



STATE OF TEXAS
COUNTY OF TRAVIS

ROBINSON RANCH
to
CITY OF AUSTIN
Temporary working space easement
Martin Hill Transmission Main
At West Howard Lane (north side) and
McNeil Road Intersection

“EXHIBIT B ”

DESCRIPTION FOR PARCEL 4657.15 TWSE-1

LEGAL DESCRIPTION OF A 1.2436 ACRES OF LAND EQUIVALENT TO 54,170 SQUARE FEET OUT OF THE WILLIAM HORNSBY SURVEY NUMBER 22, ABSTRACT NUMBER 344 AND 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, 1993 AND RECORDED IN VOLUME 559, PAGE 294, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.2436 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING at a calculated point marking the point intersection of the northerly line of this easement and the curving northeast intersection of McNeil Road and West Howard Lane, both having a right-of-way width that varies and being on the curving northerly boundary line 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 for the northwesterly 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 = 10,136,840.16, E = 3,118,196.94, from which said calculated intersection, a 1/2 inch iron rod found on the easterly right-of-way line of said McNeil Road and called for in said Volume 12561, Page 1559 as the most northerly northeast corner of said 4.6385 acre parcel of land, monumenting the intersection of the easterly right-of-way line of McNeil Road, having a 100-foot wide right-of-way width and the lower northerly boundary line of said

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.



Robinson Ranch 27.82 acre parcel of land bears North 25° 20' 30" West a distance of 88.27 feet, also said 1/2 inch iron rod found to monument the southerly southeast 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;

THENCE, travelling in a easterly direction, through the interior of said Robinson Ranch 27.82 acre parcel of land, along the northerly boundary line of this easement, the following courses and distances:

- 1) **North 60° 35' 01" East**, a distance of **335.87 feet** to a calculated point for a corner of this easement;
- 2) **North 76° 46' 53" East**, a distance of **296.61 feet** to a calculated point for a corner of this easement;
- 3) **North 80° 59' 29" East**, a distance of **129.30 feet** to a calculated point for a corner of this easement;
- 4) **South 85° 43' 05" East**, a distance of **217.50 feet** to a 60d nail set for the most easterly corner of this easement from which said easterly corner another 60d nail set on the Missouri Pacific Railroad 100-foot wide right-of-way documented in Volume 36, Page 69, Deed Records of Travis County, Texas, same being the easterly boundary line of said Robinson Ranch 27.82 acre parcel of land bears South 85° 43' 05" East, a distance of 40.95 feet;

THENCE, travelling in a westerly, along the southerly boundary line of this easement, the following courses and distances;

- 1.) **South 80° 59' 29" West**, a distance of **339.13 feet** to a 60d nail set a corner of this easement;
- 2.) **South 76° 46' 53" West**, a distance of **287.65 feet** to a 60d nail set a corner of this easement;
- 3.) **South 60° 35' 01" West**, a distance of **38.58 feet** to a 60d nail set for an inside corner of this easement;
- 4.) **South 29° 24' 59" East**, a distance of **50.00 feet** to a 60d nail set on the northerly right-of-way line of West Howard Lane, having a right-of-way width that varies, same being the northerly boundary line of said Travis County, Texas 4.6385 acre parcel of land for a corner of this easement;



- 5.) Along the northerly right-of-way line of said West Howard Lane with the northerly boundary line of said Travis County, Texas 4.6385 acre parcel of land, **South 60° 35' 01" West**, a distance of **162.79 feet** to a concrete monument with an aluminum disk found and called for in said Volume 12561, Page 1559, Real Property Records of Travis County, Texas monumenting the beginning point of curvature of a circular curve to the right;
- 6.) Along said circular curve to the right, with the aforementioned curving northerly boundary line of the Travis County, Texas 4.6385 acre parcel of land, having a **central angle of 76° 21' 39"**, a radius distance of 131.00 feet, a chord distance of 161.95 feet, a chord bearing of North 81° 17' 07" West, an arc length of **174.59 feet** to the **"POINT OF BEGINNING"** and containing 1.2436 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



7-7-11
Date

REFERENCES

FIELD NOTES REVIEWED

By: *Mary Hawkins* Date *8/2/11*

Engineering Support Section
Department of Public Works
and Transportation

MAPSCO 2009 - 435-Q & U
AUSTIN GRID NO. K-37, K-38
TCAD PARCEL ID NO. 02-7501-01-02
4657.15 WE-1(revised).doc

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.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

WILLIAMSON COUNTY-
McNEIL ROAD ROW-PHASE II
DOC. NO. 2005072945
O.P.R.W.C.T.
(PARCEL 2, 5.984-ACRE)

McNEIL ROAD
(100' R.O.W.)
TRAVIS COUNTY ~ EXHIBIT "A"
VOL. 12561, PG. 1473 R.P.R.T.C.T.
(5.6118-ACRES)

WILLIAMSON COUNTY-
McNEIL ROAD ROW-PHASE II
DOC. NO. 2005072945
O.P.R.W.C.T.
(PARCEL 1, 0.411-ACRE)

AUSTIN WHITE LIME
VOL. 1751, PG. 425 D.R.T.C.T.
TCAD #0275010109
(10.000-ACRES)

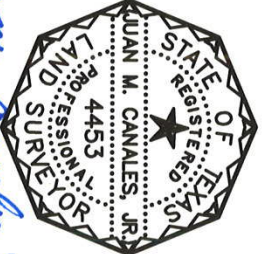
(316 ACRES)
MOST OF 4.6365 AC. PARCEL
N60°35'01"E

1" = 100'

APPROXIMATE GRANT LINE
27.82 AC.

