



STATE OF TEXAS
COUNTY OF TRAVIS

AUSTIN WHITE LIME COMPANY
TO
CITY OF AUSTIN
50-foot wide waterline easement
Martin Hill Transmission Main
Adjacent To West Howard Lane

“EXHIBIT A ”

DESCRIPTION FOR PARCEL 4657.02 WE-1

LEGAL DESCRIPTION OF A 2.872 ACRE PARCEL OF LAND EQUIVALENT TO 125,108 SQUARE FOOT OUT OF THE WILLIAM HORNSBY SURVEY NUMBER 22, ABSTRACT NUMBER 344 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 437.82 ACRE PARCEL OF LAND CONVEYED TO GEORGE E. ROBINSON AND ALFRED H. ROBINSON, JR. IN THAT CERTAIN DEED WHICH WAS FILED FOR RECORD ON APRIL 6, 1940 AND RECORDED IN VOLUME 645, PAGE 475, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN 3.4048 ACRE PARCEL OF LAND KNOWN AS “PARCEL 4 PART 3” BEING A PART OF WEST HOWARD LANE VACATED AND CONVEYED TO AUSTIN WHITE LIME COMPANY IN THAT CERTAIN DEED WITHOUT WARRANTY, QUITCLAIM DEED, AND ORDER OF RIGHT-OF-WAY VACATION WHICH WAS EXECUTED ON JUNE 30, 1992 AND RECORDED IN VOLUME 11825, PAGE 1159, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.872 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found monumenting the point of intersection of the existing northeasterly right-of-way line of West Howard Lane, whose right-of-way width varies, and the common boundary line between said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and that certain 1.77 acre parcel of land conveyed to A. H. Robinson, Jr. and George E. Robinson in that certain Deed witness on October 18, 1960 and recorded in Volume 2244, page 198, Deed Records of Travis County, Texas, also monumenting the most easterly east corner of that certain 6.2093 acre parcel of land known as Tract 1-Parcel 2 and monumenting the most northerly corner of that certain 0.0585 acre parcel of land known as Tract 2-Parcel 3, both Tract 1 and Tract 2 described in that certain Deed of right-of-way acquisition from Austin White Lime Company to Travis County, Texas executed on July 7, 1995 and recorded in Volume 12561, Page 1530, Real Property Records of Travis County, Texas for the most southerly south corner and **POINT OF BEGINNING** of this easement having Texas State

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.



Plane Coordinate (Texas Central Zone 4203, NAD '83, U.S. Feet, Combined Scale Factor 0.999888675, GRID values of N = 10,135,541.05, E = 3,122,465.85;

THENCE, travelling in a northwesterly direction, along the existing northeasterly right-of-way line of West Howard Lane, same being the northeasterly boundary line of said Travis County 6.2093 acre right-of-way acquisition parcel of land, the following curve data, courses and distances:

- 1) **North 60° 32' 17" West**, a distance of **174.22 feet** to a 1/2 inch iron rod found monument the point of curvature of a circular curve to the right for a corner of this easement;
- 2) Along said circular curve to the right, having a **central angle of 14° 08' 47"**, a radius distance of 1,915.00 feet, a chord distance of 471.61 feet, a chord bearing of North 53° 17' 32" West, an arc length of **472.81 feet** to a 1/2 inch iron rod found monumenting the ending point of this curve and a corner of this easement;
- 3) **North 46° 14' 22" West**, a distance of **80.57 feet** to a 60d nail set for a corner of this easement;
- 4) **North 51° 57' 00" West**, a distance of **100.50 feet** to a 1/2 inch iron rod found for a corner of this easement;
- 5) **North 46° 15' 50" West**, a distance of **649.83 feet** to a 1/2 inch iron rod found for a corner of this easement;
- 6) **North 48° 52' 12" West**, a distance of **214.40 feet** to a 1/2 inch iron rod found for a corner of this easement;
- 7) **North 56° 06' 27" West**, a distance of **207.29 feet** to a 1/2 inch iron rod found for a corner of this easement;
- 8) **North 60° 29' 24" West**, a distance of **180.31 feet** to a 1/2 inch iron rod found for a corner of this easement;
- 9) **North 74° 11' 25" West**, a distance of **198.41 feet** to a 60d nail set on the original curving northeasterly right-of-way line of West Howard Lane, having a 100-foot width right-of-way and documented in Volume 2132, Page 456, Deed Records of Travis County, Texas, monumenting the most southerly east corner of the aforementioned Austin White Lime Company 3.4048 acre parcel of land for a corner of this easement;
- 10) **North 74° 11' 25" West**, travelling within the right-of-way limits of said West Howard Lane, along the southerly boundary line of the Austin White Lime

