



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

EXHIBIT “ A ”

AUSTIN WHITE LIME
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL #4832.10 WWE

DESCRIPTION OF A 0.070-ACRE (3,060 SQUARE FOOT) TRACT OF LAND IN THE THEO WAHRENBERGER SURVEY NO. 536, ABSTRACT NO. 831, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK “A” OF THE McNEIL CROSSING SUBDIVISION RECORDED IN DOCUMENT NO. 200000174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, BLOCK “A” BEING A PORTION OF A CALLED 409.52-ACRE TRACT OF LAND CONVEYED TO AUSTIN WHITE LIME COMPANY BY DEED RECORDED IN VOLUME 1751, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.070-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set at the intersection point of the existing south right-of-way line of McNeil Drive (100-foot wide right-of-way width) and the existing east right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (200-foot right-of-way width), same being the northwest corner of the above-described Lot 1, Block “A”, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), values of N=10,134,666.07, E=3,113,065.44 for the northwest corner of this tract, from which a Texas Department of Transportation type II monument found on a point 100.00 feet left of Engineer’s Centerline Station 450+89.97 bears North 24°54’09” West a distance of 3.20 feet;

THENCE with the north boundary line of said Lot 1, Block “A”, same being said south right-of-way line of McNeil Drive, North 65°59’18” East for a distance of 10.00 feet to a 60d nail set for the northeast corner of this tract, from which the calculated northeast corner of said Lot 1, Block “A” bears North 65°59’18” East a distance of 251.87 feet;

THENCE departing said south right-of-way line of McNeil Drive, through the interior of said Lot 1, Block “A”, the following two (2) courses and distances:

1. South 24°54’23” East for a distance of 260.09 feet to a 60d nail set for a point of curvature of this tract;
2. with the arc of a curve to the left having a radius of 3,736.39 feet, an arc length of 45.89 feet, a delta angle of 00°42’13” and a chord which bears South 25°15’06” East a distance of 45.89 feet to a 60d nail set on the south boundary line of said Lot 1, Block “A” and a north boundary line of a remainder portion of said 409.52-acre tract described in Volume 1751, Page 425 of the Real Property Records of Travis County, Texas, for the southeast corner of this

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tract, from which the calculated southeast corner of said Lot 1, Block "A" bears North 65°05'39" East a distance of 251.88 feet;

THENCE with said south boundary line of Lot 1, Block "A" and said north boundary line of a remainder portion of the 409.52-acre tract, South 65°05'39" West for a distance of 10.00 feet to a 60d nail set in the existing curving east right-of-way line of said Parmer Lane, same being the southwest corner of said Lot 1, Block "A", for the southwest corner of this tract, from which a Texas Department of Transportation type II monument found on a point 100.00 feet left of Engineer's Centerline Station 471+97.72 bears with the arc of a curve to the left having a radius of 3,746.39 feet, an arc length of 1,750.76 feet, and a chord which bears South 38°59'21" East for a distance of 1,734.87 feet;

THENCE with said east right-of-way line of Parmer Lane, same being the west boundary line of Lot 1, Block "A", the following two (2) courses and distances:

- 1) with the arc of a curve to the right having a radius of 3,746.39 feet, an arc length of 45.89 feet, a delta angle of 00°42'07" and a chord which bears North 25°15'02" West for a distance of 45.89 feet to a Texas Department of Transportation type II monument found on a point 100.00 feet left of Engineer's Centerline Station 453+53.82, for a point of tangency of this tract;
- 2) North 24°54'23" West a distance of 260.24 feet to the **POINT OF BEGINNING** and containing 0.070 acre (3,060 sq. ft.) of land.

NOTE

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

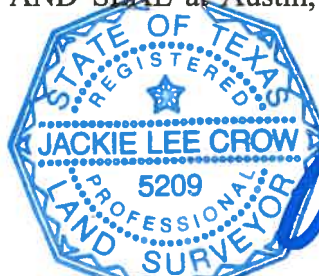
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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 3rd day of December, 2015, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745



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

REFERENCES

AUSTIN GRID NO. J-37

TCAD PARCEL NO. 02-7200-0701

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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WILLIAM J. BAKER
SURVEY
ABSTRACT NO. 64

LEGEND

- 1/2" IRON ROD FOUND
- ⬢ 1/2" IRON ROD W/PLASTIC CAP FOUND
- ⊠ TX-DOT TYPE II CONCRETE MONUMENT
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- 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
- () RECORD INFORMATION
- PL— PROPERTY LINE

SCALE
1" = 80'

ROBINSON RANCH
(83.81 AC.)
VOLUME 7042, PAGE 1201
O.R.W.C.Tx.

FUTURE
SUBTERRANEAN
EASEMENT

McNEIL DRIVE
(100' R.O.W.)

PETER CONRAD
SURVEY NO. 112
ABST. NO. 199

LOT 1, BLOCK "A"
McNEIL CROSSING
SUBDIVISION
DOC. NO. 200000174,
O.P.R.T.C.Tx.

AUSTIN WHITE LIME
(A REMAINDER PORTION
OF 409.52 AC.)
VOL. 1751, PG. 425
D.R.T.C.Tx.

AUSTIN WHITE LIME COMPANY
(1.832 AC. PORTION
OF 409.52 AC.)
VOL. 1751, PG. 425
R.P.R.T.C.Tx.

PARCEL 4832.10 WWE
WASTEWATER
EASEMENT
0.070 AC.
3,060 SQ. FT.

N24°54'23"W
(N24°54'09"W)

260.09'
260.24'
260.70'

10' ELECTRICAL EASEMENT
DOC. NO. 200000174,
O.P.R.T.C.Tx.

10' WATER LINE EASEMENT
DOC. NO. 2000123452,
O.P.R.T.C.Tx.

453+53.82
100.00' LT.

N65°05'39"E PL 261.88'
(S65°05'50"W)

LINE TABLE		
No.	Bearing	Distance
L1	N24°54'23"W	3.20'
L2	N65°59'18"E	10.00'
L3	S65°05'39"W	10.00'

CURVE TABLE					
No.	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	3,736.39'	45.89'	00°42'13"	S25°15'06"E	45.89'
C2	3,746.39'	45.89'	00°42'07"	N25°15'02"W	45.89'
C3	3,746.39'	1,750.76'		S38°59'21"E	1,734.87'

DATE: 12/03/2015
DRAWN BY: R.W.S., JLC
MAI JOB NO.: 453-08-13
REFERENCE: F.B. 632, PG. 59

\\JOBS\KENNEDY-JENKS\453-08-13 PARMER LN. ESMTS\DWG\453-08-13 4832.10WWE.DWG

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

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 Stewart Title Guaranty Company, File No. 20150071, Effective date: March 19, 2015



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

Date: