

RESOLUTION NO. 20120405-067

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:

Owner: Robinson Ranch

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: A 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;

A temporary working space 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

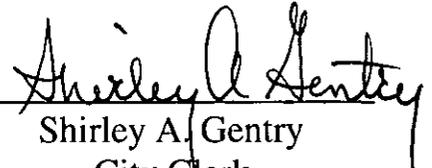
A temporary staging and material storage site easement described in the attached Exhibit "C" is necessary to permit the City, its agents, employees and contractors to work, store, and stage building materials for the purposes of constructing and installing permanent water lines.

Location: (No physical address)
Jollyville Road, Austin, Texas 78759

Property: Described in the attached and incorporated Exhibits
A, B and C.

ADOPTED: April 5, 2012

ATTEST:


Shirley A. Gentry
City Clerk



STATE OF TEXAS
COUNTY OF TRAVIS

ROBINSON RANCH
to
CITY OF AUSTIN
50-foot (minimum) wide waterline easement
Martin Hill Transmission Main
Adjacent To West Howard Lane (north side)
Near McNeil Road

"EXHIBIT A "

DESCRIPTION FOR PARCEL 4657.15 WE-1

LEGAL DESCRIPTION OF A 0.9186 ACRES OF LAND EQUIVALENT TO 40,014 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 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 0.9186 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the 60d nail set on the northerly right-of-way line of West Howard Lane, having a right-of-way width that varies and being on the northerly boundary line of that certain 4.6385 acre parcel of land conveyed to Travis County, Texas by right-of-way acquisition for 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 southwesterly 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 = 10,136,895.58, E = 3,118,498.83, from which said 60d nail set, a 1/2 inch iron rod found on the easterly right-of-way line of said McNeil Road, having a right-of-way width of 100 feet and called for in said Volume 12561, Page 1559, monumenting the intersection of the easterly right-of-way line of McNeil Road, and the lower northerly boundary line of said Robinson Ranch 27.82 acre parcel of land bears North 85° 53' 56" West a distance of 340.54 feet, also said 1/2 inch iron rod found to monument the southerly southeast

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.



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, leaving the northerly right-of-way line of said West Howard Lane, **North 29° 24' 59" West**, a distance of **50.00 feet** to a 60d nail set for the northwesterly corner of this easement;

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 **38.58 feet** to a 60d nail set for a corner of this easement;
- 2) **North 76° 46' 53" East**, a distance of **287.65 feet** to a 60d nail set for a corner of this easement;
- 3) **North 80° 59' 29" East**, a distance of **339.13 feet** to a 60d nail set for a corner of this easement;
- 4) **South 85° 43' 05" East**, a distance of **40.95 feet** to a 60d nail set on the westerly boundary line of 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 for the northeast corner of this easement;

THENCE, **South 22° 08' 17" West**, along the common boundary line of the Missouri Pacific Railroad 100-foot wide right-of-way and the easterly boundary line of the Robinson Ranch 27.82 acre parcel of land, a distance of **105.06 feet** to a 60d nail set on the northerly right-of-way line of West Howard Lane marking the northeast corner of the aforementioned Travis County, Texas 4.6385 acre parcel of land and the southeast corner of this easement;

THENCE, travelling in a westerly direction, along the northerly right-of-way line of West Howard Lane, with the northerly boundary line of the Travis County, Texas 4.6385 acre parcel of land, the following courses and distances;

- 1.) **North 85° 43' 05" West**, a distance of **214.58 feet** to a 1/2 inch iron rod found monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;
- 2.) **South 80° 59' 29" West**, a distance of **113.97 feet** to a 60d nail set monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;

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- 3.) South 76° 46' 53" West, a distance of 278.70 feet to a 1/2 inch iron rod found monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;
- 4.) South 60° 35' 01" West, a distance of 31.46 feet to the "POINT OF BEGINNING" containing 0.9186 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 arc 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

