

RESOLUTION NO. 20120405-065

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owners on the value of the property interest, or the damages, if any; **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owners now having, or who may acquire, an interest in the real property interests necessary to the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

BE IT FURTHER RESOLVED:

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owners:	Robinson 1993 Land Limited Partnership
	Robinson Ranch
	Robinson Land Limited Partnership

Project: The Martin Hill Transmission Main Project will provide water for the northwest and north quadrants of the City of Austin. It is a part of the City of Austin's Strategic Water Facility Plan and will provide additional transmission capacity from the Martin Hill Reservoir. The proposed 54-inch main will extend from Parmer Lane to the Martin Hill Reservoir. Approximately two thirds of the project follows the McNeil Road/Howard Lane alignment until it veers north to terminate at the reservoir site. Easements are needed for the portion of the project east of the McNeil Road Cut-off to the Martin Hill Reservoir site.

Public Purpose: The permanent water line easement described in the attached Exhibit "A" is necessary for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating water lines, together with all facilities, connectors and appurtenances; and

The temporary working space, staging area, and material storage site easement described in the attached Exhibit "B" is necessary to permit the City, its agents, employees, and contractors to enter upon said real property for the construction of the above referenced permanent water lines and related facilities, and to stage and store building materials for the purposes of constructing and installing permanent water lines.

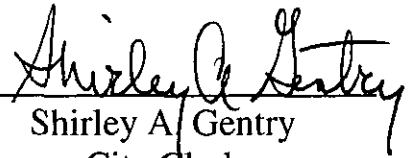
Location: (No physical address)
McNeil-Merriltown Road, Austin, Texas 78728

Property:

Described in the attached and incorporated Exhibits
A and B.

ADOPTED: April 5, 2012

ATTEST:


Shirley A. Gentry
City Clerk



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 •
www.maciasworld.com

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

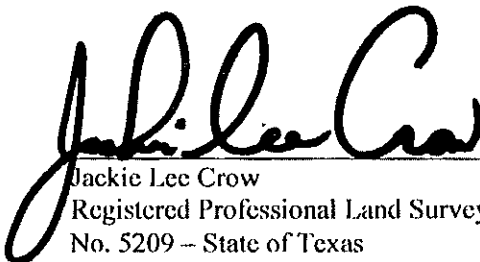
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999888327). Project control points were established from City of Austin reference monument "J-37-4001" having coordinate values of N=10,133,889.08, E=3,113,244.67. Distances shown herein are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

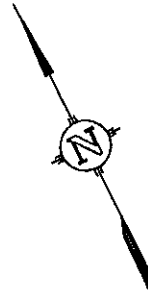
By: Chris Lawkin Date 7/8/11

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

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

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

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

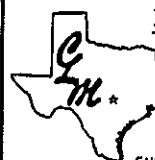
- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- ⊙ IRON PIPE FOUND
SIZE NOTED
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PROPERTY RECORDS OF TRAVIS 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 8-17-11
DRAWN BY: E. LEOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

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

PHILLIP. J. ALLEN SURVEY
ABST. #2692

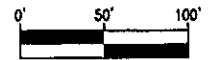
(TO CORNER OF
TRACT 5 & TRACT 6
N29°18'E 730.64')

