



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

EXHIBIT “ A ”

PARMER VILLAGE CONDOMINIUMS  
TO  
CITY OF AUSTIN  
(WASTEWATER EASEMENT)  
PARMER LANE INTERCEPTOR PROJECT

**DESCRIPTION FOR PARCEL #4832.01 WWE-1**

DESCRIPTION OF A 0.106-ACRE (4,625 SQUARE FOOT) TRACT OF LAND IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT NO. 280, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 5 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 0.106-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=10,142,113.18, E=3,107,308.98 on a northeast line of Lot 5 Block A, of said Re-subdivision of Lots 3, 4 & 5, Block “A” Jefferson Center Subdivision, and a southwest line 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 for the east 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 South 68°28’13” East, a distance of 454.77 feet and from said point of beginning a ½-inch iron rod found at an exterior east corner of Lot 5 Block A, same being an interior west corner of said 21.271 acre tract bears South 35°44’26” East, 3.96 feet;

**THENCE** through the interior of said Lot 5 Block A, with the west line of an existing 26,833 square foot Lift Station Easement granted to the City of Austin recorded in Volume 1547, Page 62 of the Official Records of Williamson County, Texas, South 20°17’28” West, a distance of 7.42 feet to a 60D nail set on a southerly east line of Lot 5 Block A, and a northwest line of the 21.271 acre tract for the southeast corner of this tract, from which a ½ inch iron rod found at a common angle point of Lot 5, Block A and the 21.271 acre tract bears North 52°32’27” West, 6.16 feet;

**THENCE** with the east line of said Lot 5 Block A and the west line of said 21.271 acre tract South 52°32'27" West, a distance of 84.85 feet to a 60D nail set for the southwest corner of this tract, from which a ½-inch iron rod found at an interior east corner of Lot 5 Block A, same being an exterior west corner of the 21.271 acre tract bears South 52°32'27" West, 126.77 feet; **THENCE** through the interior of Lot 5 Block A, the following two (2) courses:

- 1) North 00°20'04" East, a distance of 94.61 feet to a 60D nail set for the northwest corner of this tract;
- 2) North 60°13'21" East, a distance of 35.45 feet to a 60D nail set on an east line of said Lot 5, Block A and a west line of said 21.271 acre tract for the northeast corner of this tract;

**THENCE** along the east line of said Lot 5 Block A and the west line of said 21.271 acre tract South 35°44'26" East, a distance of 66.10 feet to the **POINT OF BEGINNING**, and containing 0.106 acres (4,625 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 19<sup>th</sup> day of January, 2015, A.D.



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

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

**REFERENCES**

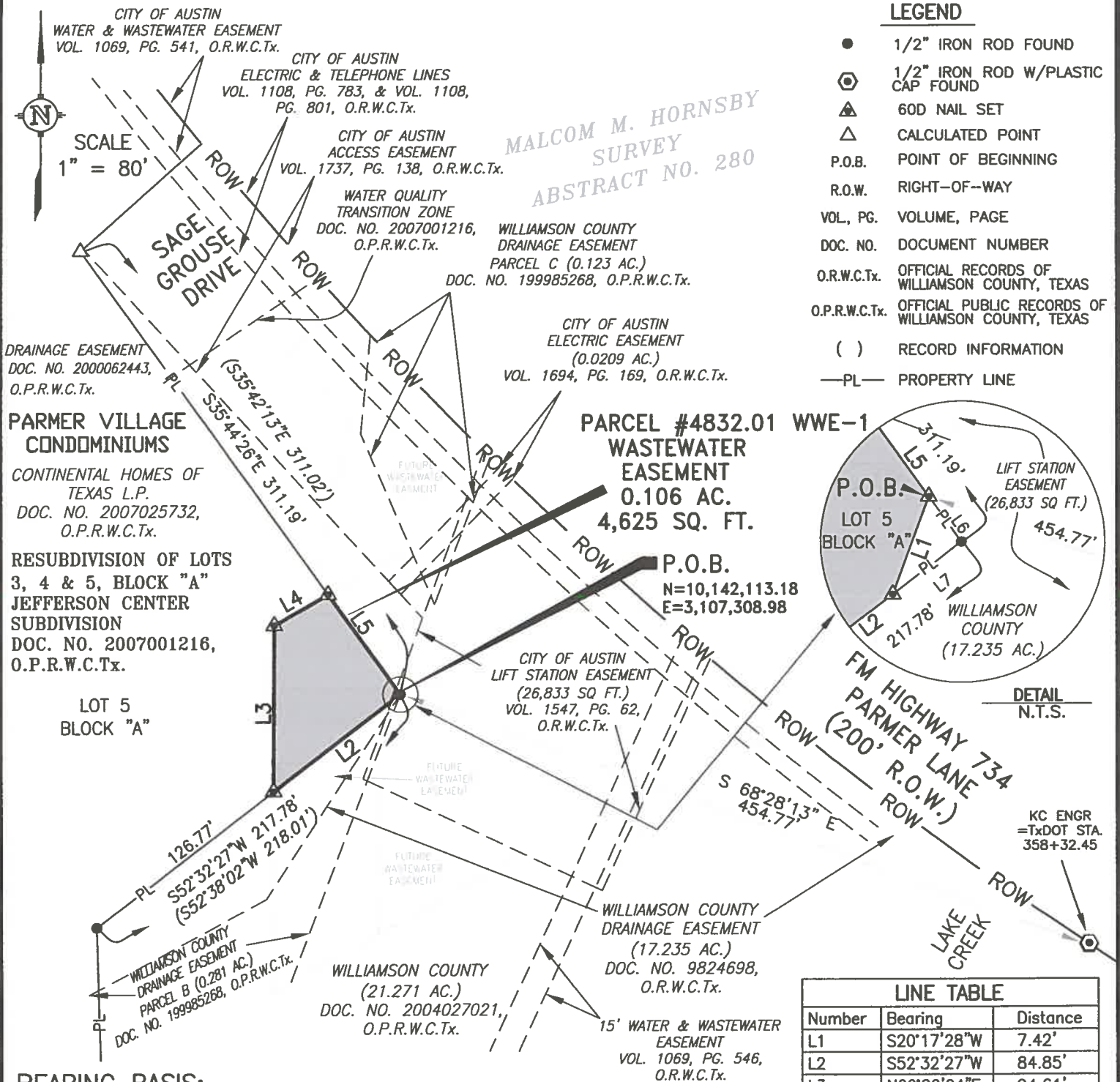
AUSTIN GRID NO. H-39  
WCAD PARCEL ID NO. R497892  
MACIAS & ASSOCIATES, L.P., PROJECT  
NO. 453-08-13

**FIELD NOTES REVIEWED**

BY: Mary Houston DATE: 2/4/15

**CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## 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

## 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



PAGE 4 OF 4

LINE TABLE		
Number	Bearing	Distance
L1	S20°17'28"W	7.42'
L2	S52°32'27"W	84.85'
L3	N00°20'04"E	94.61'
L4	N60°13'21"E	35.45'
L5	S35°44'26"E	66.10'
L6	S35°44'26"E	3.96'
L7	N52°32'27"E	6.16'

DATE: 1/19/2015  
 DRAWN BY: R.W.S.  
 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:

