



STATE OF TEXAS  
COUNTY OF TRAVIS

AUSTIN WHITE LIME COMPANY  
TO  
CITY OF AUSTIN  
50-foot wide temporary working space easement  
Martin Hill Transmission Main

“EXHIBIT F”

**DESCRIPTION FOR PARCEL 4657.02 TWSE-1**

LEGAL DESCRIPTION OF A 2.878 ACRES OF LAND EQUIVALENT TO 125,347 SQUARE FEET 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 2.878 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING FOR REFERENCE** 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;

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.



THENCE, leaving West Howard Lane, North 27° 47' 09" East, along the common boundary line of said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and said A. H. Robinson, Jr. and George E. Robinson 1.77 acre parcel of land, at a passing distance of 12.26 feet a 3/4 inch iron pipe found monumenting the westerly north corner of A. H. Robinson, Jr. and George E. Robinson 1.77 acre parcel of land, also monumenting the westerly corner of 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, and continuing North 27° 47' 09" East, along the common boundary line of said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and said A. H. Robinson and George E. Robinson 3.39 acre parcel of land, a total distance of 50.02 feet to a 60d nail set for the most southerly south corner and **POINT OF BEGINNING** of this easement having Texas State Plane Coordinate (Texas Central Zone, NAD '83, U.S. Feet, Combined Scale Factor 0.999888675, GRID values of N = 10,135,585.30, E = 3,122,489.16;

**THENCE**, travelling in a northwesterly direction, being parallel and concentric (curve) with the existing northeasterly right-of-way line of West Howard Lane, same being the northeasterly boundary line of said Travis County, Texas 6.2093 acre parcel of land, thereof and located 50.00 feet distant therefrom, measured at right angles and concentric thereto, the following curve data, courses and distances:

- 1) **North 60° 32' 17" West**, a distance of **161.29 feet** to a 60d nail set monument the beginning 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° 29' 39"**, a radius distance of 1,865.00 feet, a chord distance of 470.54 feet, a chord bearing of North 53° 27' 57" West, 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;
- 3) **North 46° 14' 22" West**, a distance of **83.07 feet** to a 60d nail set for a corner of this easement;
- 4) **North 51° 57' 00" West**, a distance of **100.51 feet** to a 60d nail set for a corner of this easement;
- 5) **North 46° 15' 50" West**, a distance of **648.48 feet** to a 60d nail set for a corner of this easement;
- 6) **North 48° 52' 12" West**, a distance of **218.70 feet** to a 60d nail set for a corner of this easement;
- 7) **North 56° 06' 27" West**, a distance of **212.36 feet** to a 60d nail set for a corner of this easement;



- 8) **North 60° 29' 24" West**, a distance of **188.23 feet** to a 60d nail set for a corner of this easement;
- 9) **North 73° 34' 37" West**, at a distance of 262.31 feet passing 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, same being the northeasterly boundary line of the aforementioned Austin White Lime Company 3.4048 acre parcel of land, in all a distance of **369.14 feet** to a 60d nail set for a corner of this easement;
- 10) **South 69° 44' 44" West**, a distance of **27.32 feet** to a 60d nail set on the common boundary line of said Austin White Lime Company 3.4048 acre parcel of land, formerly the southwesterly right-of-way line of West Howard Lane, and the easterly right-of-way of 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 for the southerly west corner of this easement;

**THENCE**, travelling northwesterly, **North 30° 15' 38" West**, along the common boundary line of the Austin White Lime Company 3.4048 acre parcel of land and the Capital Metropolitan Transportation Authority 100-foot wide railroad right-of-way, a distance of **50.77 feet** to a calculated point for the most northerly west corner of this easement;

**THENCE**, travelling southeasterly, crossing through the Austin White Lime Company 3.4048 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 **52.72 feet** to a calculated point for a corner of this easement;
- 2.) **South 73° 34' 37" East**, at a distance of 70.05 feet passing it's 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 South 30° 15' 38" East and a chord distance of 39.99 feet, in all a total distance of **391.45 feet** to a 60d nail set for a corner of this easement;
- 3.) **South 60° 29' 24" East**, a distance of **195.88 feet** to a calculated point for a corner of this easement;