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

NOTE: SURVEY TREE LIST
ON PAGE 7 OF 7

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

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

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

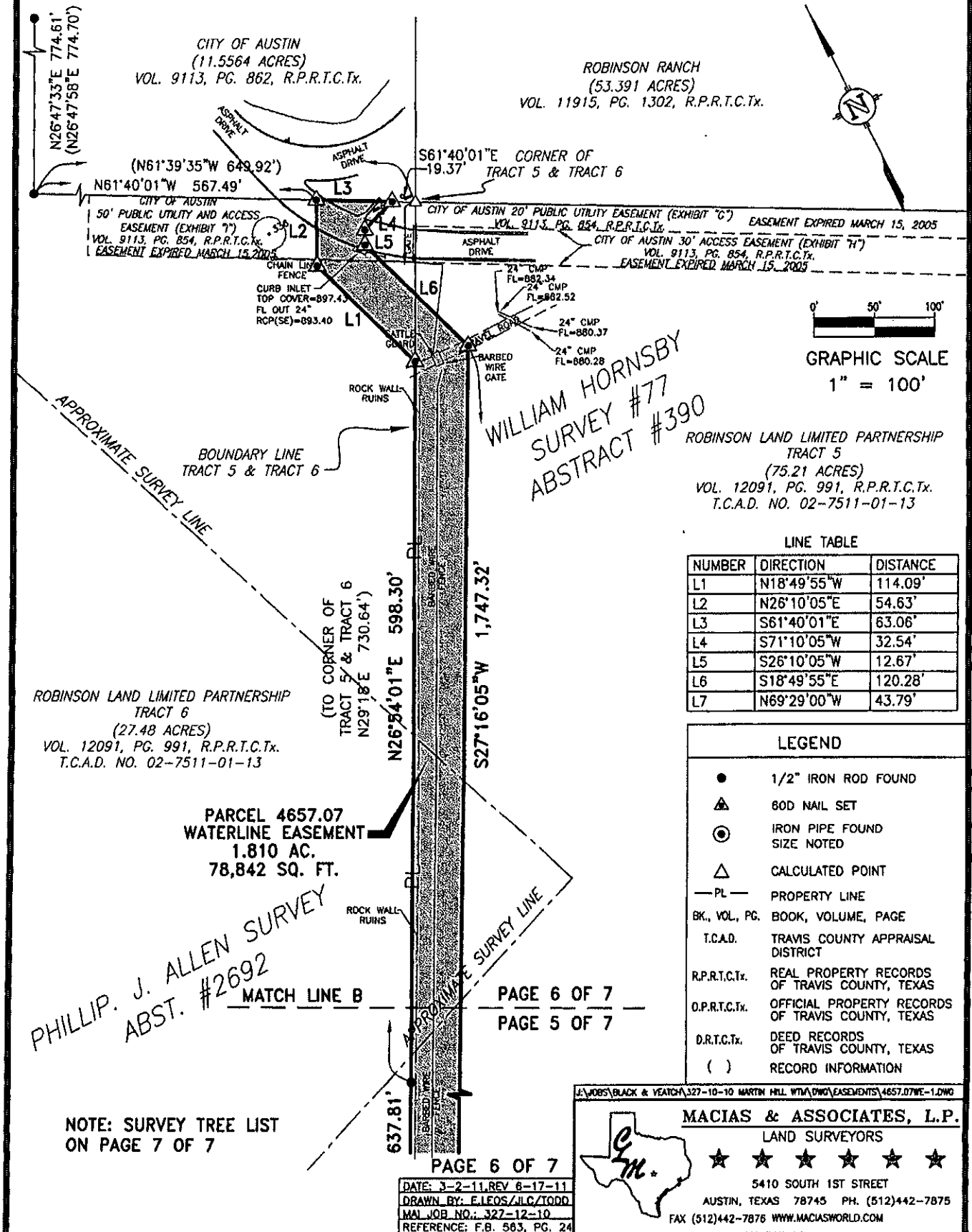
MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



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

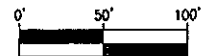
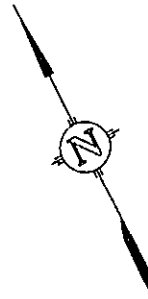
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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
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

J:\JOBS\BLACK & YEATCH\327-10-10 MARTIN HILL WITH DWG\EASEMENTS\4657.07WE-1.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: 3-2-11, REV 6-17-11
DRAWN BY: E.L.EOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

ROBINSON LAND LIMITED PARTNERSHIP
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE,
STAGING AREA AND MATERIAL
STORAGE SITE EASEMENT)

DESCRIPTION FOR PARCEL 4657.07 TWSSAAMSSE

LEGAL DESCRIPTION OF A 2.314-ACRE (100,785 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 2.314-ACRE TRACT BEING COMPRISED OF TWO (2) PARTS, PART 1 CONTAINING 2.286-ACRE (99,566 SQUARE FOOT) OF LAND AND PART 2 CONTAINING 0.028-ACRE (1,219 SQUARE FOOT) OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (2.286-ACRE)

BEGINNING FOR REFERENCE 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, THENCE departing said east boundary line of the 27.48-acre Tract 6, with the south boundary line of said 75.21-acre Tract 5, same being said north boundary line of the "Second Tract", S69°29'00"E a distance of 43.79 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83 U.S. Survey Feet.) values of N=10,138,384.40, E=3,125,041.69, for the southwest corner and **POINT OF BEGINNING** of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 •
www.maciasworld.com

