



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

EXHIBIT “ A ”

ROBINSON RANCH
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL 4832.06 WWE

DESCRIPTION OF A 0.481-ACRE (20,970 SQUARE FOOT) TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 64, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER PORTION OF A CALLED 507.60-ACRE TRACT OF LAND CONVEYED TO ROBINSON RANCH RECORDED IN VOLUME 1098, PAGE 41 AND VOLUME 1197, PAGE 164 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set in the northeast right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (200-foot wide right-of-way), being the south corner of the above-described remainder portion of the 507.60-acre tract, being also a southwest corner of the remainder portion of a called 243.107-acre tract of land described in Volume 1996, Page 197 of the Official Records of Williamson County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), value of N=10,137,580.04, E=3,110,691.30, for the most southerly corner of this tract, from which a ½-inch diameter iron rod found on the apparent most southerly corner of said remainder portion of the 507.60-acre tract, bears S 21°35'58" E a distance of 0.61 feet and from said 60d nail set, a Texas Department of Transportation concrete monument found 100.00 feet left of Texas Department of Transportation Engineer's Centerline Station 417+35.70, on said northeast right-of-way line of said Farm to Market Highway 734, bears S 53°31'23" E a distance of 415.82 feet;

THENCE with said northeast right-of-way line of Farm to Market Highway 734, same being the southwest boundary line of said remainder portion of the 507.60-acre tract, the following two (2) courses:

- 1) N 53°31'23" W for a distance of 60.11 feet to a Texas Department of Transportation concrete monument found 100.00 feet left of Texas Department of Transportation Engineer's Centerline Station 412+59.67, for a point of curvature of this tract;
- 2) with the arc of a curve to the right, having a radius of 2,576.40 feet, an arc length of 299.87 feet, a delta angle of 06°40'08" and a chord which bears N 50°12'51" W for a distance of 299.70 feet to a 60d nail set, being the most southerly corner of a 30-foot wide Public Utility Easement recorded in Volume, 2529, Page 834 of the Official Records of Williamson County, Texas, for an angle point of this tract, from which a Texas Department of Transportation concrete monument found 100.00 feet left of Texas Department of Transportation Engineer's Centerline Station 396+93.85, on said

curving northeast right-of-way line of said Farm to Market Highway 734, bears a chord bearing of N33°27'30" W and a distance of 1,196.02 feet;

THENCE departing said northeast right-of-way line, through the interior of said remainder portion of the 507.60-acre tract, the following nine (9) courses:

- 1) with the southeast boundary line of said 30-foot wide Public Utility Easement, N43°07'13" E for a distance of 30.00 feet to a 60d nail set for an angle point of this tract;
- 2) with the northeast boundary line of said 30-foot wide Public Utility Easement, with the arc of a curve to the right, having a radius of 2,546.40 feet, an arc length of 204.78 feet, a delta angle of 04°36'28", and a chord which bears N 44°34'33" W for a distance of 204.73 feet to a 60d nail set for the most westerly corner of this tract;
- 3) departing said northeast boundary line of the 30-foot wide Public Utility Easement, with the arc of a curve to the left, having a radius of 785.00 feet, an arc length of 52.91 feet, a delta angle of 03°51'44" and a chord which bears S 57°27'46" E for a distance of 52.90 feet to a 60d nail set for a point of reverse curvature of this tract;
- 4) with the arc of a curve to the right, having a radius of 515.00 feet, an arc length of 49.95 feet, a delta angle of 05°33'27" and a chord which bears S 56°36'55" E for a distance of 49.93 feet to a 60d nail set for an angle point of this tract;
- 5) N 43°58'31" E for a distance of 75.71 feet to a 60d nail set for an angle point of this tract;
- 6) S 46°01'29" E for a distance of 111.00 feet to a 60d nail set for an angle point of this tract;
- 7) S 43°58'31" W for a distance of 72.57 feet to a 60d nail set for an angle point of this tract;
- 8) with the arc of a curve to the right, having a radius of 515.00 feet, an arc length of 79.13 feet, a delta angle of 08°48'11", and a chord which bears S 37°03'24" E for a distance of 79.05 feet to a 60d nail set for a point of reverse curvature of this tract;
- 9) with the arc of a curve to the left, having a radius of 785.00 feet, an arc length of 275.33 feet, a delta angle of 20°05'46", and a chord which bears S 42°42'12" E for a distance of 273.93 feet to a 60d nail set on the east boundary line of said remainder portion of the 507.60-acre tract, same being the west boundary line of said remainder portion of the 243.107-acre tract, for an angle point of this tract;

THENCE with said east boundary line of the remainder portion of the 507.60-acre tract, same being said west boundary line of the remainder portion of the 243.107-acre tract, S 21°35'58" E for a distance of 0.13 feet, to the **POINT OF BEGINNING** and containing 0.481 acre (20,970 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, 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 22nd day of December, 2015, 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

