



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

ROBINSON RANCH
TO
CITY OF AUSTIN
(WATERLINE EASEMENT)

DESCRIPTION FOR PARCEL 4657.06 WE

DESCRIPTION OF A 2.119-ACRE (92,292 SQUARE FEET) TRACT OF LAND OUT OF THE WILLIAM HORNSBY SURVEY NO. 22, ABSTRACT NO. 344, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS THE "SECOND TRACT" AND HAVING BEEN CONVEYED TO A. H. ROBINSON, JR. AND GEORGE E. ROBINSON BY DEED DATED DECEMBER 7, 1945, RECORDED IN VOLUME 773, PAGE 558 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID "SECOND TRACT" BEING THAT SAME TRACT OF LAND CONVEYED TO ROBINSON RANCH BY CORRECTION DEED AND QUITCLAIM EXECUTED JULY 7, 1995 AND RECORDED IN VOLUME 12561, PAGE 1555 OF THE REAL PROPERTY RECORDS OF SAID COUNTY; SAID 2.119-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a ½-inch diameter iron rod found in the south boundary line of the above-mentioned "Second Tract", being the northeast corner of a called 6.845-acre tract conveyed to Austin White Lime Company, Ltd. in Volume 11552, Page 712 of the Real Property Records of Travis County, Texas and having field notes revised in a Corrected Partition Deed recorded in Volume 11777, Page 168 of the Real Property Records of Travis County, Texas, same being the northwest corner of Lot 3, Wells Branch Technology Park, a subdivision recorded in Document No. 200000062 of the Official Public Records of Travis County, Texas, said iron rod found having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor 0.999888327) Grid values of N=10,137,291.31, E=3,123,670.28, for the southeast corner and **POINT OF BEGINNING** of this tract;

THENCE with said south boundary line of the "Second Tract" and the north boundary line of said 6.845-acre tract, N 62°34'27" W for a distance of 40.00 feet to a 60d nail set for the southwest corner of this tract, from which a ½-inch diameter iron rod found on the northwest corner of said 6.845-acre tract, same being the northeast corner of a called 3.39-acre tract conveyed to A. H. Robinson and George E. Robinson by Warranty Deed recorded in Volume 10269, Page 157 of the Real Property Records of Travis County, Texas, bears N 62°34'27" W a distance of 139.51 feet;

THENCE departing said north boundary line of the 6.845-acre tract, through the interior of said "Second Tract", N 27°47'34" E for a distance of 1,596.48 feet to a 60d nail set in the north

boundary line of said "Second Tract", same being the south boundary line of a called 220-acre tract of land conveyed to Austin White Lime Company by Warranty Deed recorded in Volume 7042, Page 1281, of said Deed Records of Travis County, Texas, for the northwest corner of this tract;

THENCE with said north boundary line of the "Second Tract", in part with said south boundary line of the 220-acre tract and with the south boundary line of a called 27.48-acre tract, described as Tract 6, conveyed to Robinson Ranch Limited Partnership by document recorded in Volume 12091, Page 991 of said Real Property Records, respectively, S 62°16'52" E, pass at a distance of 50.11 feet a calculated point being the southeast corner of said 220-acre tract, same being the southwest corner of said 27.48-acre Tract 6 continuing for a total distance of 700.08 feet to a calculated angle point in said north boundary line of the "Second Tract" same being the southeast corner of said 27.48-acre Tract 6, for an angle point of this tract;

THENCE continuing with said north boundary line of the "Second Tract" same being the east boundary line of said 27.48-acre Tract 6, N 28°01'08" E for a distance of 3.78 feet to a 1-inch inside diameter iron pipe found on an angle point in said north boundary line of the "Second Tract", same being an angle point in said east boundary line of the 27.48-acre Tract 6, being also the southwest corner of a called 75.21-acre tract of land, described as Tract 5, conveyed to Robinson Ranch Limited Partnership by said document recorded in Volume 12091, Page 991, for an angle point of this tract;

THENCE departing said east boundary line of the 27.48-acre Tract 6, continuing with said north boundary line of the "Second Tract", same being the south boundary line of said 75.21-acre Tract 5, S 69°29'00" E for a distance of 43.79 feet to a 60d nail set for the northeast corner of this tract, from which a ½-inch inside diameter iron pipe found on an angle point in said north boundary line of the "Second Tract", same being an angle point in said south boundary line of the 75.21-acre Tract 5, bears S 69°29'00" E a distance of 231.20 feet;

THENCE departing said south boundary line of the 75.21-acre Tract 5, through the interior of said "Second Tract" the following three (3) courses and distances:

- 1) S 27°16'05" W for a distance of 49.27 feet to a 60d nail set, for a re-entrant corner of this tract;
- 2) N 62°16'52" W for a distance of 703.98 feet to a 60d nail set, for an angle point of this tract;
- 3) S 27°47'34" W for a distance of 1,556.27 feet to the **POINT OF BEGINNING** and containing 2.119 acres (92,292 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999888327). Project control points were established from City of Austin reference monument "J-37-4001" having coordinate values of N=10,133,889.08, E=3,113,244.67. Distances shown herein are grid.


THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 25th day of February, 2011, A.D.

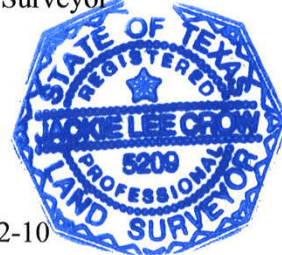
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



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

REFERENCES

MAPSCO 2009 436-N
Austin Grid No. L-38
TCAD PARCEL ID NO. 02-7511-01-08
MACIAS & ASSOCIATES, L.P., PROJECT NO. 327-12-10



FIELD NOTES REVIEWED

By:  Date 4/6/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 5 OF 7

SHEET 4 OF 7

GRAPHIC SCALE

1" = 100'

ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PG. 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-08

PARCEL 4657.06
WATERLINE EASEMENT
2.119 AC.
92,292 SQ. FT.

30' WIDE
PIPELINE EASEMENT
VOL. 12524, PG. 1083,
R.P.R.T.C.Tx.

ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PG. 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-08

WILLIAM HORNSBY
SURVEY #22
ABSTRACT #344.

POINT OF BEGINNING
N=10,137,291.31
E=3,123,670.28
GRID

AUSTIN WHITE LIME
(5.57 ACRES)
VOL. 3838, PG. 1401, D.R.T.C.Tx.

A. H. ROBINSON AND
GEORGE E. ROBINSON
(3.39 ACRES)
VOL. 10269, PG. 157, R.P.R.T.C.Tx.

AUSTIN WHITE LIME
(6.845 ACRES)
VOL. 11552, PG. 712,
VOL. 11777, PG. 168
R.P.R.T.C.Tx.

(6" IP GAS)
(4" IP GAS)

PL EASEMENT AND RIGHT OF WAY
DOC. NO. 2000153582, O.P.R.T.C.Tx.

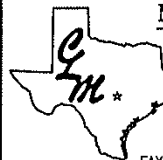
LOT 3
WELLS BRANCH TECHNOLOGY PARK
DOC. NO. 200000062 O.P.R.T.C.Tx.

NORTHTECH 6 & 6 LTD
DOC. NO. 2000167533, O.P.R.T.C.Tx.

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.06WE.DWG

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

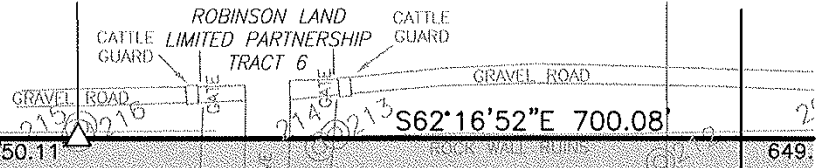


5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

PAGE 4 OF 7

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AUSTIN WHITE LIME COMPANY
(220 ACRES)
VOL. 7042, PG. 1281, D.R.T.C.Tx.



GRAPHIC SCALE
1" = 100'



ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PG. 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-08

IRON PIPE FENCE

UNKNOWN UTILITY
POSSIBLE WATER METER

PARCEL 4657.06
WATERLINE EASEMENT
2.119 AC.
92,292 SQ. FT.

ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PG. 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-08

N27°47'34"E 1,596.48'

S27°47'34"W 1,556.27'

WILLIAM HORNSBY SURVEY #22
ABSTRACT #344.

PARCEL 4657.06
WATERLINE EASEMENT
2.119 AC.
92,292 SQ. FT.

SHEET 6 OF 7
SHEET 5 OF 7

SHEET 5 OF 7
SHEET 4 OF 7

PAGE 5 OF 7

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.06WE.DWG

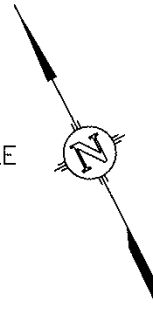
MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