- 4.) **South 56° 06' 27" East**, a distance of **217.44 feet** to a calculated point for a corner of this easement;
- 5.) **South 48° 52' 12" East**, a distance of **223.00 feet** to a calculated point for a corner of this easement;
- 6.) **South 46° 15' 50" East**, a distance of **647.14 feet** to a calculated point for a corner of this easement;
- 7.) **South 51° 57' 00" East**, a distance of **100.52 feet** to a calculated point for a corner of this easement;
- 8.) **South 46° 14' 22" East**, a distance of **85.58 feet** to a calculated point for a corner of this easement and being the 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' 49"**, a radius distance of 1,815.00 feet, a chord distance of 458.01 feet, a chord bearing of South 53° 28' 01" East, an arc length of **459.23 feet** to a calculated point and being the ending point of this curve and a corner of this easement;
- 10.) **South 60° 32' 17" East**, a distance of **159.90 feet** to a calculated point on the common boundary line of said George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land and said A. H. Robinson and George E. Robinson 3.39 acre parcel of land 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 1,318.43 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 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, a distance of **50.02 feet** to the **POINT OF BEGINNING** and containing 2.872 acres (125,347) square feet 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

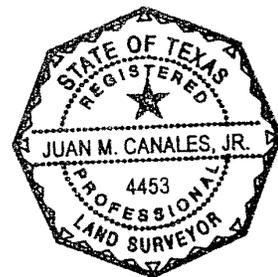
*Juan M. Canales, Jr.*

*3-31-11*

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

Date

**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



FIELD NOTES REVIEWED

By: *Margaret* Date *4/4/11*

Engineering Support Section  
Department of Public Works  
and Transportation

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
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T.U.C.P./W.B.E./H.U.B./D.B.E.

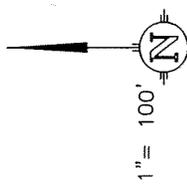
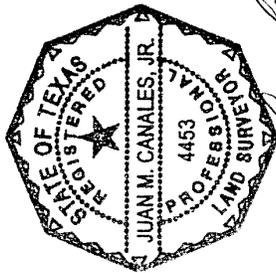


SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILLIAM HORNSBY SURVEY No. 22  
ABSTRACT 344