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Company 3.4048 acre parcel of land, a distance of **65.47 feet** to a 60d nail set for a southerly corner of said Austin White Lime Company 3.4048 acre parcel of land and a corner of this easement;

- 11) **South 58° 22' 54" West**, continuing along the southerly boundary line of the Austin White Lime Company 3.4048 acre parcel of land, a distance of **56.12 feet** to a 60d nail set on the common right-of-way line of said West Howard Lane and Capital Metropolitan Transportation Authority 100-foot wide railroad right-of-way as mentioned in that certain Quitclaim Deed which was filed for record on May 20, 1998 and recorded in Volume 13187, Page 3118, Real Property Records of Travis County, Texas, also monumenting the most southerly west corner of the Austin White Lime Company 3.4048 acre parcel of land for a westerly corner of this easement and the point of curvature of a circular curve to the right;

THENCE, travelling northwesterly, along the common boundary line of the Austin White Lime Company 3.4048 acre parcel of land and Capital Metropolitan Transportation Authority 100-foot wide railroad right-of-way, the following curve data, course and distance;

- 1.) Along the above-mentioned said circular curve to the right, having a **central angle of 01° 20' 07"**, a radius distance of 2,814.79 feet, a chord distance of 65.60 feet, a chord bearing of North 30° 57' 33" West, an arc length of **65.60 feet** to a 60d nail set monumenting the ending point of this curve and a corner of this easement;
- 2.) **North 30° 15' 38" West**, a distance of **49.39 feet** to a 60d nail set for the most westerly northwest corner of this easement;

THENCE, travelling southeasterly, crossing through the Austin White Lime Company 3.4948 acre parcel of land and a portion of the George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land, along the northeasterly line of this easement, the following courses and distances;

- 1.) **North 69° 44' 44" East**, a distance of **27.32 feet** to a 60d nail set for a corner of this easement;
- 2.) **South 73° 34' 37" East**, at a distance of 106.83 feet passing its intersection with the curving northeast boundary line of the Austin White Lime Company 3.4048 acre parcel of land, from which said intersection, a 1/2 inch iron rod found monumenting the ending point of curvature on the northeast right-of-way of West Howard Lane, now abandoned, bears a chord bearing of North 30° 38' 23" West and a chord distance of 33.13 feet, in all a total distance of **369.14 feet** to a 60d nail set for a corner of this easement;



- 3.) **South 60° 29' 24" East**, a distance of **188.23 feet** to a 60d nail set for a corner of this easement;
- 4.) **South 56° 06' 27" East**, a distance of **212.36 feet** to a 60d nail set for a corner of this easement;
- 5.) **South 48° 52' 12" East**, a distance of **218.70 feet** to a 60d nail set for a corner of this easement;
- 6.) **South 46° 15' 50" East**, a distance of **648.48 feet** to a 60d nail set for a corner of this easement;
- 7.) **South 51° 57' 00" East**, a distance of **100.51 feet** to a 60d nail set for a corner of this easement;
- 8.) **South 46° 14' 22" East**, a distance of **83.07 feet** to a 60d nail set for a corner of this easement and monumenting the beginning point of curvature of a circular curve to the left;
- 9.) Along said circular curve to the left, having a **central angle of 14° 29' 39"**, a radius distance of 1,865.00 feet, a chord distance of 470.54 feet, a chord bearing of South 53° 27' 57" East, an arc length of **471.79 feet** to a 60d nail set monumenting the ending point of this curve and a corner of this easement;
- 10.) **South 60° 32' 17" East**, a distance of **161.29 feet** to a 60d nail set on the common boundary line of said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and that certain 3.39 acre parcel of land conveyed to A. H. Robinson and George E. Robinson by that certain Warranty Deed executed on April 24, 1987 and recorded in Volume 10269, Page 157, Real Property Records of Travis County, Texas for the most southerly east corner of this easement, from which said easement corner, a 1 inch iron pipe found on the southwest boundary line of the Robinson Ranch 70.660 acre parcel of land documented in Volume 12561, Page 1555, Real Property Records of Travis County, Texas, also monumenting the most northerly corner of said A. H. Robinson and George E. Robinson 3.39 acre parcel of land, also monumenting the most easterly corner of the Austin White Lime Company 5.57 acre parcel of land documented in Volume 3838, Page 1401, Deed Records of Travis County, Texas bears North 27° 47' 09" East, along the common boundary line of the George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and said Austin White Lime Company 3.39 acre parcel of land, a distance of 1,368.45 feet to the calculated south corner of the Austin White Lime Company 5.57 acre parcel of land being an easterly corner of said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land, thence, North 27° 43' 38" East, along the common boundary line of the

