



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

EXHIBIT “ A ”

A.H. ROBINSON III, ET AL
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL 4832.05 WWE

DESCRIPTION OF A 0.397-ACRE (17,297 SQUARE FOOT) TRACT OF LAND IN THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINDER PORTION OF A CALLED 205.42-ACRE TRACT OF LAND, CONVEYED TO A.H. ROBINSON III, ET AL, RECORDED IN DOCUMENT NO. 2008183203 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set on the curving northeast right-of-way line of FM Highway 734, also known as Parmer Lane (a 200-foot wide right of way), same being the curving southwest boundary line of the above-described remainder of the 205.42-acre tract, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), values of N=10,133,469.99, E=3,113,817.00, for the northwest corner of this tract, from which a concrete monument found at TXDOT Highway Station 453+53.82 on said northeast right-of-way line of Farm Market Highway 734, bears with the arc of a curve to the right having a radius of 3,746.39 feet, an arc length of 1,159.48 feet, a delta angle of 17°43'58" and a chord which bears N 33°46'02" W a distance of 1,154.86 feet;

THENCE departing said curving northeast right-of-way line of FM Highway 734, through the interior of said remainder portion of the 205.42-acre tract, the following five (5) courses and distances:

- 1) S 59°16'00" E for a distance of 153.74 feet to a 60d nail set for an angle point of this tract;
- 2) N 44°28'11" E for a distance of 16.92 feet to a 60d nail set for an angle point of this tract;
- 3) S 45°22'30" E for a distance of 60.00 feet to a 60d nail set for an angle point of this tract;
- 4) S 44°28'11" W for a distance of 8.00 feet to a 60d nail set at a point of curvature for an angle point of this tract;
- 5) with the arc of a curve to the left, having a radius of 3,696.39 feet, an arc length of 225.77 feet, a delta angle of 03°29'59" and a chord which bears S 47°35'21" E for a distance of 225.74 feet to a 60d nail set in the southeast boundary line of said remainder portion of the 205.42-acre tract, same being the northwest boundary line of Lot 1, Parmer Lane Luxury Apartments Subdivision, recorded in Document No. 201200089 of the Official Public Records of Travis County, Texas for the most easterly corner of this tract;

THENCE with said southeast boundary line of remainder portion of the 205.42-acre tract, same being said northwest boundary line of Lot 1, Parmer Lane Luxury Apartments Subdivision, S49°15'33"W for a distance of 45.45 feet to a 60d nail set on the curving northeast boundary line of a Wastewater Easement recorded in Volume 12161, Page 818 of the Real Property Records of Travis County, Texas, for the most southerly corner of this tract;

THENCE departing said northwest boundary line of Lot 1, Parmer Lane Luxury Apartments Subdivision, through said interior of the remainder portion of the 205.42-acre tract, with said curving northeast boundary line of the Wastewater Easement, with the arc of a curve to the right, having a radius of 3,741.39 feet, an arc length of 102.49 feet, a delta angle of 01°34'10" and a chord which bears N 48°28'56" W for a distance of 102.48 feet to a 60d nail set for an angle point of this tract;

THENCE S 40°00'25" W for a distance of 5.00 feet to a 60d nail set on said curving northeast right-of-way line of FM Highway 734, same being said curving southwest boundary line of the remainder portion of the 205.42-acre tract, for the southwest corner of this tract, from which a concrete monument found at TXDOT Highway Station 471+97.72 on the northeast right-of-way line of said Farm Market Highway 734, bears with the arc of a curve to the left having a radius of 3,746.39 feet, pass at an arc distance of 101.66 feet a calculated point being the most southerly corner of said remainder portion of the 205.42-acre tract, same being the most westerly corner of said Lot 1 of Parmer Lane Luxury Apartments Subdivision, continuing for a total arc length of 307.87 feet, a delta angle of 04°42'30" and a chord which bears S 50°01'25" E a distance of 307.78 feet;

THENCE with said curving northeast right-of-way line of FM Highway 734, same being said curving southwest boundary line of the remainder portion of the 205.42-acre tract, with the arc of a curve to the right having a radius of 3,746.39 feet, an arc length of 329.30 feet, a delta angle of 05°02'10" and a chord which bears N 45°09'01" W, a distance of 329.19 feet to the **POINT OF BEGINNING** and containing 0.397 acre (17,297 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83/ Combined Scale Factor 0.999898.). Project control point were established from City of Austin reference point "J-37-4001" having coordinates values of N=10,133,889.08, E=3,113,244.67.


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
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

MAPSCO 2009, 435-X
AUSTIN GRID NO. J-37

TCAD PARCEL ID NO. 02-6701-0136

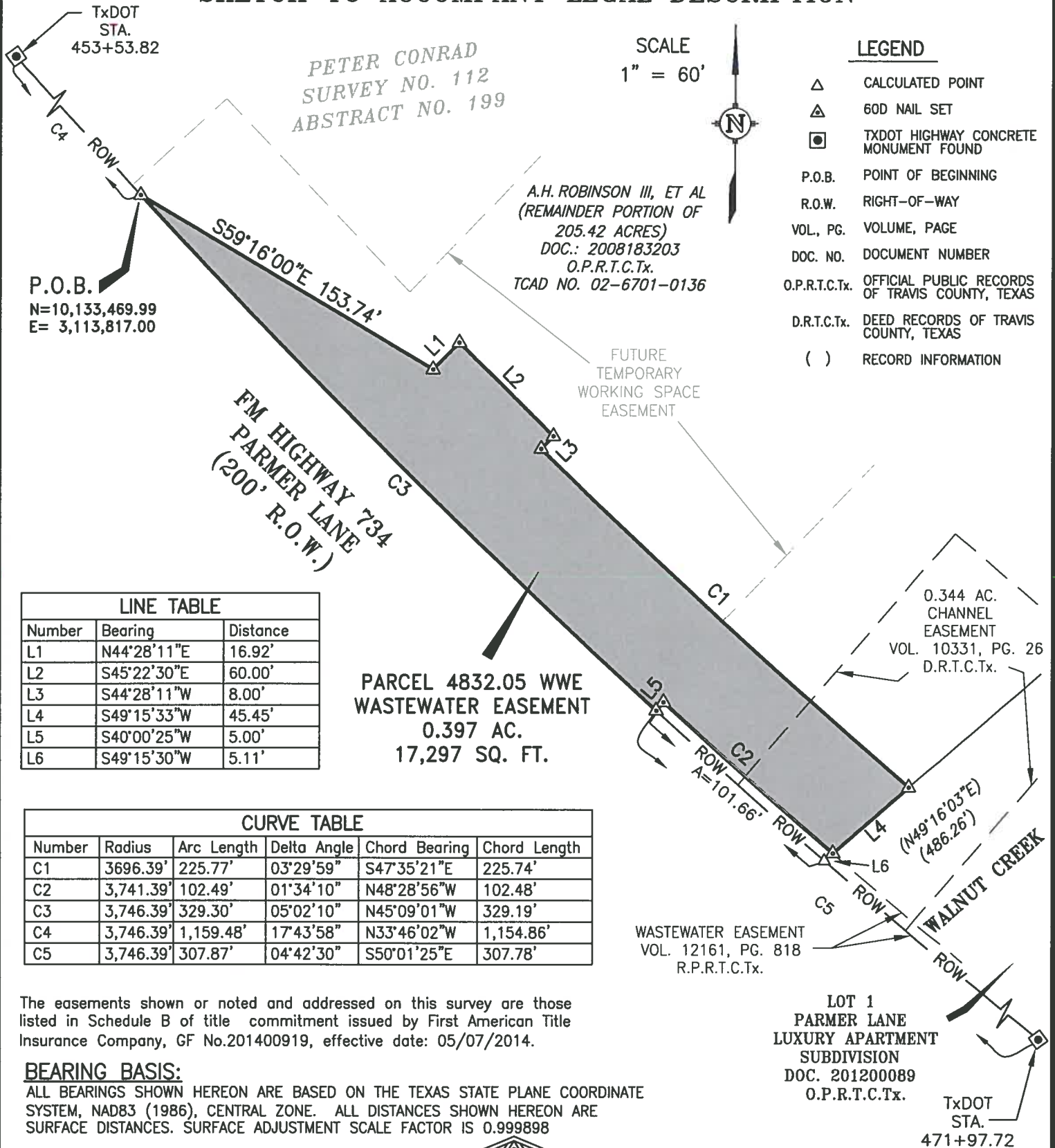
MACIAS & ASSOCIATES, L.P., PROJECT NO. 453-09-15

FIELD NOTES REVIEWED

By:  Date 12/9/15

Engineering Support Section
Department of Public Works
and Transportation

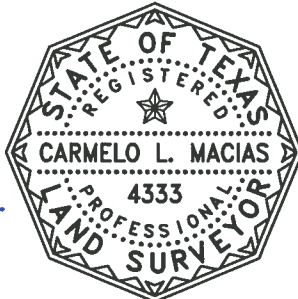
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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.201400919, effective date: 05/07/2014.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR IS 0.999898



Carmelo L. Macias 12/3/15
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas

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DATE: December 03, 2015
DRAWN BY: J.P., D.M.
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 619, PG. 62

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