



STATE OF TEXAS
COUNTY OF TRAVIS

ROBINSON RANCH
TO
CITY OF AUSTIN
Temporary staging area and material
storage sites
Martin Hill Transmission Main
West Howard Lane (north side)

“EXHIBIT C ”

DESCRIPTION FOR PARCEL 4657.15 TSAAMSS PART 1 & PART 2

LEGAL DESCRIPTION FOR TWO SEPARATE PARCELS OF LAND CONTAINING A TOTAL OF A 0.042 ACRE OF LAND EQUIVALENT TO A TOTAL OF 1,800 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 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 ALSO 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 0.042 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED AS PART 1 AND PART 2 BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 0.021 ACRE ~ 900 SQUARE FEET

BEGINNING FOR REFERENCE at a 1/2 inch iron rod found, as called for, monumenting the intersection of the easterly right-of-way line of McNeil Road (100-foot wide right-of-way width) and the lower northerly boundary line of said Robinson Ranch 27.82 acre parcel of land, same being the southerly line of that certain called 316 acre tract conveyed to Austin White Lime Company as recorded in Volume 229, Page 267, Deed Records of Travis County, Texas, said 1/2 inch iron rod found being on 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

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.



right-of-way acquisition for said McNeil Drive 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; said 1/2 inch iron rod found also monumenting 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, North $78^{\circ} 27' 17''$ East a distance of 384.37 feet to a 60d nail set marking the northwesterly corner and **POINT OF BEGINNING** of this easement having Texas State Plane Coordinate (Texas Central Zone 4203, NAD '83, U.S. Feet, Combined Scale Factor 0.999888675, GRID values of N = 10,136,996.86, E = 3,118,535.76;

THENCE, North $77^{\circ} 18' 54''$ East, a distance of **30.00 feet** to a 60d nail set for the northeasterly corner of this easement;

THENCE, South $12^{\circ} 41' 06''$ East, a distance of **30.00 feet** to a 60d nail set for the southeasterly corner of this easement, from which a 1/2 inch iron rod found, as called for, at an angle point in the northerly right-of-way line of said West Howard Lane bears South $35^{\circ} 42' 10''$ West a distance of 77.77 feet;

THENCE, South $77^{\circ} 18' 54''$ West, a distance of **30.00 feet** to a 60d nail set for the southwesterly corner of this tract;

THENCE, North $12^{\circ} 41' 06''$ West, a distance of **30.00 feet** to the **POINT OF BEGINNING** and containing 0.021 acre (900 square feet) of land, more or less.

PART 2 - 0.021 ACRE ~ 900 SQUARE FEET

BEGINNING FOR REFERENCE at a 1/2 inch iron rod found, as called for, monumenting the intersection of the easterly right-of-way line of McNeil Road (100-foot wide right-of-way width) and the lower northerly boundary line of said Robinson Ranch 27.82 acre parcel of land, same being on 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 Drive 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; said 1/2 inch iron rod found also monumenting 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, North 83° 13' 44" East a distance of 911.05 feet to a 60d nail set marking the northwesterly corner and **POINT OF BEGINNING** of this easement having Texas State Plane Coordinate (Texas Central Zone 4203, NAD '83, U.S. Feet, Combined Scale Factor 0.999888675, GRID values of N = 10,137,027.35, E = 3,119,063.86;

THENCE, South 86° 11' 39" East, a distance of **30.00 feet** to a 60d nail set for the northeasterly corner of this easement;

THENCE, South 03° 48' 21" West, a distance of **30.00 feet** to a 60d nail set for the southeasterly corner of this easement, from which a 1/2 inch iron rod found, as called for, at an angle point in the northerly right-of-way line of said West Howard Lane bears South 59° 44' 35" East a distance of 37.39 feet to a 60d nail set at the intersection of the westerly line of the Missouri Pacific Railroad (100-foot right-of-way width) as described in Volume 36, Page 69, Deed Records of Travis County, Texas and the easterly right-of-way line of said West Howard Lane, and North 85° 43' 05" West a distance of 214.58 feet;

THENCE, North 86° 11' 39" West, a distance of **30.00 feet** to a 60d nail set for the southwesterly corner of this tract;

THENCE, North 03° 48' 21" East, a distance of **30.00 feet** to the **POINT OF BEGINNING** and containing 0.021 acre (900 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. 02-7501-01-02
4657.15 TSAAMSS PART 1 & PART 2.doc



FIELD NOTES REVIEWED

By: *Mary Ann* Date *3/30/11*

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AUSTIN WHITE LIME
VOL. 1751, PG. 425 D.R.T.C.T.
TCAD #0275010109
(10.000-ACRES)
AUSTIN WHITE LIME
VOL. 229, PG. 267 D.R.T.C.T.
TCAD #0275010109
(316-ACRES)
MCNEIL ROAD
(100' R.O.W.)
TRAVIS COUNTY ~ EXHIBIT "A"
[VOL. 12561, PG. 1473 R.P.R.T.C.T.]
[5.6118-ACRES]

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 PER TCAD)

WILLIAM HORNSBY SURVEY No. 22
ABSTRACT 344

PARCEL 4657.15
TSAAMSS-PART 2
0.021-ACRE
900 SQ. FT.

POINT OF BEGINNING
N=10,137,027.35
E= 3,119,063.86
GRID

PARCEL 4657.15 TSAAMSS-PART 1
0.021-ACRE
900 SQ. FT.

POINT OF
REFERENCE

JOHN McQUEEN SURVEY
ABSTRACT 2717
ACRES

WEST HOWARD LANE
(R.O.W. WIDTH VARIES)
TRAVIS COUNTY
VOL. 12561, PG. 1559
R.P.R.T.C.T.
((4.6385-ACRES))

MISSOURI PACIFIC RAILROAD
(100' R.O.W.)
VOLUME 36, PAGE 69
D.R.T.C.T.
S22°07'53"W 381.76'
((S23°51'11"W 381.76'))

John M. Canales, Jr.
June 3-11-11



LEGEND

- ▲ 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- CONCRETE MONUMENT WITH ALUMINUM DISK FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- D.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

GRANT LINE
((S74°55'44"W 290.86'))
OLD R.O.W. GRANT LINE LOCATION
MCNEIL DRIVE CUT-OFF
PETER CONTRAD
(FORMERLY MCNEIL ABSTRACT)

Client: Weston Solutions
Date: March 11, 2011
Office: Stephen Lawrence
Crew: S.Dunn
F.B.I.: 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

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

SURVEY 11
199

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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°27'17"E	384.37'
L2	S35°42'10"W	77.77'
L3	N12°41'06"W	30.00'
L4	N77°18'54"E	30.00'
L5	S12°41'06"E	30.00'
L6	S77°18'54"W	30.00'
L7	S59°44'35"E	37.39'
L8	N03°48'21"E	30.00'
L9	S86°11'39"E	30.00'
L10	S03°48'21"W	30.00'
L11	N86°11'39"W	30.00'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S15°56'50"E	30.29'	01°55'05"	30.29'	904.93'
	((S14°20'55"E))	((30.27'))	((01°55'00"))	((30.27'))	((904.93'))
C2	S68°21'49"E	203.91'	102°12'15"	233.68'	131.00'
	((S66°37'59"E))	((203.95'))	((102°14'06"))	((233.75'))	((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
 Job No.: 98-0193-06

