



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

EXHIBIT “ C ”

WILLIAMSON COUNTY  
TO  
CITY OF AUSTIN  
(PUBLIC UTILITY EASEMENT)  
PARMER LANE INTERCEPTOR PROJECT

**DESCRIPTION FOR PARCEL 4832.02 PUE**

DESCRIPTION OF A 0.040-ACRE (1,747 SQUARE FOOT) TRACT OF LAND IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT NO. 280, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 21.271-ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED EXECUTED AND DELIVERED APRIL 6, 2004 TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2004027021 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.040-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 curving southwest right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (a 200 foot wide right-of-way), same being the curving northeast boundary line of the above-described 21.271-acre tract, having Texas State Plane Coordinate (Central Zone, NAD83), value of N=10,142,248.54, E=3,107,358.78, for the northeast corner of this tract, from which a ½-inch diameter iron rod with plastic cap stamped “K.C. Engineering” found on said existing southwest right-of-way line of Parmer Lane, being 100.00 feet right of Texas Department of Transportation Engineer’s Centerline Station 358+32.45, bears with said southwest right-of-way line of Parmer Lane with the arc of a curve to the left having a radius of 2,393.92 feet, an arc distance of 481.09 feet, a delta angle of 11°30’51” and a chord which bears South 50°59’57” East a distance of 480.28 feet;

**THENCE** departing said southwest right-of-way line of Parmer Lane, through the interior of said 21.271-acre tract, the following four (4) courses and distances:

- 1) South 43°51’02” West for a distance of 107.91 feet to a 60d nail set on an angle point of this tract;
- 2) South 06°47’25” West for a distance of 4.29 feet to a 60d nail set on an angle point of this tract;
- 3) South 35°39’03” East for a distance of 40.08 feet to a 60d nail set on an angle point of this tract;
- 4) South 90°00’00” East for a distance of 9.77 feet to a 60d nail set in the northwest boundary line of a called 26,833 square-foot tract of land (Lift Station Easement) conveyed to the City of Austin in Volume 1547, Page 62 of said Official Records of Williamson County, Texas;

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

**THENCE** with said northwest boundary line of the Lift Station Easement, South 20°17'28" West for a distance of 10.66 feet to a 60d nail set for the southeast corner of this tract;

**THENCE** departing said northwest boundary line of the Lift Station Easement, North 90°00'00" West for a distance of 11.67 feet to a 60d nail set in the west boundary line of said 21.271-acre tract, same being the east boundary line of Lot 5, Block "A", Resubdivision of Lots 3, 4 & 5, Block A, Jefferson Center Subdivision, a subdivision recorded in Document Number 2007001216 of the Official Public Records of Williamson County, Texas, for the southwest corner of this tract, from which a ½-inch diameter iron rod found on an angle point in said west boundary line of the 21.271-acre tract, same being said east boundary line of Lot 5, Block "A", bears with said boundary lines, South 35°44'26" East a distance of 17.15 feet to a ½-inch diameter iron rod found on an angle point and South 52°32'27" West a distance of 217.78 feet;

**THENCE** with said west boundary line of the 21.271-acre tract, same being said east boundary line of Lot 5, Block "A", North 35°44'26" West for a distance of 48.40 feet to a 60d nail set for the most westerly corner of this tract, from which a calculated angle point in said west boundary line of the 21.271-acre tract and said east boundary line of Lot 5, Block "A", bears with said boundary lines, North 35°44'26" West a distance of 245.64 feet;

**THENCE** departing said east boundary line of Lot 5, Block "A", through said interior of the 21.271-acre tract, the following two (2) courses and distances:

- 1) North 06°53'44" East for a distance of 12.12 feet to a 60d nail set on an angle point of this tract;
- 2) North 43°51'02" East for a distance of 111.47 feet to a 60d nail set in the aforementioned curving southwest right-of-way line of Parmer Lane, same being said curving northeast boundary line of the 21.271-acre tract, for the most northerly corner of this tract;

**THENCE** with said curving southwest right-of-way line of Parmer Lane, same being said curving northeast boundary line of the 21.271-acre tract, with the arc of a curve to the left having a radius of 2,393.92 feet, an arc distance of 10.00 feet, a delta angle of 0°14'22" and a chord which bears South 45°09'30" East for a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.040 acre (1,747 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, Jackie Lee Crow, 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 11th day of June, 2015, A.D.

