



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT “ A ”

ROBINSON LAND LIMITED PARTNERSHIP
TO
CITY OF AUSTIN
(WATERLINE EASEMENT)

DESCRIPTION FOR PARCEL 4657.07 WE

LEGAL DESCRIPTION OF A 1.810-ACRE (78,842 SQUARE FOOT) TRACT OF LAND IN THE WILLIAM HORNSBY SURVEY NO. 22, ABSTRACT NO. 344, THE WILLIAM HORNSBY SURVEY NO. 77, ABSTRACT NO. 390 AND PHILLIP J. ALLEN ABSTRACT NO. 2692, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 75.21-ACRE TRACT OF LAND, DESCRIBED AS TRACT 5, AND A CALLED 27.48-ACRE TRACT OF LAND, DESCRIBED AS TRACT 6, BOTH TRACT 5 AND TRACT 6 HAVING BEEN CONVEYED TO ROBINSON LAND LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED EXECUTED DECEMBER 15, 1993 AND RECORDED IN VOLUME 12091, PAGE 991 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.810-ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 1-inch inside diameter iron pipe found on an angle point in the north boundary line of a tract of land described as the “Second Tract”, having been conveyed to A. H. Robinson, Jr. and George E. Robinson in Volume 773, Page 558 of the Deed Records of Travis County, Texas and being that same tract of land conveyed to Robinson Ranch in Volume 12561, Page 1555 of the Real Property Records of Travis County, Texas, said 1-inch inside diameter iron pipe being the southwest corner of the above-mentioned 75.21-acre Tract 5 and an angle point in the east boundary line of the above-mentioned 27.48-acre Tract 6, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83 U.S. Survey Feet,) values of N=10,138,399.75, E=3,125,000.68, for the southwest corner of this tract;

THENCE departing said north boundary line of the “Second Tract”, with the east boundary line of said 27.48-acre tract 6, same being the west boundary line of said 75.21-acre Tract 5, the following three courses and distances:

- 1) N27°39’53”E for a distance of 503.34 feet to a ½-inch diameter iron rod found on an angle point of this tract;
- 2) N27°14’28”E for a distance of 637.81 feet to a ½-inch diameter iron rod found on an angle point of this tract;
- 3) N26°54’01”E a distance of 598.30 feet to a 60d nail for an angle point in this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •
w w w . m a c i a s w o r l d . c o m

THENCE departing said west boundary line of the Tract 5, through the interior of said Tract 6, the following two courses and distances:

- 1) N18°49'55"W for a distance of 114.09 feet to a 60d nail set on an angle point of this tract;
- 2) N26°10'05"E for a distance of 54.63 feet to a 60d nail set in the north boundary line of said Tract 6, same being the south boundary line of a called 11.5564-acre tract of land conveyed to the City of Austin in Volume 9113, Page 862 of said Real Property Records, from which a ½-inch diameter iron rod found on the northwest corner of said 11.5564-acre tract bears with said north boundary line of Tract 6, same being said south boundary line of the 11.5564-acre tract, N61°40'01"W a distance of 567.49 feet to a ½-inch diameter iron rod found on the southwest corner of said 11.5564-acre tract and departing said north boundary line of Tract 6 and with the west line of said 11.5564-acre tract, N26°47'33"E a distance of 774.61 feet;

THENCE with said north boundary line of Tract 6, same being said south boundary line of the 11.5564-acre tract, S61°40'01"E for a distance of 63.06 feet to a 60d nail set for a northeast corner of this tract, from which a calculated point being the northeast corner of said Tract 6, the northwest corner of said Tract 5, the southeast corner of said 11.5564-acre tract and the southwest corner of a called 53.391-acre tract of land conveyed to Robinson Ranch in Volume 11915, Page 1302 of said Real Property Records, bears S61°40'01"E for a distance of 19.37 feet;

THENCE departing said south boundary line of the 11.5564-acre tract, through the interior of said Tract 6, the following two courses and distances:

- 1) S71°10'05"W for a distance of 32.54 feet to a 60d nail set on an angle point of this tract;
- 2) S26°10'05"W for a distance of 12.67 feet to a 60d nail set on an angle point of this tract;

THENCE continuing in part through the interior of said Tract 6 and in part through the interior of said Tract 5, respectively, S18°49'55"E, pass at a distance of 58.53 feet said west boundary line of Tract 6, same being said east boundary line of Tract 5, continuing for a total distance of 120.28 feet to a 60d nail set on an angle point of this tract;

THENCE continuing through said interior of Tract 5, S27°16'05"W for a distance of 1,747.32 feet to a 60d nail set in said north boundary line of the "Second Tract", same being the south boundary line of said Tract 5, 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 Tract 5, bears S69°29'00"E a distance of 231.20 feet;

THENCE with said north boundary line of the "Second Tract", same being said south boundary line of Tract 5, N69°29'00"W a distance of 43.79 feet to the **POINT OF BEGINNING** and containing 1.810 acres (78,842 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 §
 § 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 17th day of June, 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-J
Austin Grid No. L-38
TCAD PARCEL ID NO. 02-7511-01-13
MACIAS & ASSOCIATES, L.P., PROJECT NO. 327-12-10

FIELD NOTES REVIEWED

By: Mary Hawkins Date 7/8/11

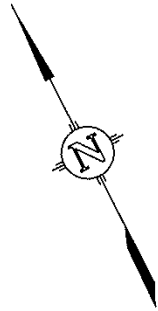
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 5 OF 7

PAGE 4 OF 7

WILLIAM HORNSBY SURVEY #22
ABSTRACT #344.



GRAPHIC SCALE
1" = 100'

ROBINSON LAND LIMITED PARTNERSHIP
TRACT 6
(27.48 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-13

ROBINSON LAND LIMITED PARTNERSHIP
TRACT 5
(75.21 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-13

BOUNDARY LINE
TRACT 5 & TRACT 6

POINT OF BEGINNING
N=10,138,399.75
E=3,125,000.68
GRID

ROBINSON RANCH
"SECOND TRACT"
VOL. 773, PAGE 558, D.R.T.C.Tx.
VOL. 12561, PG. 1555, R.P.R.T.C.Tx.

PARCEL 4657.07
WATERLINE EASEMENT
1.810 AC.
78,842 SQ. FT.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N18°49'55"W	114.09'
L2	N26°10'05"E	54.63'
L3	S61°40'01"E	63.06'
L4	S71°10'05"W	32.54'
L5	S26°10'05"W	12.67'
L6	S18°49'55"E	120.28'
L7	N69°29'00"W	43.79'

LEGEND

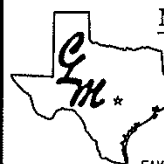
- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- ⊙ IRON PIPE FOUND
SIZE NOTED
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PROPERTY RECORDS OF TRAVIS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

NOTE: SURVEY TREE LIST
ON PAGE 7 OF 7

PAGE 4 OF 7

DATE: 3-2-11, REV 6-17-11
DRAWN BY: E.L.EOS/JLC/TODD
MAIL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.07WE-1.DWG



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PHILLIP. J. ALLEN SURVEY
ABST. #2692

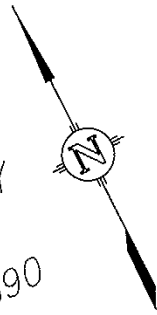
(TO CORNER OF
TRACT 5 & TRACT 6
N29°18'E 730.64')

MATCH LINE B

PAGE 6 OF 7

PAGE 5 OF 7

WILLIAM HORNSBY
SURVEY #77
ABSTRACT #390



GRAPHIC SCALE
1" = 100'

PARCEL 4657.07
WATERLINE EASEMENT
1.810 AC.
78,842 SQ. FT.

ROBINSON LAND LIMITED PARTNERSHIP
TRACT 5
(75.21 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-13

BOUNDARY LINE
TRACT 5 & TRACT 6

ROBINSON LAND LIMITED PARTNERSHIP
TRACT 6
(27.48 ACRES)
VOL. 12091, PG. 991, R.P.R.T.C.Tx.
T.C.A.D. NO. 02-7511-01-13

(N29°32'30"E 637.92')

N27°14'28"E 637.81'

S27°16'05"W 1,747.32'

ROCK WALL
RUINS

WILLIAM HORNSBY SURVEY #22
ABSTRACT #344.

MATCH LINE A

PAGE 5 OF 7

PAGE 4 OF 7

503.34'

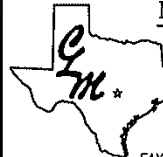
NOTE: SURVEY TREE LIST
ON PAGE 7 OF 7

LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- ⊙ IRON PIPE FOUND
SIZE NOTED
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
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J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.07WE-1.DWG

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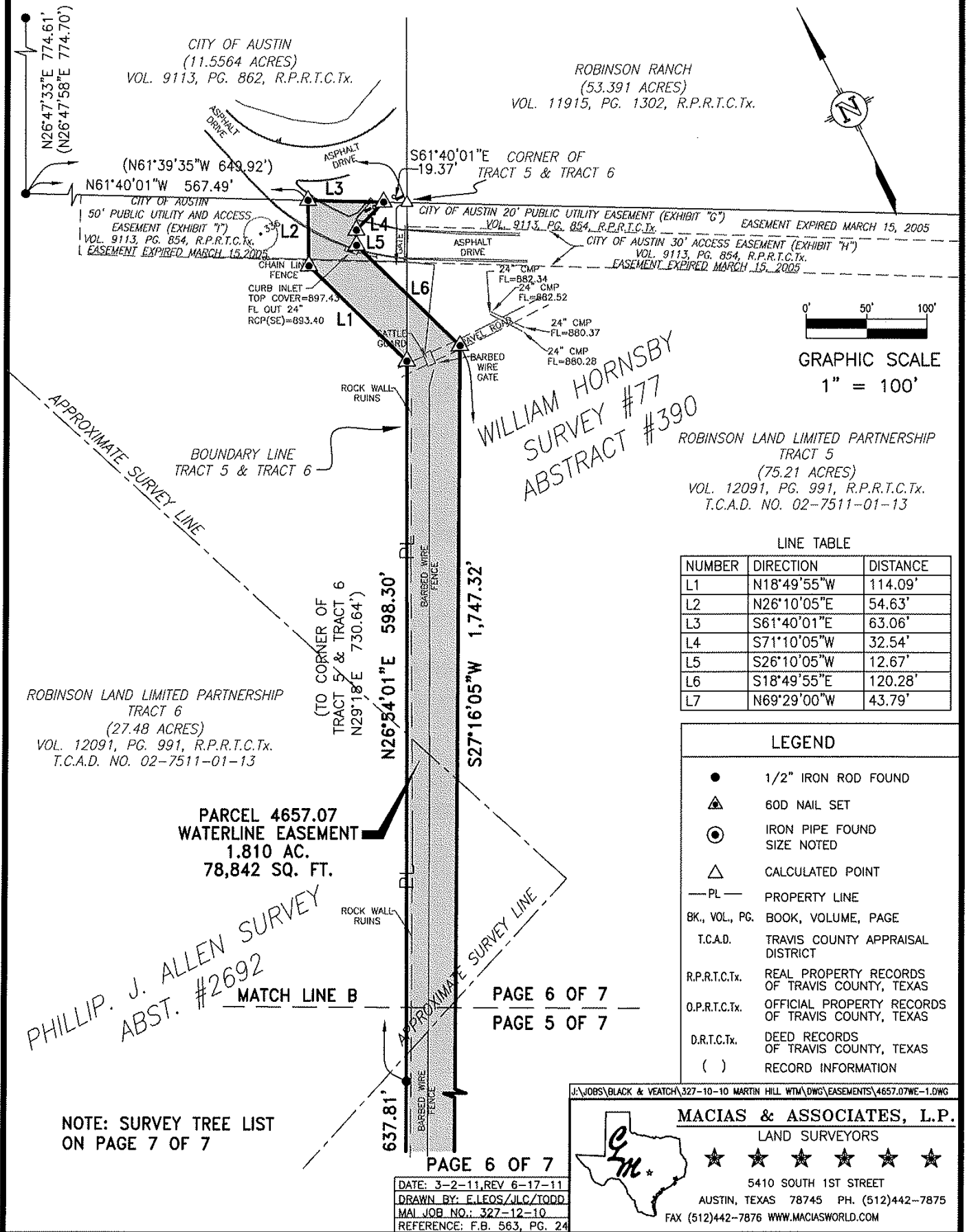


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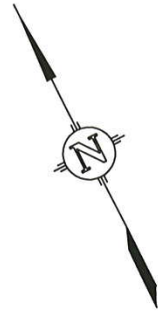
PAGE 5 OF 7

DATE: 3-2-11, REV 6-17-11
DRAWN BY: E. LEOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



TREE LIST

TAG NO.	SIZE/TYPE
201	8" CHINABERRY
202	15" MULTI-TRUNK HACKBERRY
203	13" HACKBERRY
204	15" HACKBERRY
207	17" CEDAR ELM
208	11" CEDAR ELM
209	8" HACKBERRY
336	14" LIVE OAK



GRAPHIC SCALE
1" = 100'

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-AT10001259, effective date: March 18, 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.



Jackie Lee Crow 6/17/2011
JACKIE LEE CROW Date:
Registered Professional Land Surveyor No. 5209
State of Texas

LEGEND

●	1/2" IRON ROD FOUND
▲	60D NAIL SET
⊙	IRON PIPE FOUND SIZE NOTED
△	CALCULATED POINT
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
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