



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ A ”

ROBINSON RANCH, A TEXAS
GENERAL PARTNERSHIP.
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL 4832.03 WWE

DESCRIPTION OF A 0.269-ACRE (11,724 SQUARE FOOT) TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY NO. 10, ABSTRACT NO. 2695, TRAVIS COUNTY, TEXAS, BEING OUT OF A 230.84 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED EXECUTED JULY 15, 1980 TO ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, RECORDED IN VOLUME 7042, PAGE 1201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.269-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), value of N=10,134,757.02, E=3,113,023.31 at the intersection of the east right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (a 200 foot wide right-of-way) and the north right of way line of McNeil Drive (a 100 foot wide right-of-way), also being the southwest corner of said 230.84 acre tract, for the southwest corner of this tract, from which the intersection of said east right-of-way line of Parmer Lane and the south right-of-way line of said McNeil Drive bears South 24°54'23" East, pass at a distance of 97.03 feet a Texas Department of Transportation (TXDOT) type II concrete monument found 100.00 feet left of centerline Station 450+88.86, continuing for a total distance of 100.23 feet;

THENCE with said east right-of-way line of Parmer Lane and the west line of said 230.84 acre tract, North 24°54'23" West a distance of 675.54 feet to a TXDOT type II concrete monument found 100.00 feet left of centerline Station 443+17.18 for a point of curvature of a curve to the left;

THENCE along said curve to the left having a radius of 4,071.03 feet, an arc length of 105.77 feet, a delta angle of 01°29'20" and a chord which bears North 25°39'02" West, 105.77 feet to a 60d nail set for the northwest corner of this tract, from which a TXDOT type II concrete monument found 100.00 feet left of centerline Station 427+46.64 bears with the arc of a curve to the left having a radius of 4,071.03 feet, an arc length of 1,504.79 feet and a chord which bears North 36°58'34" West a distance of 1,496.24 feet;

THENCE departing said east right-of-way line of Parmer Lane, through the interior of said 230.84 acre tract the following three (3) courses:

1. North 63°36'18" East a distance of 15.00 feet to a 60d nail set at a point of curvature of a non-tangent curve to the right, for the northeast corner of this tract;

2. along a curve to the right having a radius of 4,086.03 feet, an arc length of 106.16 feet, a delta angle of 01°29'20" and a chord which bears South 25°39'02" East 106.16 feet to a 60d nail set at a point of tangency;
3. South 24°54'23" East a distance of 675.78 feet to a 60d nail set on the north right-of-way of McNeil Drive and the south line of said 230.84 acre tract for the southeast corner of this tract;

THENCE along said north right-of-way line of McNeil Drive and said south line of the 230.84 acre tract, South 65°59'29" West a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.269 acres (11,724 sq. ft.) of land.

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, 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 3rd day of December, 2015, A.D.



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

Carmelo L. Macias
 Carmelo L. Macias
 Registered Professional Land Surveyor
 No. 4333 – State of Texas

FIELD NOTES REVIEWED

By: *[Signature]* Date *12/9/15*

Engineering Support Section
 Department of Public Works
 and Transportation

REFERENCES

AUSTIN GRID NO. J-37
 TCAD PARCEL ID NO. 02-6701-0302
 MACIAS & ASSOCIATES, L.P., PROJECT NO. 453-09-15

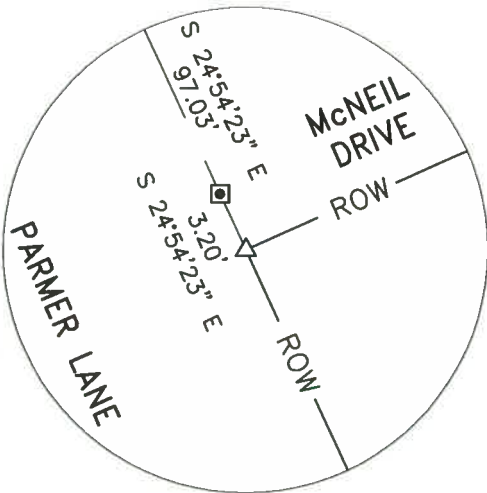
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ☐ TX-DOT TYPE II CONCRETE MONUMENT
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION SHOWN ON TXDOT RIGHT-OF-WAY PROJECT AUS341701003 FM734 SHEET 3077-10 & 3077-11
- PL— PROPERTY LINE

SCALE
1" = 100'

DETAIL "A"



WILLIAM J. BAKER
SURVEY 10
ABSTRACT NO. 2695

PARCEL 4832.03 WWE
WASTEWATER
EASEMENT
0.269 AC.
11,724 SQ. FT.

DRAINAGE EASEMENT
VOL. 10938, PG. 0938,
R.P.R.T.C.Tx.

FM HIGHWAY 734
PARMER LANE
(200' R.O.W.)

ROBINSON RANCH,
A TEXAS GENERAL PARTNERSHIP,
(230.84 AC.)
VOL. 7042, PG. 1201
D.R.T.C.Tx.

LINE TABLE

Number	Bearing	Distance
L1	N24°54'23"W	675.54'
L2	N63°36'18"E	15.00'
L3	S24°54'23"E	675.78'
L4	S65°59'29"W	15.00'

CURVE TABLE

Number	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	4,071.03'	105.77'	01°29'20"	N25°39'02"W	105.77'
C2	4,086.03'	106.16'	01°29'20"	S25°39'02"E	106.16'
C3	4,071.03'	1,504.79'		N36°58'34"W	1,496.24'
(C4)	(4,071.52')	(1,610.74')		N36°14'10"W	(1,600.25')

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE.

NOTE:

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by First American Title Insurance Company, GF No. 201400917, Effective date: April 4, 2014



P.O.B.
N=10,134,757.02
E=3,113,023.31

CMF II
=TXDOT STA.
450+88.86
100.00' LT.

DATE: 12/3/2015
DRAWN BY: R.W.S., JLC
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 59

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