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

  
Jackie Lee Crow  
Registered Professional Land Surveyor  
No. 5209 – State of Texas

**REFERENCES**  
AUSTIN GRID NO. H-39  
WCAD PARCEL ID NO. R451890  
MACIAS & ASSOCIATES, L.P.,  
PROJECT NO. 453-08-13



FIELD NOTES REVIEWED

BY: Miguel Hawkins DATE: 6/17/15

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/PLASTIC CAP  
STAMPED "KC ENGINEERING" FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- 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

SCALE  
1" = 50'



POINT OF  
BEGINNING  
N=10,142,248.54  
E= 3,107,358.78

DRAINAGE EASEMENT  
DOC. NO. 2000062443,  
O.P.R.W.C.Tx.

CITY OF AUSTIN  
ACCESS EASEMENT  
VOL. 1737, PG. 138,  
O.R.W.C.Tx.

CITY OF AUSTIN  
WATER & WASTEWATER  
EASEMENT  
VOL. 1069, PG. 541,  
O.R.W.C.Tx.

WILLIAMSON COUNTY  
DRAINAGE EASEMENT  
PARCEL C (0.123 AC.)  
DOC. NO. 199985268,  
O.P.R.W.C.Tx.

CITY OF AUSTIN  
ELECTRIC EASEMENT  
(0.0209 AC.)  
VOL. 1694, PG. 169,  
O.R.W.C.Tx.

FM HIGHWAY 734  
PARKER LANE  
(200' R.O.W.)

CITY OF AUSTIN  
ELECTRIC &  
TELEPHONE LINES  
VOL. 1108, PG. 783,  
& VOL. 1108, PG. 801  
O.R.W.C.Tx.

TxDOT STA.  
358+32.45  
100' RT.

WILLIAMSON COUNTY  
DRAINAGE EASEMENT  
DOCUMENT NO. 9824698  
O.P.R.W.C.Tx.

CITY OF AUSTIN  
LIFT STATION EASEMENT  
(26,833 SQ. FT.)  
VOL. 1547, PG. 62, O.R.W.C.Tx.

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

## BEARING BASIS:

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

DATE: 6/11/2015  
DRAWN BY: JLC  
MAI JOB NO.: 453-08-13  
REFERENCE: F.B. 632, PG. 59  
J:\JOBS\KENNEDY-JENKS\453-08-13 PARKER LANE ESMTS\DWG\4832.02 PUE.DWG

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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

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 43°51'02" W	107.91'
L2	S 06°47'25" W	4.29'
L3	S 35°39'03" E	40.08'
L4	S 90°00'00" E	9.77'
L5	S 20°17'28" W	10.66'
L6	N 90°00'00" W	11.67'
L7	S 35°44'26" E	17.15'
L8	N 35°44'26" W	48.40'
L9	N 06°53'44" E	12.12'
L10	N 43°51'02" E	111.47'

## NOTES:

1) 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. 201400916, Effective date: April 15, 2014.

2) The total of 1,747 square feet of this Public Utility Easement includes 654 square feet within the Future Wastewater Easement and 943 square feet within the Future Temporary Working Space Easement shown hereon.

CURVE TABLE					
NO.	RADIUS	ARC DIST.	DELTA	CHD. BEARING	CHD. DIST.
C1	2,393.92'	481.09'	11°30'51"	S50°59'57"E	480.28'
C2	2,393.92'	10.00'	0°14'22"	S45°09'30"E	10.00'

RESUBDIVISION OF  
LOTS 3, 4 & 5,  
BLOCK "A"  
JEFFERSON CENTER  
SUBDIVISION  
DOC. NO. 2007001216,  
O.P.R.W.C.Tx.

PROPERTY LINE  
S52°32'27"W 217.78'  
(S52°38'02"W 218.01')

WATER, WASTEWATER  
& DRAINAGE EASEMENT  
DOCUMENT NO. 2004011871  
O.R.W.C.Tx.

WILLIAMSON COUNTY  
(21.271 AC.)  
DOC. NO. 2004027021,  
O.P.R.W.C.Tx.



Jackie Lee Crow Date:  
Registered Professional Land Surveyor  
No. 5209 - State of Texas