THENCE departing said north boundary line of the "Second Tract", through the interior of said 75.21-acre Tract 5, N27°16'05"E for a distance of 1,747.32 feet to a 60d nail set on an angle point of this tract;

THENCE continuing in part through interior of said Tract 5 and in part through the interior of said Tract 6, respectively, N18°49'55"W, pass at a distance of 61.75 feet the west boundary line of said Tract 5, same being said east boundary line of Tract 6, continuing for a total distance of 120.28 feet to a 60d nail set for an angle point of this tract;

THENCE continuing through said interior of Tract 6, the following two courses and distances:

- 1) N26°10'05"E for a distance of 12.67 feet to a 60d nail set on an angle point of this tract;
- 2) N71°10'05"E for a distance of 32.54 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 630.55 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, 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 19.37 feet to 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;

THENCE with the north boundary line of said Tract 5, same being the south boundary line of said 53.391-acre tract conveyed to Robinson Ranch in Volume 11915, Page 1302, S61°41'57"E for a distance of 95.00 feet to a calculated point for the northeast corner of this tract;

THENCE departing said south boundary line of the 53.391-acre tract, through said interior of Tract 5, S27°16'05"W for a distance of 1,858.85 feet to a calculated point in the afore-mentioned north boundary line of the "Second Tract", same being the south boundary line of said Tract 5, for the southeast 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 said south boundary line of Tract 5, bears S69°29'00"E a distance of 180.85 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 50.35 feet to the **POINT OF BEGINNING** and containing 2.286-acre (99,566 square foot) of land.

PART 2 (0.028-ACRE)

BEGINNING FOR REFERENCE on a ½-inch diameter iron rod found in the north boundary line of Tract 6, same being the southwest corner of said 11.5564-acre tract, from which a ½-inch diameter iron rod found on the northwest corner of said 11.5564-acre tract bears N26°47'33"E a distance of 774.61 feet, THENCE with said north boundary line of Tract 6, same being the south boundary line of said 11.5564-acre tract, S61°40'01"E a distance of 543.30 feet to a calculated point having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83 U.S. Survey Feet,) values of N=10,140,114.68, E=3,125,762.99 for the northwest corner and **POINT OF BEGINNING** of this tract;

THENCE continuing 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 24.19 feet to a calculated point, for the northeast corner of this tract;

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

- 1) S26°10'05"W for a distance of 49.87 feet to a calculated point for the southeast corner of this tract;
- 2) N61°40'35"W for a distance of 24.73 feet to a calculated point for the southwest corner of this tract;
- 3) N26°46'48"E for a distance of 49.86 feet to the **POINT OF BEGINNING** and containing 0.028-acre (1,219 square foot) 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.

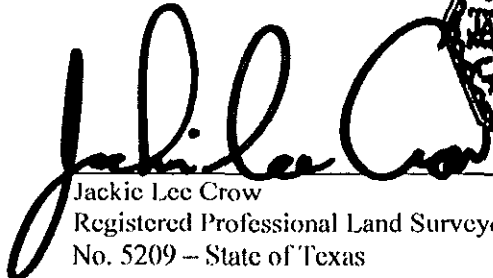
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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 12th day of July, 2011, A.D.

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

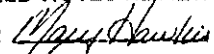

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

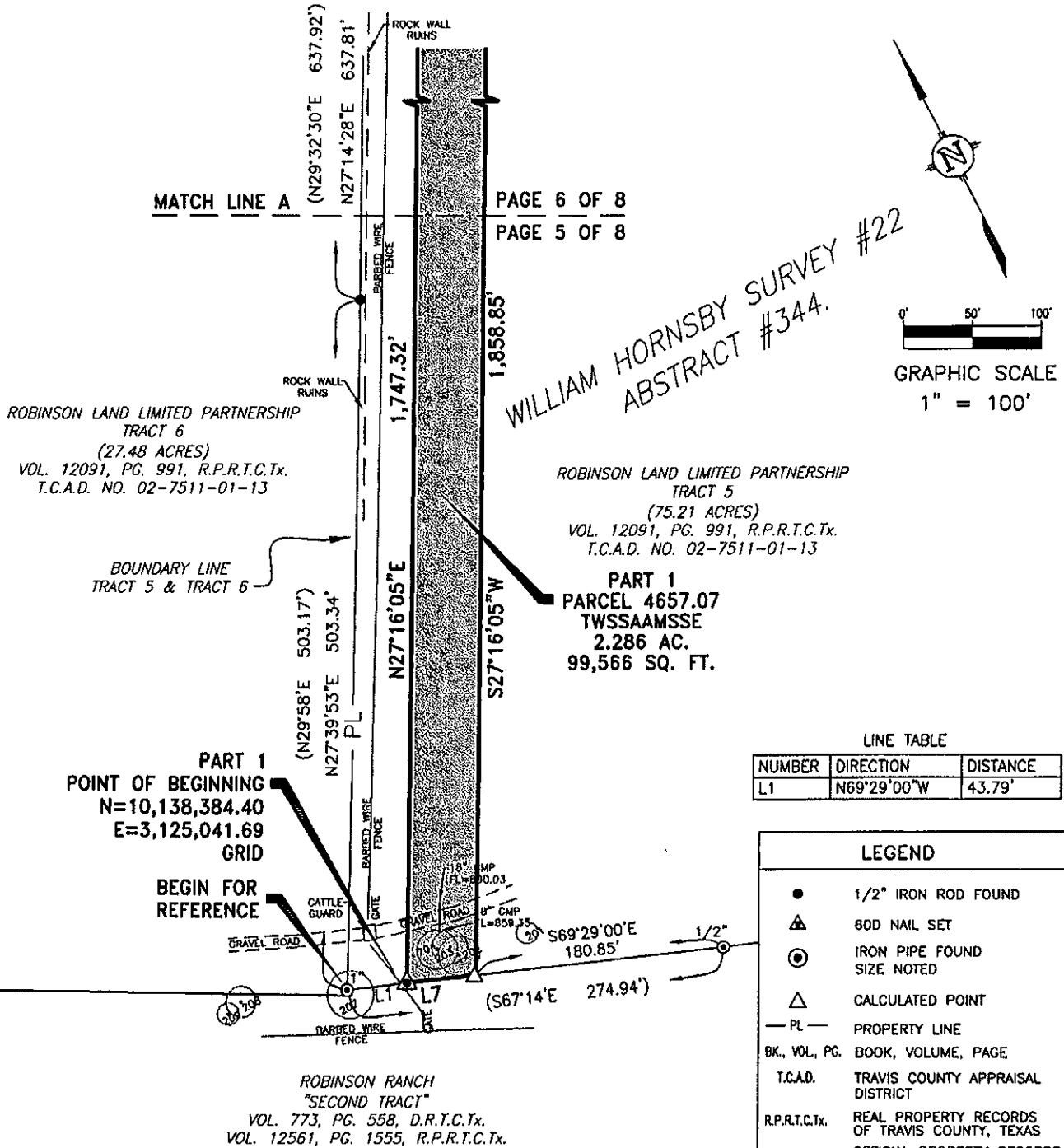
MAPSCO 2009 436-J
Austin Grid No. L-38
TCAD PARCEL ID NO. 02-7511-01-13
MACIAS & ASSOCIATES, L.P., PROJECT NO. 327-12-10

FIELD NOTES REVIEWED

By:  Date 7/13/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PAGE 5 OF 8

DATE: 3-2-11, REV 7-12-11
DRAWN BY: E. LEOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7878 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'
N26°54'01"E 730.51'

MATCH LINE B

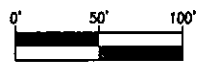
ROCK WALL
RUINS

APPROXIMATE SURVEY LINE

PAGE 7 OF 8

PAGE 6 OF 8

WILLIAM HORNSBY
SURVEY #77
ABSTRACT #390



GRAPHIC SCALE

1" = 100'

PART 1
PARCEL 4657.07
TWSSAAMSSE
2.286 AC.
99,566 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

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'

N27°16'05"E

S27°16'05"W

SURVEY #22
#344.