FIELD NOTES REVIEWED

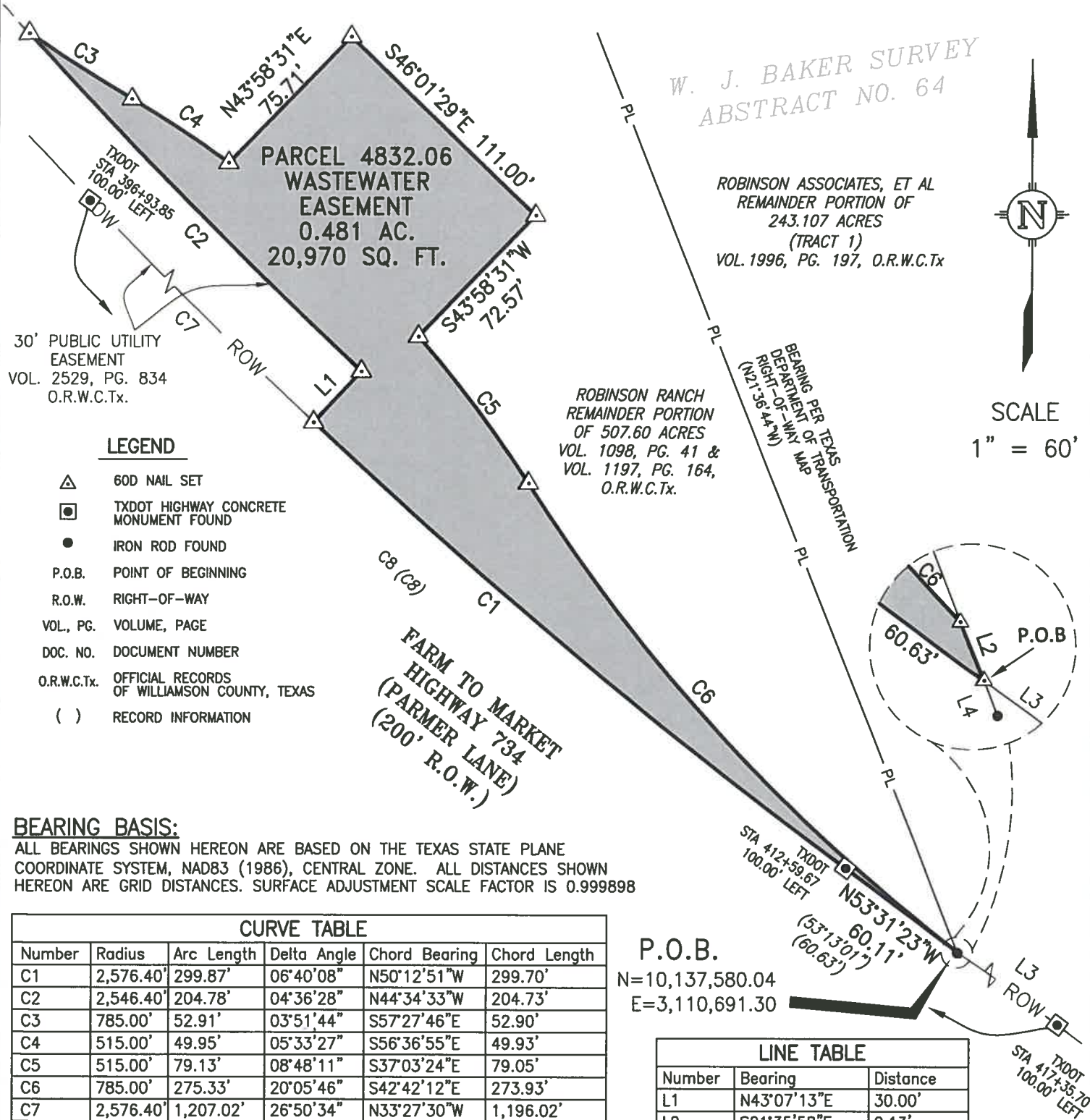
BY:  DATE: 1/16/16

**CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT**

REFERENCES
MAPSCO 2009, 434-R
AUSTIN GRID NO. H-38 & J-38
WCAD PARCEL ID NO. R449711 & R317102
MACIAS & ASSOCIATES, L.P., PROJECT NO. 453-09-15



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 Heritage Title Company of Austin, GF No.201400920, effective date: 04/25/2014.

JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5209 - STATE OF TEXAS



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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00
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AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

DATE: December 22, 2015
DRAWN BY: J.P.
MAJ JOB NO.: 453-09-15
REFERENCE: F.B. 619, PG. 62