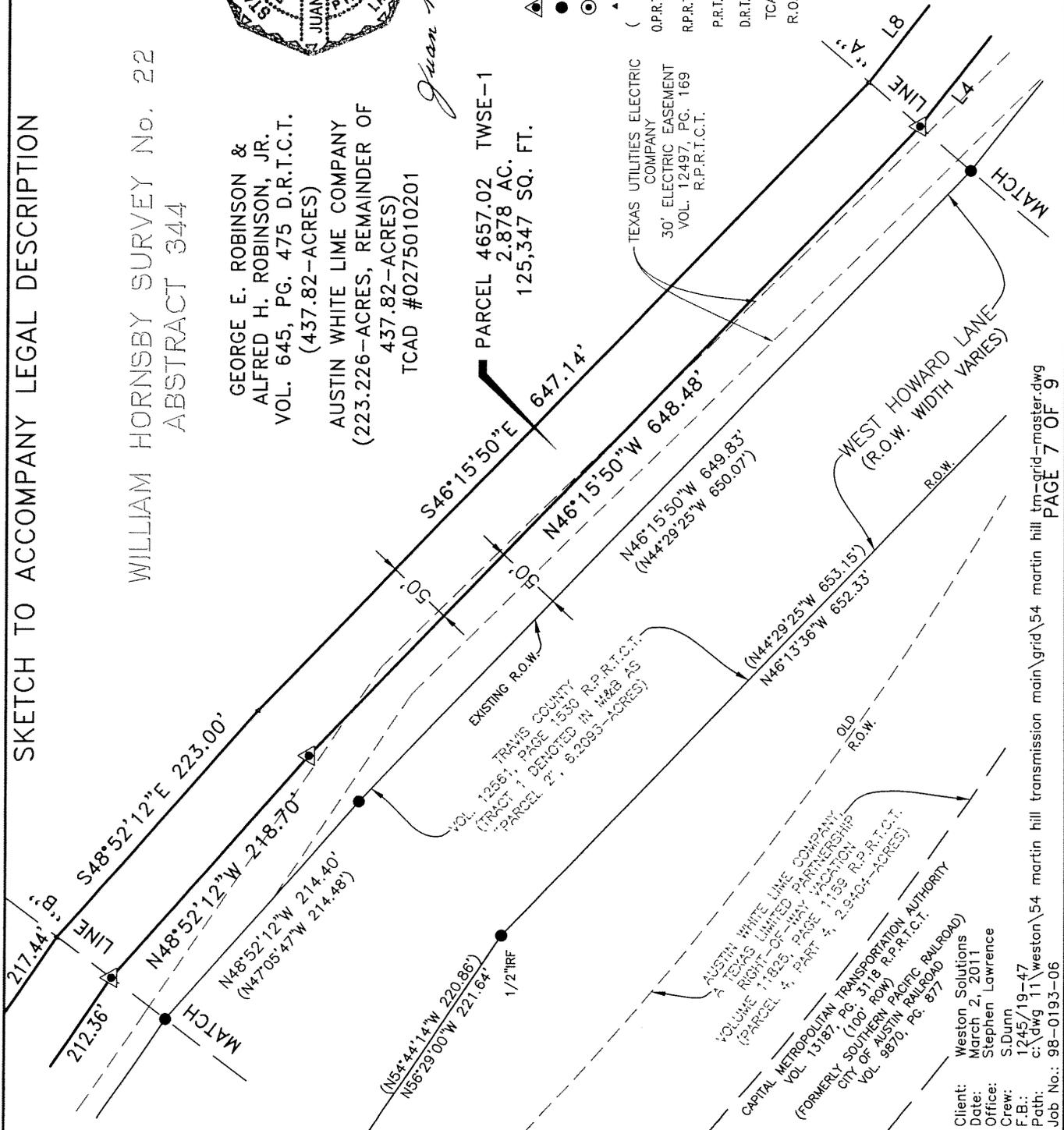
GEORGE E. ROBINSON &  
ALFRED H. ROBINSON, JR.  
VOL. 645, PG. 475 D.R.T.C.T.  
(437.82-ACRES)  
AUSTIN WHITE LIME COMPANY  
(223.226-ACRES, REMAINDER OF  
437.82-ACRES)  
TCAD #0275010201

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



- LEGEND**
- ▲ 60D NAIL SET
  - 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
  - 1" IRON PIPE FOUND UNLESS NOTED OTHERWISE
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
  - O.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

**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
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  
Path: c:\dwg 11\weston\54 martin hill transmission main\grid\54 martin hill tm-grid-master.dwg  
Job No.: 98-0193-06

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILLIAM HORNSBY SURVEY No. 22  
ABSTRACT 344