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T.U.C.P./W.B.E./H.U.B./D.B.E.



said Austin White Lime Company 5.57 acre parcel of land and said Austin White Lime Company 3.39 acre parcel of land, a distance of 691.24 feet;

THENCE, South 27° 47' 09" West, along the common boundary line of the George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and the Austin White Lime Company 3.39 acre parcel of land, at 37.76 feet passing the calculated westerly corner of the Austin White Lime Company 3.39 acre parcel of land, same being the most westerly north corner of the aforementioned A. H. Robinson, Jr. and George E. Robinson 1.77 acre parcel of land and continuing along the common boundary line of the George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and the A. H. Robinson, Jr. and George E. Robinson 1.77 acre parcel of land, in all a total distance of **50.02 feet** to the **POINT OF BEGINNING** and containing 2.872 acres of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD '83 (CORS), U. S. Feet, Combined scaled factor = 0.999888675. All data derived from the City of Austin Monumentation Data Sheets for J-37-1001 and J-37-4001. Distances shown here on are grid.

CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners and right-of-way monuments, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

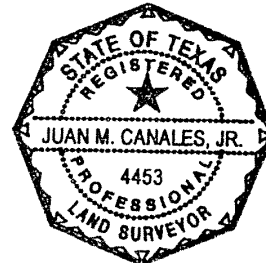
As Prepared by
Landmark Surveying, LP
Firm Registration No. 100727-00

Juan M. Canales, Jr.

Juan M. Canales, Jr.
Registered Professional Land Surveyor No. 4453
Senior Project Manager

3-31-11

Date



FIELD NOTES REVIEWED

By: *Myra Hawkins* Date *4/4/11*

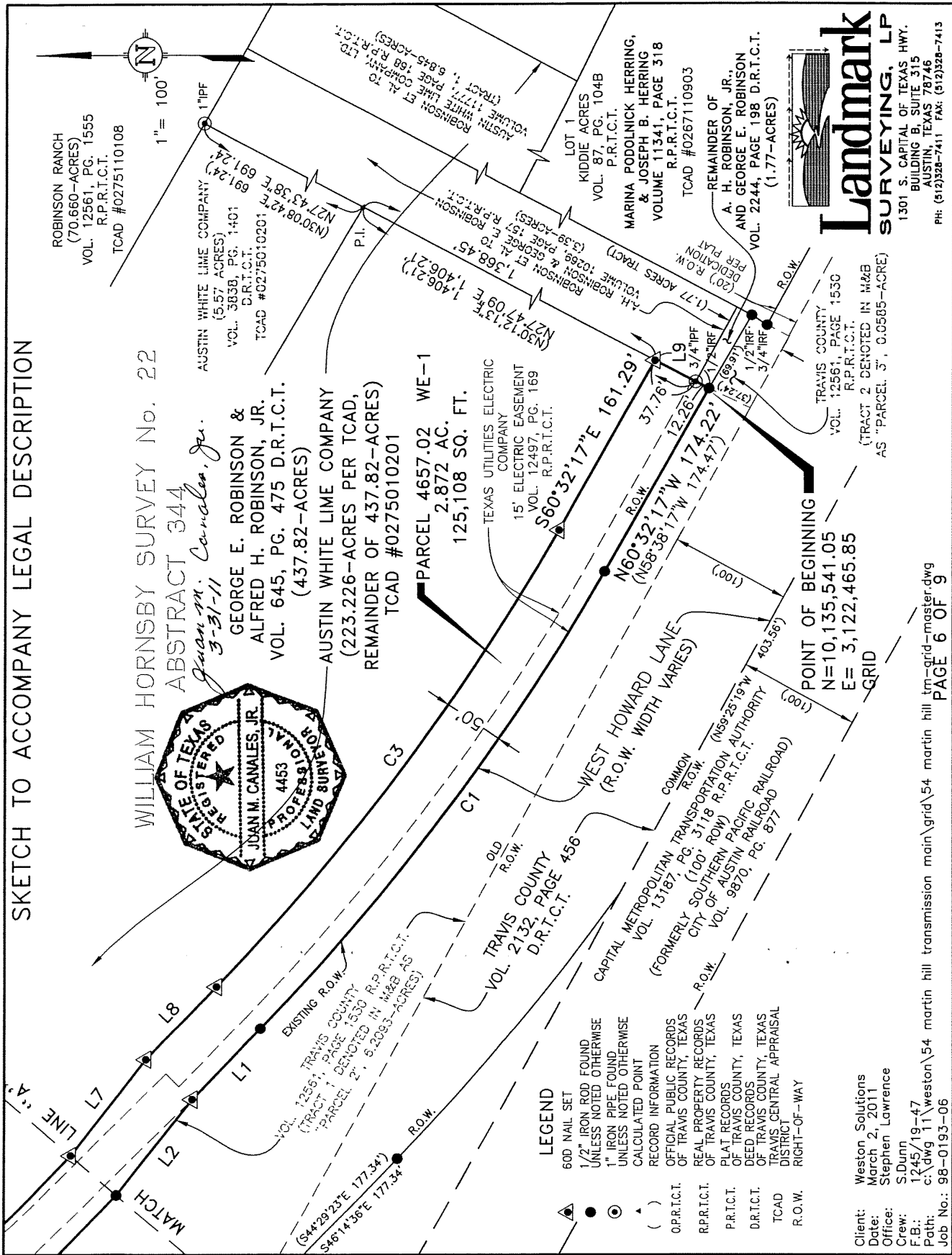
Engineering Support Section
Department of Public Works
and Transportation

