public utility easement, a distance of 26.11 feet to the **POINT OF BEGINNING**, containing 0.089 acre (3,867 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83/HARN, Combined Scale Factor = 1.0001). The coordinates were established by GPS from City of Austin monument "N-33-2001" having coordinate values of N=10,119,265.511, E=3,140,811.942 and City of Austin monument "N-33-3001" having coordinate values of N=10,117,927.194, E=3,141,156.827. All distances shown are surface distances.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven M. Duarte, 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 23rd day of January, 2012, A.D.

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


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES

MAPSCO 2009, 526-D
AUSTIN GRID NO. M-31
TCAD PARCEL ID NO. 02-4323-1149
MACIAS & ASSOCIATES, L.P., PROJECT NO. 441-13-11

FIELD NOTES REVIEWED

By:  Date: 1/24/12

Engineering Support Section
Department of Public Works
and Transportation

⊗	"X" CHISELED ON CONC. FOUND
●	1/2" IRON ROD FOUND
▲	MAG NAIL FOUND
△	60D NAIL SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
DL., PG.	VOLUME, PAGE
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
()	RECORD INFORMATION
B.L.	BUILDING LINE
S.W.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

827.04
08.75

5
COLLINWOOD WEST
SECTION II-A
VOL. 86, PG. 40-C
P.R.T.C.

THE EASEMENTS SHOWN OR NOTED
AND ADDRESSED ON THIS SURVEY
ARE THOSE LISTED ON THE TITLE
COMMITMENT ISSUED BY CHICAGO
TITLE INSURANCE CO., GF. NO.
1004014-COM, EFFECTIVE DATE:
MARCH 16, 2010.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83/HARN, COMBINED SCALE FACTOR = 1.0001). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN MONUMENT "N-33-2001" HAVING COORDINATE VALUES OF N=10,119,265.511, E=3,140,811.942 AND CITY OF AUSTIN MONUMENT "N-33-3001" HAVING COORDINATE VALUES OF N=10,117,927.194, E=3,141,156.827. ALL SURFACES SHOWN ARE SURFACE DISTANCES.

LINE TABLE		
Number	Bearing	Distance
L1	S74°23'27"W	29.50'
L2	N20°02'10"W	18.57'
L3	N56°41'38"W	1.96'
L4	N74°23'27"E	16.67'
L5	S79°37'15"E	26.11'

J:\JOBS\K FRIESE & ASSOC\NORTH ACRES\4411311 Easements\dwg\4614.21 WWE-3.DWG

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DATE: 01-23-2012
DRAWN BY: smd
MAI JOB NO.: 441-13-11
REFERENCE: 564/65

Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas

Date:

Exhibit C
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