



STATE OF TEXAS  
COUNTY OF TRAVIS

ROBINSON RANCH  
TO  
CITY OF AUSTIN  
Temporary staging area and  
material storage site  
Martin Hill Transmission Main  
Northwest intersection of McNeil Road and  
West Howard Lane

“EXHIBIT   A  ”

**DESCRIPTION FOR PARCEL 4657.14 TSAAMSS**

LEGAL DESCRIPTION OF A 1.017 ACRES OF LAND EQUIVALENT TO 44,279 SQUARE FEET OUT OF THE JOHN McQUEEN SURVEY, ABSTRACT NUMBER 2717 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THOSE MENTIONED THREE TRACTS OF LAND CONVEYED TO THE ROBINSON RANCH IN THAT CERTAIN CORRECTION DEED AND QUITCLAIM WHICH WAS EXECUTED ON JULY 7, 1995 AND RECORDED IN VOLUME 12561, PAGE 1555, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OUT OF AND A PART OF THAT CERTAIN 27.82 ACRE PARCEL OF LAND KNOWN AS THE “THIRD TRACT” AND FULLY DESCRIBED IN A DEED CONVEYED TO A. H. ROBINSON AND G. E. ROBINSON IN THAT CERTAIN DEED CONVEYANCE WHICH WAS WITNESSED ON JANUARY 8, 1937 AND RECORDED IN VOLUME 559, PAGE 294, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.017 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 lower northerly boundary line of said Robinson Ranch 27.82 acre parcel of land, same being the southerly boundary line of the Austin White Lime Company called 316-acre parcel of land known as the 8<sup>th</sup> Tract documented in Volume 229, Page 267, Deed Records of Travis County, Texas; said 1/2 inch iron rod found also being on the westerly right-of-way line of McNeil Road, having a right-of-way width of 100 feet, also monumenting a northerly northwest corner of that certain 4.6385 acre parcel of land conveyed to Travis County, Texas by right-of-way acquisition for said McNeil Road and West Howard Lane in that certain Deed which was executed on July 7, 1995 and recorded in Volume 12561, Page 1559, Real Property Records of Travis County, Texas, and also monumenting the southerly southwest corner of that certain 5.6118 acre parcel of land described in “Exhibit A” in a Deed conveyance to Travis County, Texas for the relocation of said McNeil Road 100-foot wide right of way executed in July 7, 1995 and recorded in Volume 12561, Page 1473, Real Property Records of Travis County, Texas for the northeasterly corner and **POINT OF BEGINNING** of this easement having Texas State Plane Coordinate

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.



(Texas Central Zone, NAD '83, U.S. Feet, Combined Scale Factor 0.999888675, GRID values of N = 10,136,888.55, E = 3,118,064.10;

**THENCE**, travelling in an southerly direction, through the interior of said Robinson Ranch 27.82 acre parcel of land, along the westerly right-of-way line of said McNeil Road, with the curving northerly boundary line of said Travis County, Texas 4.6385-acre right-of-way acquisition parcel of land, along a circular curve to the left having a **central angle of 03° 34' 36"**, a radius distance of **1,004.93 feet**, a chord distance of **62.72 feet**, a chord bearing of **South 17° 18' 58" East**, an arc length of **62.73 feet** to a concrete monument with an aluminum disk found monumenting the point of reverse curve of another circular curve to the right;

**THENCE**, along said circular McNeil Road curve to right, continuing with the curving northerly boundary line of the Travis County, Texas 4.6385-acre right-of-way acquisition parcel of land, having a **central angle of 88° 32' 51"**, a radius distance of **131.00 feet**, a chord distance of **182.90 feet**, a chord bearing of **South 24° 59' 51" West**, an arc length of **202.45 feet** to another concrete monument with an aluminum disk found on the northerly right-of-way line of McNeil Drive, monumenting the ending point of this curve;

**THENCE**, **South 69° 15' 12" West**, along the northerly right-of-way line of said McNeil Road, having a right-of-way width that varies, and with the northerly boundary line of said Travis County, Texas 4.6385-acre right-of-way acquisition parcel of land, a distance of **116.67 feet** to a calculated point on the westerly boundary line of said Robinson Ranch 27.82-acre parcel of land, same being the easterly boundary line of that certain 177-acre parcel of land conveyed to A. H. and G. E. Robinson documented in said Volume 559, Page 294, Deed Records of Travis County, Texas for the southwesterly corner of this easement;

**THENCE**, leaving the northerly right-of-way line of McNeil Drive, **North 18° 51' 16" West**, along the common boundary line of the A. H. and G. E. Robinson 177-acre parcel of land and the Robinson Ranch 27.82-acre parcel of land, a distance of **201.28 feet** to a calculated point for the westerly northwest corner of said Robinson Ranch 27.82-acre parcel of land, same being the southwest corner of said Austin White Lime Company 316-acre parcel of land for the northwesterly corner of this easement;

**THENCE**, **North 71° 48' 29" East**, along the common boundary line of said Robinson Ranch 27.82-acre parcel of land and said Austin White Lime Company 316- acre parcel of land, a distance of **245.02 feet** to the **POINT OF BEGINNING** and containing 1.017 acres (44,279 square feet) of land, more or less.

#### **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

*3-11-11*

**Date**

**REFERENCES**

MAPSCO 2009 - 435-Q & U  
AUSTIN GRID NO. K-37 & K -38  
TCAD PARCEL ID NO. 02-7501-01-06  
4657.14 TSAAMSS.doc



FIELD NOTES REVIEWED

By: *Maury H. [Signature]* Date *3/30/11*

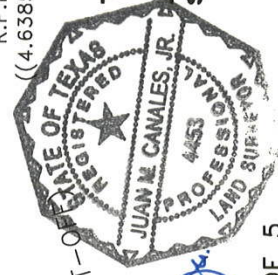
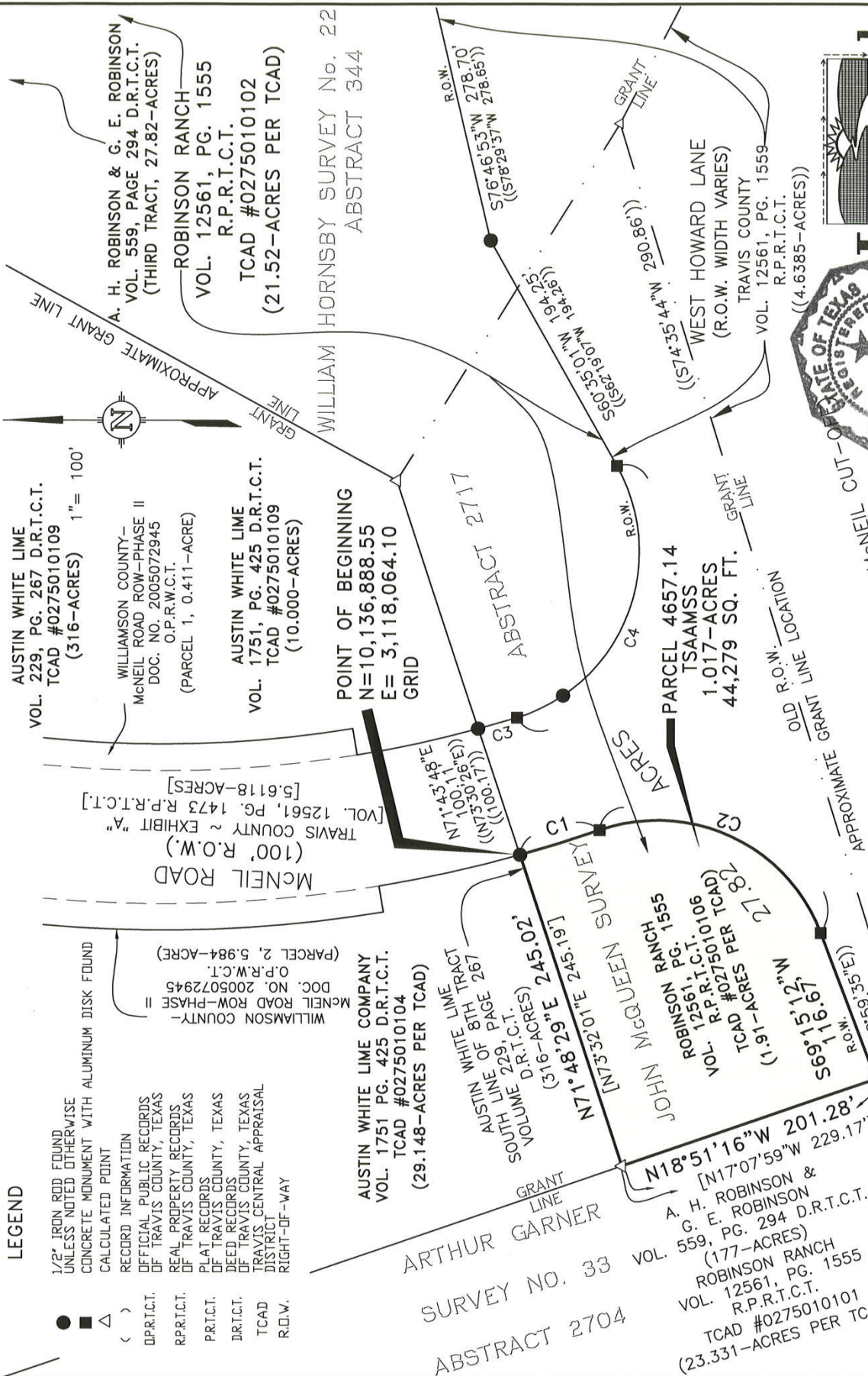
Engineering Support Section  
Department of Public Works  
Transportation

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- ▲ CONCRETE MONUMENT WITH ALUMINUM DISK FOUND
- ( ) CALCULATED POINT
- ( ) RECORD INFORMATION
- OP.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RP.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PR.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR.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

(FORMERLY McNEIL CUT-OFF)  
*Juan M. Canales, Jr.*  
3-11-11

Client: Weston Solutions  
Date: March 11, 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

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.

### CURVE TABLE

<u>CURVE</u>	<u>CHORD BEARING</u>	<u>CHORD DISTANCE</u>	<u>DELTA</u>	<u>ARC LENGTH</u>	<u>RADIUS</u>
C1	S17°18'58"E ((S15°36'58"E))	62.72' ((62.85'))	03°34'36" ((03°35'02"))	62.73' ((62.86'))	1,004.93' ((1,004.93'))
C2	S24°59'51"W ((S26°43'26"W))	182.90' ((182.89'))	88°32'51" ((88°32'30"))	202.45' ((202.44'))	131.00' ((131.00'))
C3	S15°56'50"E ((S14°20'55"E))	30.29' ((30.27'))	01°55'05" ((01°55'00"))	30.29' ((30.27'))	904.93' ((904.93'))
C4	S68°21'49"E ((S66°37'59"E))	203.91' ((203.95'))	102°12'15" ((102°14'06"))	233.68' ((233.75'))	131.00' ((131.00'))

### 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. 3-11-11*

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 11, 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  
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