BOUNDARY LINE
TRACT 5 & TRACT 6

WILLIAM HORNSBY
ABSTRACT

MATCH LINE A

PAGE 6 OF 8

PAGE 5 OF 8

NOTE: SURVEY TREE LIST
ON PAGE 8 OF 8

PAGE 6 OF 8

DATE: 3-2-11 REV 7-12-11
DRAWN BY: E. LEOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

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

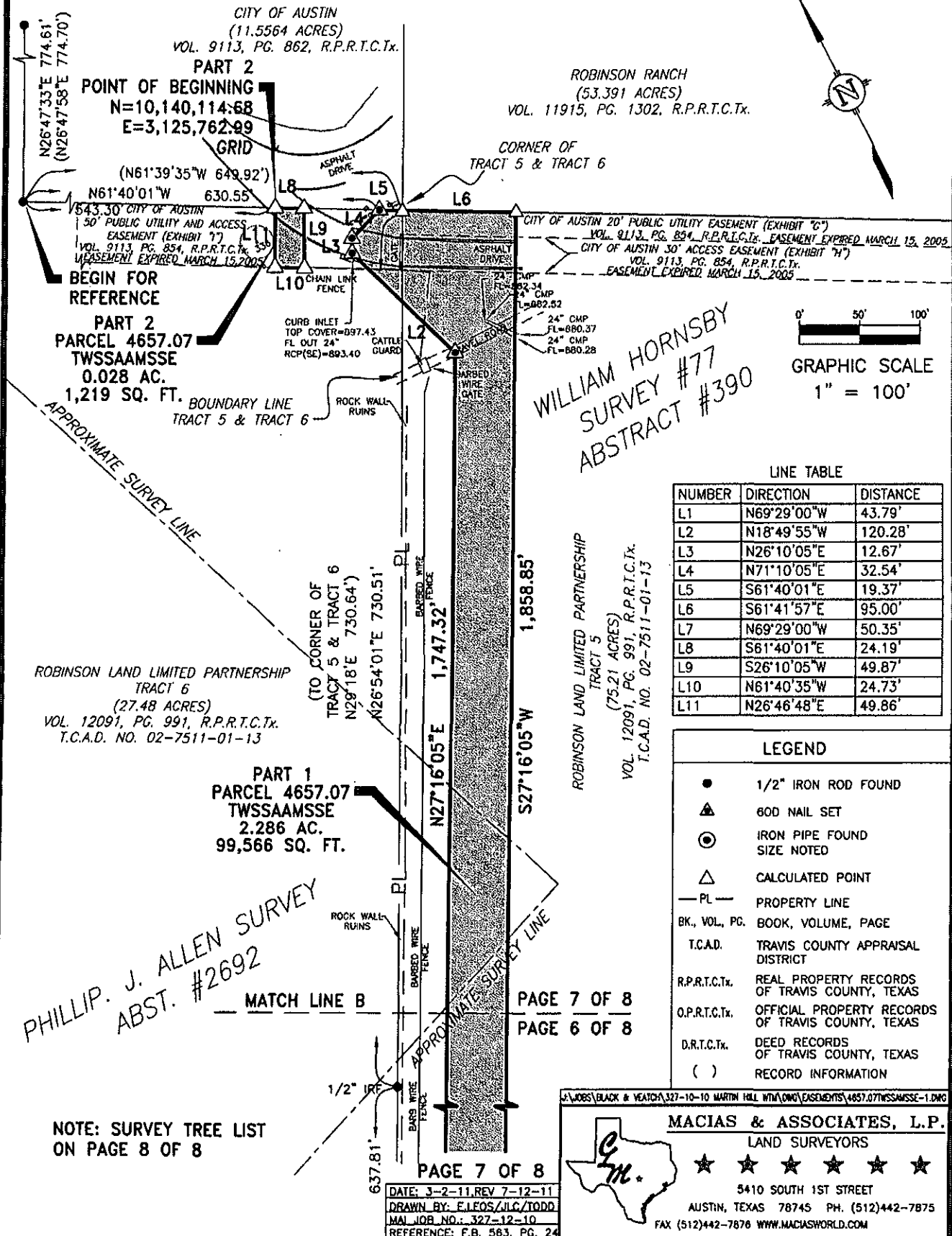
J. JOBS, BLACK & YEATCH, 327-10-10 MARTIN HILL W/TA/DWG/EASEMENTS/4657.07TWSSAAMSSE-1.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



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

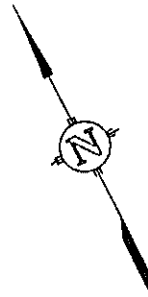
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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.

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



Jackie Lee Crow 7/12/2011
JACKIE LEE CROW Date:
Registered Professional Land Surveyor No. 5209
State of Texas

PAGE 8 OF 8

DATE: 3-2-11, REV 7-12-11
DRAWN BY: E. LEOS/JLC/TODD
MAL JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4637.07TWSS\MASSE-1.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7878 WWW.MACIASWORLD.COM