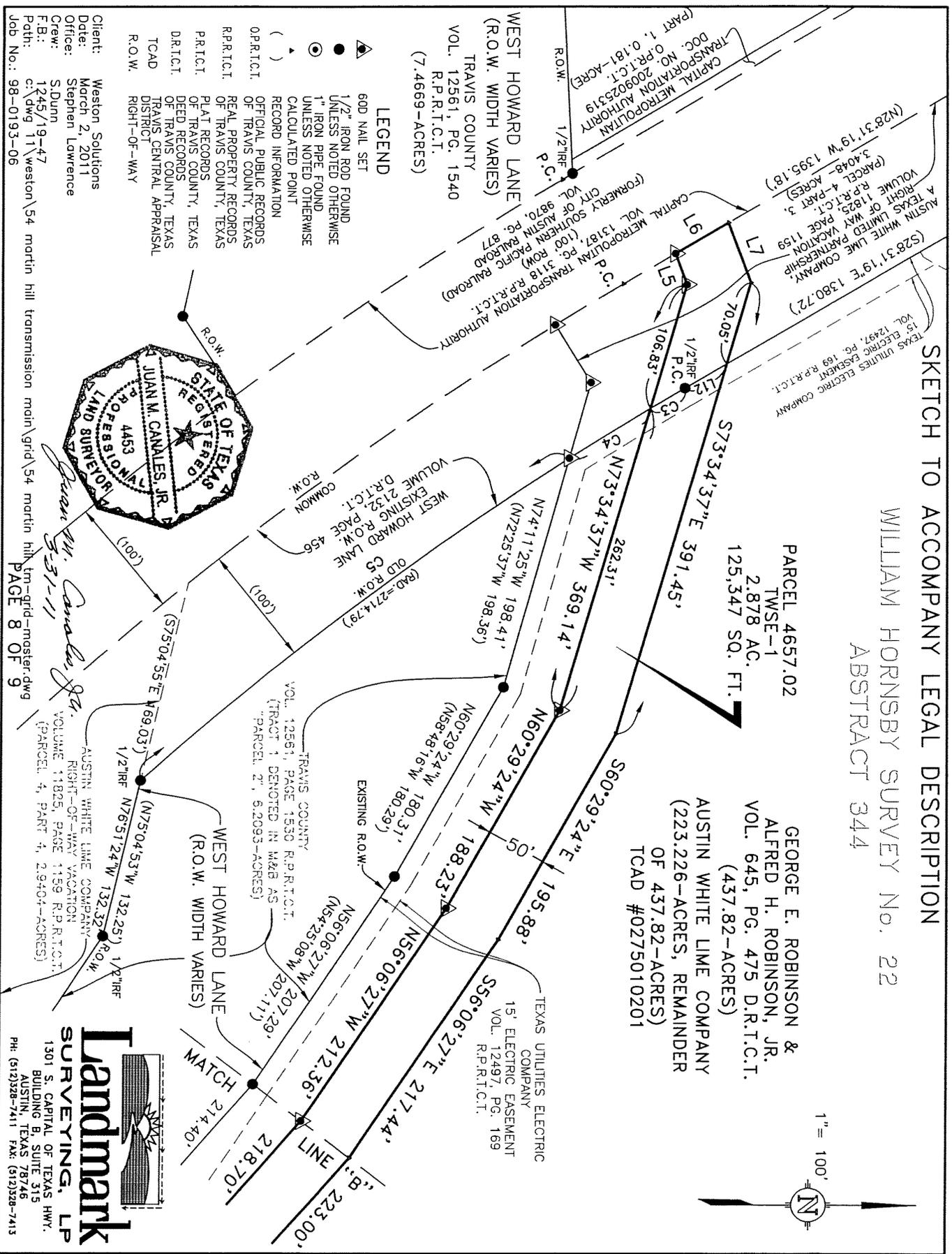
1" = 100'



PARCEL 4657.02  
TWSE-1  
2.878 AC.  
125,347 SQ. FT.

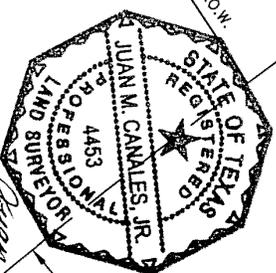
GEORGE E. ROBINSON &  
ALFRED H. ROBINSON, JR.  
VOL. 645, PG. 475 D.R.T.C.T.  
(437.82-ACRES)

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



LEGEND

- ▲ 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- 1" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- CALCULATED POINT
- ( ) RECORD INFORMATION
- ( ) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
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- ( ) TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
- ( ) RIGHT-OF-WAY



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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

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)528-7411 FAX: (512)528-7413

## 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 not 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°27'57"W	470.54'	14°29'39"	471.79'	1,865.00'
C2	S53°28'01"E	458.01'	14°29'49"	459.23'	1,815.00'
C3	N30°38'23"W	33.13'	00°41'57"	33.13'	2,714.79' (2,714.79')
C4	S31°48'58"E	78.35'	01°39'13"	78.36'	2,714.79' (2,714.79')
C5	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')

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N27°47'09"E (N30°12'13"E)	50.02'
L2	N60°32'17"W	161.29'
L3	N46°14'22"W	83.07'
L4	N51°57'00"W	100.51'
L5	S69°44'44"W	27.32'
L6	N30°15'38"W (N28°31'19"W)	50.77'
L7	N69°44'44"E	52.72'
L8	S51°57'00"E	100.52'
L9	S46°14'22"E	85.58'
L10	S60°32'17"E	159.90'
L11	S27°47'09"W (S30°12'13"W)	50.02'
L12	S30°15'38"E (S28°31'19"E)	39.99'

**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