REFERENCES

MAPSCO 2009 - 435-R & V
AUSTIN GRID NO. K-37 & K-38
TCAD PARCEL ID NO. 02-7501-02-01
4657.02 WE-1.doc

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

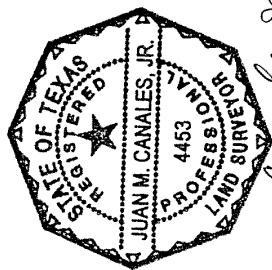


Landmark
SURVEYING, LP
 1301 S. CAPITAL OF TEXAS HWY.
 BUILDING B, SUITE 315
 AUSTIN, TEXAS 78746
 PH: (512)328-7411 FAX: (512)328-7413

WILLIAM HORNSBY SURVEY No. 22
ABSTRACT 344






GEORGE E. ROBINSON &
ALFRED H. ROBINSON, JR.
VOL. 645, PG. 475 D.R.T.C.T.
(437.82-ACRES)

AUSTIN WHITE LIME COMPANY
(223.226-ACRES, REMAINDER OF
437.82-ACRES)
TCAD #0275010201



OF Juan M. Canales, Jr.
3-31-11

 ()
 O.P.R.T.
 R.P.R.T.
 P.R.T.C
 D.R.T.C
 TCAD
 R.O.V

| | |
|---|--|
|  | 60D NAIL SET |
|  | 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE |
|  | 1" IRON PIPE FOUND UNLESS NOTED OTHERWISE |
|  | CALCULATED POINT |
|  | RECORD INFORMATION |
| J.P.R.I.C.I. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| P.P.R.I.C.I. | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| P.R.T.C.I. | PLAT RECORDS OF TRAVIS COUNTY, TEXAS |
| D.R.T.C.I. | DEED RECORDS OF TRAVIS COUNTY, TEXAS |
| T.C.A.D. | TRAVIS CENTRAL APPRAISAL DISTRICT |
| R.O.W. | RIGHT-OF-WAY |



1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746

AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: Weston Solutions
Date: March 2, 2011
Office: Stephen Lawrence
Crew: S.Dunn
F.B.: 1245/19-47
c:\dwg\11\weston\54 martin hill transmission main\grid\54 martin hill tm-grid-master.dwg
Job No.: 98-0193-06
PAGE 7 OF 9

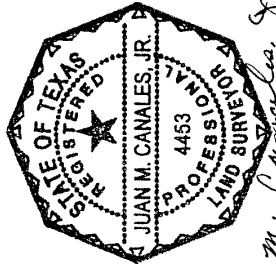
Exhibit A
Page 7 of 9

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILLIAM HORNSBY SURVEY No. 22
ABSTRACT 344

GEORGE E. ROBINSON &
ALFRED H. ROBINSON, JR.
VOL. 645, PG. 475 D.R.T.C.T.
(437.82-ACRES)
AUSTIN WHITE LIME COMPANY
(223.226-ACRES, REMAINDER
OF 437.82-ACRES)
TCAD #0275010201

Juan M. Canales, Jr.
3-31-11



1" = 100'

TEXAS UTILITIES ELECTRIC COMPANY
15' ELECTRIC EASEMENT
VOL. 12497, PG. 169 R.P.R.T.C.T.
(S28°31'19"E 1380.72')
AUSTIN WHITE LIME COMPANY
A TEXAS LIMITED PARTNERSHIP
RIGHT-OF-WAY VACATION
VOLUME 11825, PAGE 1159 R.P.R.T.C.T.
(PARCEL 4-PART 3, 3.4048-ACRES)
(N28°31'19"W 1395.18')

