



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

EXHIBIT “   B   ”

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

**DESCRIPTION FOR PARCEL #4832.01 WWE-2**

DESCRIPTION OF A 0.153-ACRE (6,671 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 0.153-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=10,141,753.73, E=3,107,069.15 on the south line of Lot 5 Block A, of said Resubdivision of Lots 3, 4 & 5, Block “A” Jefferson Center Subdivision, and the north line of Lot 2 Block A of said subdivision, same being on the west line of a 20-foot wide (0.5216 acre) Public Utility Easement granted to the City of Austin recorded in Volume 1547, Page 62 of the Official Records of Williamson County, Texas for the southeast 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°48’03” East a distance of 690.29 feet. Also from said point of beginning a ½-inch iron rod found at an interior east angle point of Lot 5 Block A of said subdivision 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, 77.15 feet to a calculated point on the west line of the 21.271 acre tract at the southeast corner of Lot 5 Block A and the northeast corner of Lot 2 Block A, of said subdivision and North 01°35’27” West, 237.80 feet with the west boundary line of the 21.271 acre tract and the east boundary line of Lot 5 Block A;

**THENCE** along the south line of said Lot 5 Block A and the north line of Lot 2 Block A, same being the north 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, North 79°35’54” West, a distance of 141.02 feet to a 60D nail set for the southwest corner of this tract;

**THENCE** through the interior of Lot 5 Block A, the following two (2) courses:

- 1) North 70°30'53" East, a distance of 189.88 feet to a 60D nail set on the west line of said 20-foot wide Public Utility Easement for the northeast corner of this tract;
- 2) along the west line of said 20-foot wide Public Utility Easement, South 24°24'34" West, a distance of 97.51 feet to the **POINT OF BEGINNING** and containing 0.153 acres (6,671 sq. ft.) 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 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

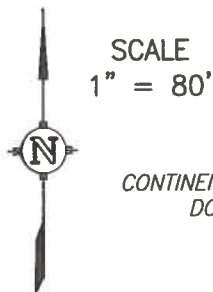
**FIELD NOTES REVIEWED**

BY:  DATE: 2/4/15

**CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT**

5410 South 1<sup>st</sup> Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • [www.maciasworld.com](http://www.maciasworld.com)

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

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  
WWE-2  
WASTEWATER  
EASEMENT  
0.153 AC.  
6,671 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

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

N 73°48'03" E  
690.29'

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.

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

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

## BEARING BASIS:

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

## NOTES:

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



*Carmelo L. Macias* 1-19-15

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

## 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

KC ENGR  
=TxDOT STA.  
358+32.45

LINE TABLE		
Number	Bearing	Distance
L1	N79°35'54"W	141.02'
L2	N70°30'53"E	189.88'
L3	S24°24'34"W	97.51'
L4	S79°35'54"E	77.15'

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  
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