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



FIELD BY FILED BY REVIEWED

By: *[Signature]* Date: *8/2/11*

Engineering Support Section
 Department of Public Works
 and Transportation

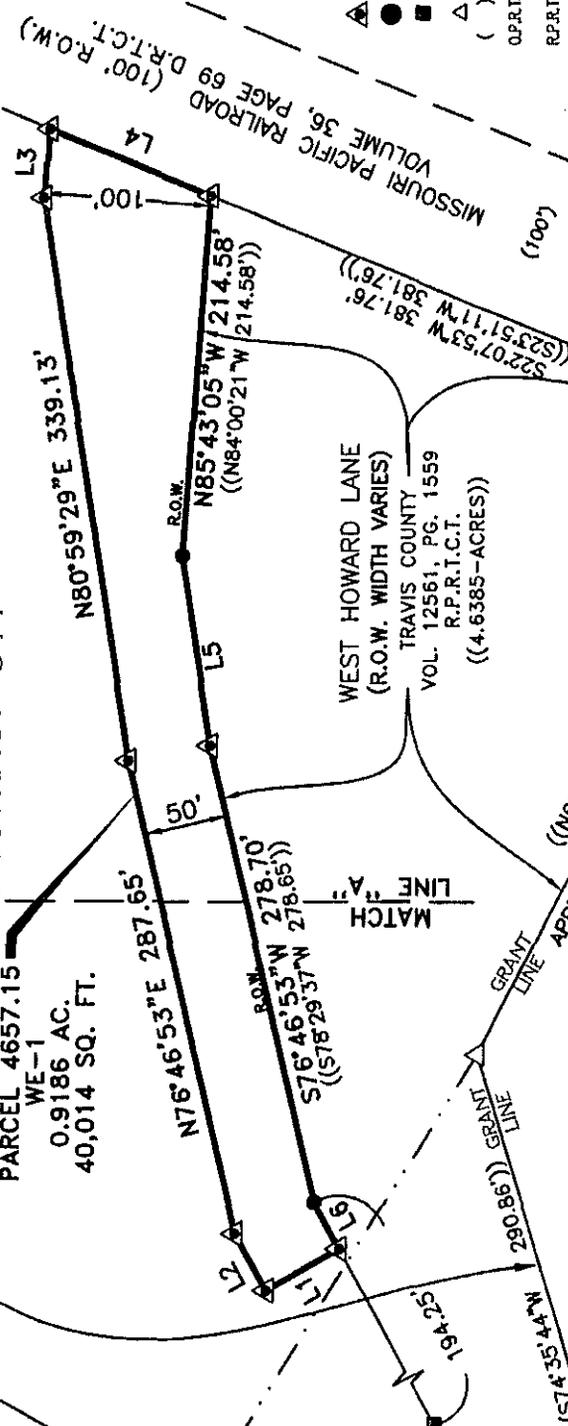
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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
ABSTRACT 344

PARCEL 4657.15
WE-1
0.9186 AC.
40,014 SQ. FT.



PETER CONRAD SURVEY 112
ABSTRACT 199



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

Client: Weston Solutions
Date: July 07, 2011
Office: Eleuterio Leos
Crew: S.Dunn
F.B.: 1245/19-47
Path: t:\weston\54 martin hill transmission main\landmark drawings\grid-staff\54 martin hill tm-grid-main-ar.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.I.C.I. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - RP.R.I.C.I. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - PR.I.C.I. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - DR.I.C.I. 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 78748
Ph: (812)328-7411 Fax: (812)328-7413

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.

LINE	BEARING	DISTANCE
L1	N29°24'59"W	50.00'
L2	N60°35'01"E	38.58
L3	S85°43'05"E	40.95'
L4	S22°08'17"W	105.06'
L5	S80°59'29"W ((S82°42'13"W	113.97' 113.95'))
L6	S60°35'01"W ((S62°19'07"W))	31.46'

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
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'))

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



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



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
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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

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

FILED BY: L.S. J. VI. W.D.
 BY: *Mary Lou...* Date *8/2/11*
 County Clerk, Travis County
 1000 North Capital of Texas Highway
 Austin, Texas 78701

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
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 T.U.C.P./W.B.E./I.U.B./D.B.E.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ▲ 600 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
- () REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- () PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () DEED RECORDS OF TRAVIS COUNTY, TEXAS
- () TRAVIS CENTRAL APPRAISAL DISTRICT
- () T.C.A.D. DISTRICT
- () RIGHT-OF-WAY
- () POINT OF REVERSE CURVE

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 LINE
 VOL. 1751, PG. 425 D.R.T.C.T.
 T.C.A.D. #0275010109
 (10,000-ACRES)

AUSTIN WHITE LINE COMPANY
 VOL. 1751 PG. 425 D.R.T.C.T.
 T.C.A.D. #0275010104
 (29,148-ACRES)

ARTHUR GARNER SURVEY NO. 33
 ABSTRACT 2704 VOL. 12561, PG. 1555
 R.P.R.T.C.T.
 ROBINSON RANCH (177-ACRES)
 G.E. ROBINSON & D.R.T.C.T.
 VOL. 559, PG. 294