A.H. ROBINSON & G.E. ROBINSON
VOL. 559, PAGE 294 D.R.T.C.T.
(THIRD TRACT, 27.82-ACRES)
ROBINSON RANCH
VOL. 12561, PG. 1555
R.P.R.T.C.T.
TCAD #0275010102
(21.52-ACRES)
WILLIAM HORNSBY
SURVEY No. 22
ABSTRACT 344
296.61

ABSTRACT 2704 VOL. 12561, PG. 1555
SURVEY NO. 33
ARTHUR GARNER
GRANT LINE
VOLUME 229, PAGE 267 D.R.T.C.T.
(316 ACRES)
AUSTIN WHITE LIME COMPANY
VOL. 1751 PG. 425 D.R.T.C.T.
TCAD #0275010104
(29.148-ACRES)
JOHN McQUEEN SURVEY
27.82 AC.
ROBINSON RANCH
VOL. 12561, PG. 1555 R.P.R.T.C.T.
TCAD #0275010106
(1.91-ACRES)
POINT OF BEGINNING
N=10,136,840.16
E=3,118,196.94
GRID
PARCEL 4657.15
TWSE-1
1.2436 AC.
54,170 SQ. FT.
(FORMERLY McNEIL CUT-OFF)
OLD R.O.W.
GRANT LINE
OLD R.O.W.
GRANT LINE
APPROXIMATE GRANT LINE LOCATION
McNEIL DRIVE



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: Western Solutions
Date: July 07, 2011
Office: Eleuterio Leos
Crew: S. Dunn
F.B.: 1245/19-45
Patt: t:\western\54 martin hill transmission main\landmark drawings\grd-stuff\54 martin hill tm-grid-master.dwg
Job No.: 98-0193-06-06

7-7-11
Juan M. Canales, Jr.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A.H. ROBINSON & G.E. ROBINSON
VOL. 559, PAGE 294 D.R.T.C.T.
(THIRD TRACT, 27.82-ACRES)

ROBINSON RANCH
VOL. 12561, PG. 1555 R.P.R.T.C.T.
TCAD #0275010102
(21.52-ACRES)

WILLIAM HORNSBY SURVEY No. 22

PARCEL 4657.15 TWSE-1
1.2436 AC.
54,170 SQ. FT.
ABSTRACT 344
L2
S85°43'05"E 217.50'
S80°59'29"W 339.13'
N76°46'53"E 296.61'
MATCH
N76°46'53"E 296.61'
S76°46'53"W 287.65'
S76°46'53"W 278.70'
((S78°29'37"W 278.65'))
R.O.W.
S80°59'29"W 113.97'
((S82°42'13"W 113.95'))
R.O.W.
N85°43'05"W
((N84°00'21"W 214.58'))
214.58'
100'
L4
L5
MISSOURI PACIFIC RAILROAD (100' R.O.W.)
VOLUME 36, PAGE 69 D.R.T.C.T.
1" = 100'

PETER CONRAD SURVEY 112
ABSTRACT 199



7-9-11 Juan M. Canales, Jr.

Client: Weston Solutions
Date: July 07, 2011
Office: Eleuterio Leos
Crew: S.Dunn
F.B.: 1245/19-45
Path: c:\weston\54 martin hill transmission main\landmark drawings\grd-staff\54 martin hill tm-grd-master.dwg
Job No.: 98-0193-06-06

PAGE 5 OF 6

- LEGEND**
- ▲ 600 NAIL SET
 - 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
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.I.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
 - R.O.W. RIGHT-OF-WAY
 - P.R.C. POINT OF REVERSE CURVE

Landmark
SURVEYING, L.P.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
Ph: (512)322-7411 Fax: (512)322-7413

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 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>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N25°20'30"W	88.27'
L2	N80°59'29"E	129.30'
L3	S60°35'01"W	38.58'
L4	S85°43'05"E	40.95'
L5	S22°08'17"W	105.06'
L6	S29°24'59"E	50.00'
L7	N60°35'01"E	31.46'

<u>CURVE</u>	<u>CHORD BEARING</u>	<u>CHORD DISTANCE</u>	<u>DELTA</u>	<u>ARC LENGTH</u>	<u>RADIUS</u>
C1	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'))
C2	S17°18'58"E ((S15°36'58"E))	62.72' ((62.85'))	03°34'36" ((03°35'02"))	62.73' ((62.86'))	1004.93' ((1004.93'))
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'))
C5	N81°17'07"W	161.95'	76°21'39"	174.59'	131.00'
C6	S30°10'59"E	58.59'	25°50'35"	59.09'	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. 7-7-11
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453

DATE: JULY 07, 2011

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

Client: Weston Solutions

Date: July 07, 2011

Office: Eleuterio Leos

Crew: S.Dunn

F.B.: 1245/19-45

Path: t:\weston\54 martin hill transmission main\landmark drawings\grid-staff\54 martin hill tm-grid-master.dwg

Job No.: 98-0193-06-06



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