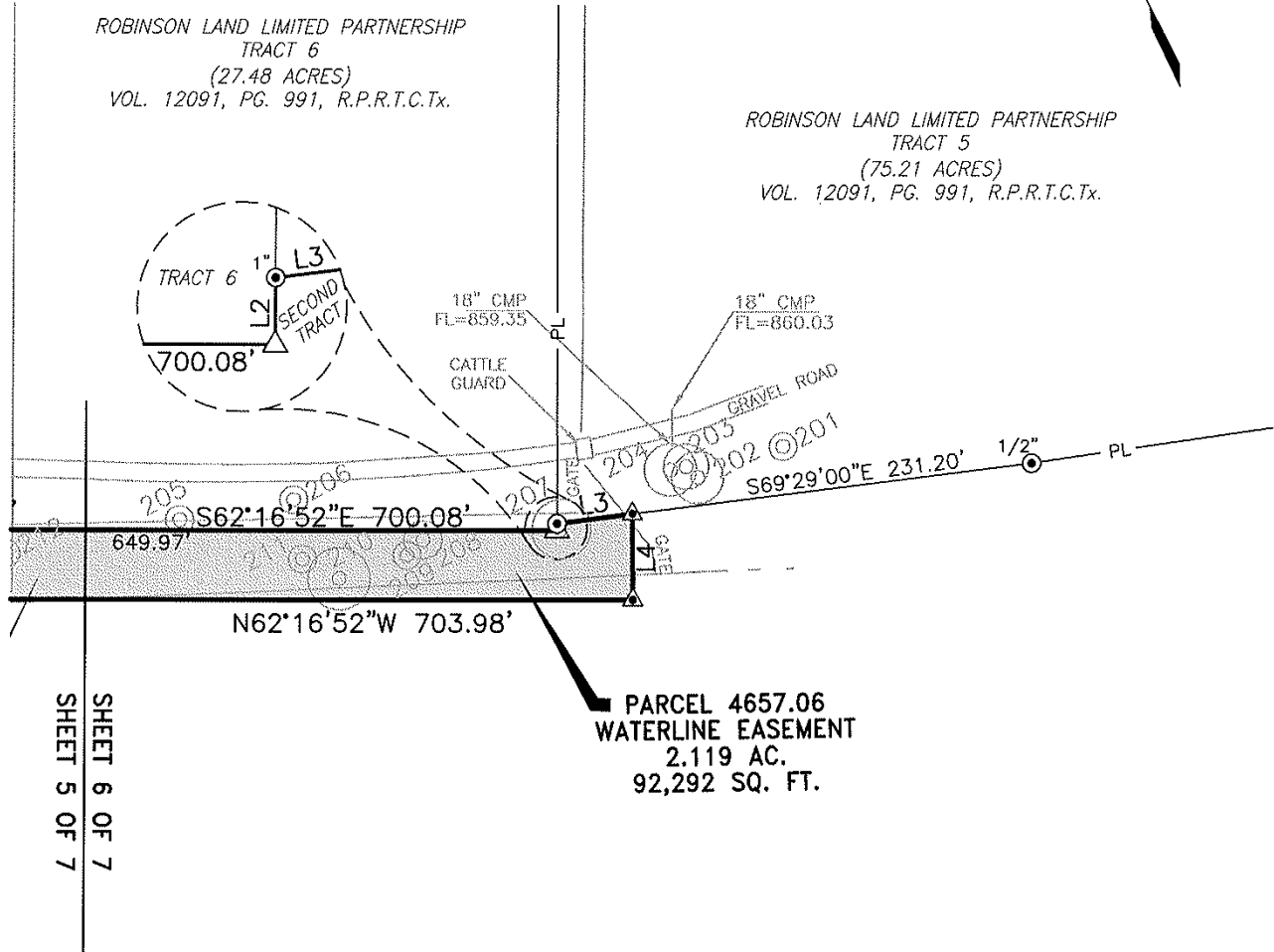
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

GRAPHIC SCALE
1" = 100'



ROBINSON LAND LIMITED PARTNERSHIP
TRACT 6
(27.48 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.

ROBINSON LAND LIMITED PARTNERSHIP
TRACT 5
(75.21 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.



SHEET 6 OF 7
SHEET 5 OF 7

ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PG. 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-08

22

WILLIAM HORNSBY SURVEY #22
ABSTRACT #344.

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.06WE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N62°34'27"W	40.00'
L2	N28°01'08"E	3.78'
L3	S69°29'00"E	43.79'
L4	S27°16'05"W	49.27'
L5	N62°34'27"W	139.51'

LEGEND

●	1/2" IRON ROD FOUND
▲	60D NAIL SET
⊙	IRON PIPE FOUND SIZE NOTED
⊗	"X" IN CONCRETE
△	CALCULATED POINT
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
R.P.R.T.C.Tx.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx.	OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.Tx.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alamo Title Insurance, GF No. ATA-70-02-AT10001255, effective date: March 22, 2010.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE MONUMENT "J-37-4001" HAVING COORDINATE VALUES OF N=10,133,889.08, E=3,113,244.67. COMBINED SCALE FACTOR 0.999888327. DISTANCES SHOWN HEREON ARE GRID.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

TREE LIST

TAG NO.	SIZE/TYPE
201	8" CHINABERRY
202	15" MULTI-TRUNK HACKBERRY
203	13" HACKBERRY
204	15" HACKBERRY
205	8" CEDAR ELM
206	8" CEDAR ELM
207	17" CEDAR ELM
208	11" CEDAR ELM
209	8" HACKBERRY
210	18" MULTI-TRUNK AMERICAN ELM
211	8" CEDAR ELM
212	8" HACKBERRY
213	8" HACKBERRY
214	8" HACKBERRY
215	9" HACKBERRY
216	9" MESQUITE

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.06WE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

PAGE 7 OF 7

DATE: 2-25-11
DRAWN BY: D. MARTINEZ
MAI JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

JACKIE LEE CROW
Registered Professional Land Surveyor
No. 5209 - State of Texas

Date: 2/25/2011