JOHN McQUEEN SURVEY
 VOL. 12561, PG. 1555, R.P.R.T.C.T.
 ROBINSON RANCH (191-ACRES)
 T.C.A.D. #0275010106
 (27.92 ACRES)
 POINT OF BEGINNING
 N=10,136,840.16
 E=3,118,196.94
 GRID

Client: Weston Solutions
 Date: July 07, 2011
 Office: Eleuterio Leos
 Crew: S.Dunn
 F.B.: 1245/19-45
 Pctn: t:\weston\54 martin hill transmission main\landmark drawings\grid-stuff\54

7-7-11
 PAGE 4 OF 6



Landmark
 SURVEYING, LP
 1301 S. CAPITAL OF TEXAS HWY.
 BUILDING B, SUITE 315
 AUSTIN, TEXAS 78746
 PH: (817) 222-7411 FAX: (817) 222-7413

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
S85°43'05"E 217.50'

N76°46'53"E 296.61'
S80°59'29"W 339.13'

287.65'
S76°46'53"W 278.70'
S76°46'53"W 278.65'
S76°29'37"W 278.65'

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

N85°43'05"W 214.58'
(N84°00'21"W 214.58')
S80°59'29"W 113.97'
(S82°42'13"W 113.95')

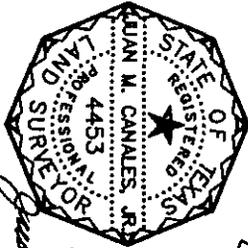
S22°07'53"W 381.76'
(S23°51'11"W 381.76')

MISSOURI PACIFIC RAILROAD (100' R.O.W.)
VOLUME 36, PAGE 69 D.R.T.C.T.

PETER CONRAD SURVEY 112
ABSTRACT 199

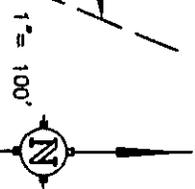
APPROXIMATE GRANT LINE LOCATION
(N60°47'21"W 412.88')

Client: Weston, Solutions
Date: July 07, 2011
Office: Eleuterio Leos
Crew: S. Dunn
F.B.: 1245/19-45
Pch: L. Weston \54 margin hill transmission main\landmark drawings\grd-abstract\54 margin hill tm-grid-mqgr.dwg
Job No.: 98-0193-06-06



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

PAGE 5 OF 6



- LEGEND**
- ▲ 500 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
 - REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - ▭ PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - ▭ DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - ▭ TRAVIS CENTRAL APPRAISAL DISTRICT
 - ▭ RIGHT-OF-WAY
 - ▭ POINT OF REVERSE CURVE

Landmark Surveying, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH (512) 329-7411 FAX (512) 329-7413

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.

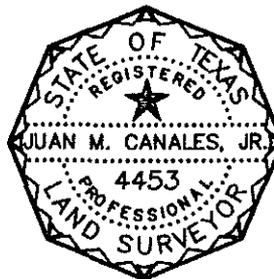
AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

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





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./I.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° 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° 18' 54" East, a distance of **30.00 feet** to a 60d nail set for the northeasterly corner of this easement;

THENCE, South 12° 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° 42' 10" West a distance of 77.77 feet;

THENCE, South 77° 18' 54" West, a distance of **30.00 feet** to a 60d nail set for the southwesterly corner of this tract;

THENCE, North 12° 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 $83^{\circ} 13' 44''$ 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 $86^{\circ} 11' 39''$ East, a distance of 30.00 feet to a 60d nail set for the northeasterly corner of this easement;

THENCE, South $03^{\circ} 48' 21''$ 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 $59^{\circ} 44' 35''$ 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 $85^{\circ} 43' 05''$ West a distance of 214.58 feet;

THENCE, North $86^{\circ} 11' 39''$ West, a distance of 30.00 feet to a 60d nail set for the southwesterly corner of this tract;

THENCE, North $03^{\circ} 48' 21''$ 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.

3-11-11

Date

Registered Professional Land Surveyor No. 4453
Senior Project Manager

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: *[Signature]* Date *3/30/11*

Engineering Support Section
Department of Public Works
of 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]

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

POINT OF BEGINNING
N=10,136,996.86
E= 3,118,535.76
POINT OF GRID

WILLIAM HORNSBY SURVEY No. 22
ABSTRACT 344
PARCEL 4657.15 TSAAMSS-PART 1
0.021-ACRE
900 SQ. FT.