CAPITAL METROPOLITAN
TRANSPORTATION AUTHORITY
DOC. NO. 2009025319
O.P.R.T.C.T.
(PART 1, 0.181-ACRE)
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
VOL. 13187, PG. 3118 R.P.R.T.C.T.
(100' ROW)
(FORMERLY SOUTHERN PACIFIC RAILROAD)
CITY OF AUSTIN RAILROAD
VOL. 9870, PG. 877

WEST HOWARD LANE
(R.O.W. WIDTH VARIES)
TRAVIS COUNTY
VOL. 12561, PG. 1540
R.P.R.T.C.T.
(7.4669-ACRES)

PARCEL 4657.02
WE-1
2.872 AC.
125,108 SQ. FT.

TEXAS UTILITIES ELECTRIC
COMPANY
15' ELECTRIC EASEMENT
VOL. 12497, PG. 169
R.P.R.T.C.T.

LEGEND

- ▲ 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊙ 1" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ▲ CALCULATED POINT
- () RECORD INFORMATION
- Q.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY

Client: Weston Solutions
Date: March 2, 2011
Office: Stephen Lawrence
Crew: S.Dunn
F.B.: 1245/19-47
Path: c:\dwg 11\weston\54 martin hill transmission main\grid\54 martin hill-tm-grid-master.dwg
Job No.: 98-0193-06



Landmark
SURVEYING, LP
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PAGE 8 OF 9

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easements described hereon is contained within Zone X as scaled from F.I.R.M. Map Number 48453C0255H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

| <u>CURVE</u> | <u>CHORD BEARING</u> | <u>CHORD DISTANCE</u> | <u>DELTA</u> | <u>ARC LENGTH</u> | <u>RADIUS</u> |
|--------------|------------------------------|---------------------------|--------------------------|-----------------------|--------------------------|
| C1 | N53°17'32"W (N51°33'51"W) | 471.61' (471.66') | 14°08'47" (14°08'52") | 472.81' (472.86') | 1,915.00' (1,915.00') |
| C2 | N30°57'33"W (N29°12'39"W) | 65.60' (65.63') | 01°20'07" (01°20'09") | 65.60' (65.63') | 2,814.79' (2,814.79') |
| C3 | S53°27'57"E | 470.54' | 14°29'39" | 471.79' | 1,865.00' |
| C4 | S37°19'13"E (S35°34'13"E) | 442.74 (442.52') | 09°21'16" (09°21'00") | 443.24' (443.02') | 2,714.79' (2,714.79') |
| C5 | N30°38'23"W | 33.13' | 00°41'57" | 33.13' | 2,714.79' (2,714.79') |

| <u>LINE</u> | <u>BEARING</u> | <u>DISTANCE</u> |
|-------------|------------------------------|----------------------|
| L1 | N46°14'22"W (N44°29'25"W) | 80.57' (80.57') |
| L2 | N51°57'00"W (N50°12'03"E) | 100.50' (100.50') |
| L3 | N74°11'25"W (N72°25'37"W) | 65.47' (65.38') |
| L4 | S58°22'54"W (S60°07'13"W) | 56.12' (56.19') |
| L5 | N30°15'38"W (N28°31'19"W) | 49.39' |
| L6 | N69°44'44"E | 27.32' |
| L7 | S51°57'00"E | 100.51' |
| L8 | S46°14'22"E | 83.07' |
| L9 | S27°47'09"W (S30°12'13"W) | 50.02' |

BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD '83 (CORS), U. S. FEET, COMBINED SCALED FACTOR = 0.999888675. ALL DATA DERIVED FROM THE CITY OF AUSTIN MONUMENTATION DATA SHEETS FOR J-37-1001 AND J-37-4001. DISTANCES SHOWN HERE ON ARE GRID.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

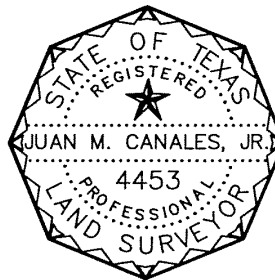
Juan M. Canales, Jr. 3-31-11

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: MARCH 11, 2011

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Weston Solutions
Date: March 2, 2011
Office: Stephen Lawrence

Crew: S.Dunn
F.B.: 1245/19-45
Path: c:\dwg 11\weston\54 martin hill transmission main\grid\54 martin hill tm-grid-master.dwg
Job No.: 98-0193-06



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