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

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

JOHN McQUEEN SURVEY
ABSTRACT 2717
ACRES

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

LEGEND

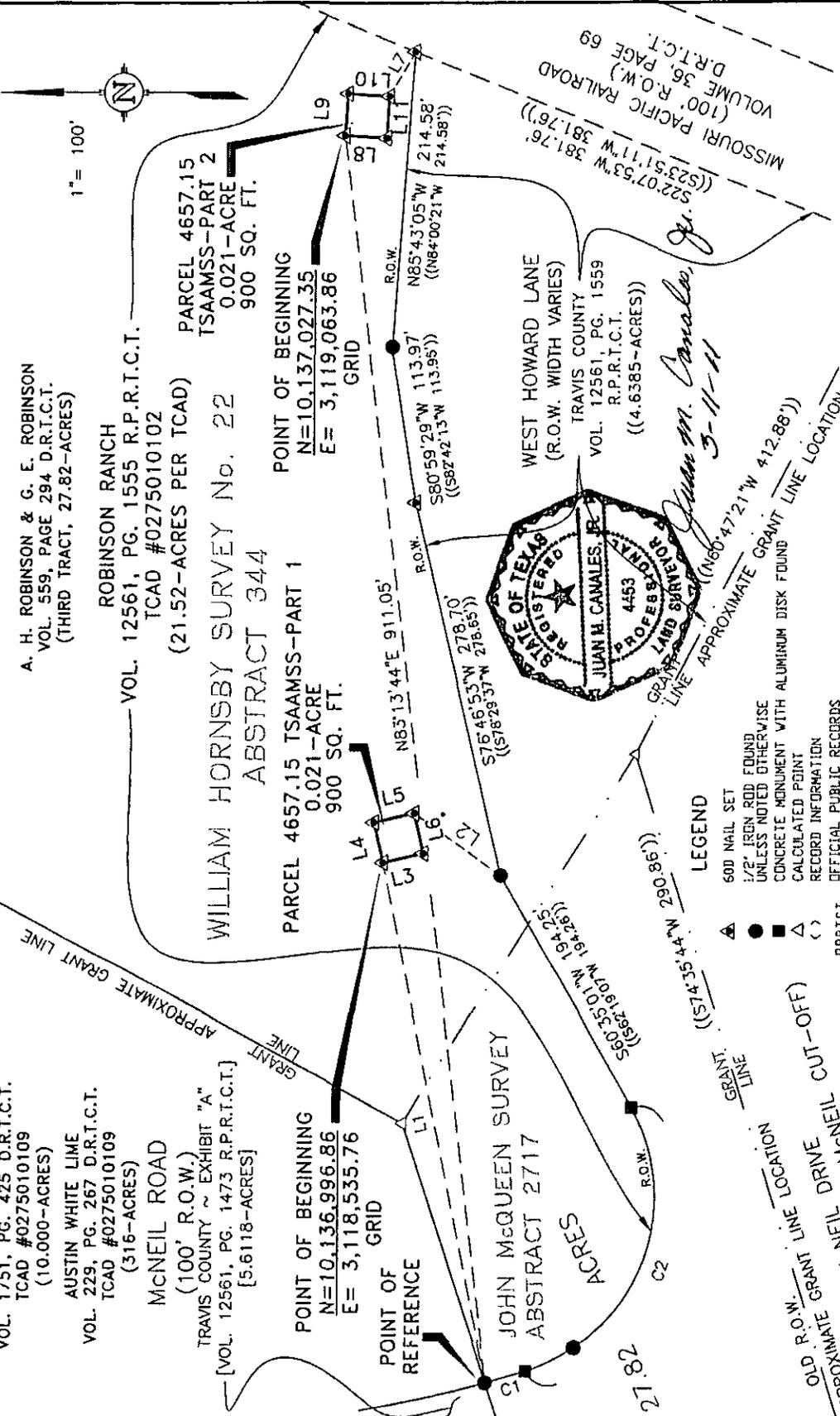
- ▲ 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- CONCRETE MONUMENT WITH ALUMINUM DISK FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- DP.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- AP.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PR.T.C.T. PLAT RECORDS OF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

OLD R.O.W. GRANT LINE LOCATION
MCNEIL DRIVE
(FORMERLY MCNEIL CUT-OFF)
PETER CONRAD
ABSTRACT

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

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 ((S14°20'55"E))	30.29' ((30.27'))	01°55'05" ((01°55'00"))	30.29' ((30.27'))	904.93' ((904.93'))
C2	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
Job No.: 98-0193-06

