



STATE OF TEXAS  
COUNTY OF TRAVIS

AUSTIN WHITE LIME COMPANY  
TO  
CITY OF AUSTIN  
50-foot wide waterline easement  
Martin Hill Transmission Main  
Adjacent To West Howard Lane

“EXHIBIT B ”

**DESCRIPTION FOR PARCEL 4657.02 WE-2**

LEGAL DESCRIPTION OF A 1.320 ACRE PARCEL OF LAND EQUIVALENT TO 57,494 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 THAT CERTAIN 437.82 ACRE PARCEL OF LAND CONVEYED TO GEORGE E. ROBINSON AND ALFRED H. ROBINSON, JR. IN THAT CERTAIN DEED WHICH WAS FILED FOR RECORD ON APRIL 6, 1940 AND RECORDED IN VOLUME 645, PAGE 475, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN 1.1725 ACRE PARCEL OF LAND KNOWN AS “PARCEL 5”, BEING A CERTAIN PART OF VACATED McNEIL ROAD, CONVEYED TO AUSTIN WHITE LIME COMPANY IN THAT CERTAIN DEED WITHOUT WARRANTY, QUITCLAIM DEED, AND ORDER OF RIGHT-OF-WAY VACATION WHICH WAS EXECUTED ON JUNE 30, 1992 AND RECORDED IN VOLUME 11825, PAGE 1159, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.320 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2-inch iron rod found monumenting the point of intersection of the existing southwesterly right-of-way line of the Capital Metropolitan Transportation Authority 100-foot wide railroad right-of-way as mentioned in that certain Quitclaim Deed which was filed for record on May 20, 1998 and recorded in Volume 13187, Page 3118, Real Property Records of Travis County, Texas and the northerly right-of-way line of West Howard Lane, which right-of-way width varies, monumenting the northeasterly corner of that certain 7.4669 acre parcel of land known as “Parcel 1” in that certain right-of-way acquisition described in that Deed conveyance to Travis County, Texas which was executed on July 7, 1995 and recorded in Volume 12561, Page 1540, Real Property Records of Travis County, Texas, also monumenting the southeasterly corner of that certain 0.181 acre parcel of land known as “Part 1” which was conveyed to Capital Metropolitan Transportation Authority in

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.



that certain Special Warranty Deed which was executed on February 11, 2009 and recorded in Document Number 2009025319, Official Public Records of Travis County, Texas;

**THENCE**, South 87° 13' 07" West, along the northerly right-of-way line of said West Howard Lane, with the common boundary line of said Capital Metropolitan Transportation Authority 0.181 acre parcel of land and said Travis County, Texas 7.4669 acre parcel of land, a distance of 11.27 feet to a 60d nail set marking the southeasterly 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 = 10,136,877.01, E = 3,120,400.87;

**THENCE**, travelling in a westerly direction, along the existing northerly right-of-way line of West Howard Lane, same being the northerly boundary line of said Travis County, Texas 7.4669 acre parcel of land, the following courses and distances:

- 1) **South 87° 13' 08" West**, a distance of **517.23 feet** to a calculated point in the northerly line of said Travis County, Texas 7.4669 acre parcel of land for a corner of said 7.4669 acre parcel of land and a corner of this easement;
- 2) **North 75° 16' 59" West**, at a distance of 606.30 feet passing the calculated northwesterly corner of said Travis County, Texas 7.4669 acre parcel of land, at a distance of 621.76 feet passing a 60d nail set on the southeasterly line of the aforementioned Austin White Lime Company 1.1725 acre parcel of land, in all a total distance of **656.61 feet** to a 60d nail set on the common boundary line of said Austin White Lime Company 1.1725 acre parcel of land and the Missouri Pacific Railroad 100-foot wide railroad right-of-way documented in Volume 36, Page 69, Deed Records of Travis County, Texas for the southwesterly corner of this easement;

**THENCE**, North 22° 08' 17" East, along the common boundary line of said Austin White Lime Company 1.1725 acre parcel of land and said Missouri Pacific Railroad 100-foot wide railroad right-of-way, a distance of **50.42 feet** to a 60d nail set for the northwesterly corner of this easement;

**THENCE**, travelling easterly, crossing through the Austin White Lime Company 1.1725 acre parcel of land and a portion of the George E. Robinson and Alfred H. Robinson, Jr. 437.82 acre parcel of land, along the northerly line of this easement, the following courses and distances;

- 1.) **South 75° 16' 59" East**, at a distance of 35.54 feet passing a 60d nail set on the aforementioned southeasterly boundary line of the Austin White Lime Company 1.1725 acre parcel of land, in all a total distance of **642.40 feet** to a 60d nail set for a corner of this easement;
- 2.) **North 87° 13' 07" East**, a distance of **483.55 feet** to a 60d nail set on the westerly boundary line of the aforementioned Capital Metropolitan Transportation

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Authority 0.181 acre parcel of land for the northeasterly corner of this easement, from which a 60d nail found at the most northerly corner of a 0.181 acre tract of land conveyed to Capital Metropolitan Transportation Authority in Document Number 2009025319 of the Official Public Records of Travis County, Texas bears North 30° 14' 30" West a distance of 837.36 feet;

**THENCE, South 30° 14' 30" East**, along the westerly boundary line of the Capital Metropolitan Transportation Authority 0.181 acre parcel of land, a distance of **56.35 feet** to the **POINT OF BEGINNING** and containing 1.320 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.*

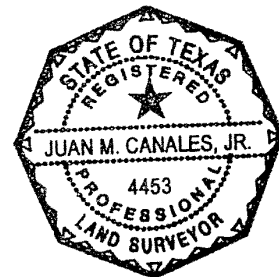
**Juan M. Canales, Jr.**  
Registered Professional Land Surveyor No. 4453  
Senior Project Manager

*3-31-11*

Date

#### REFERENCES

MAPSCO 2009 - 435-Q, R, U & V  
AUSTIN GRID NO. K-37 & K-38  
TCAD PARCEL ID NO. 02-7501-03-03  
4657.02 WE-2.doc



FIELD NOTES REVIEWED

By: *[Signature]* Date *4/14/11*

Engineering Support Section  
Department of Public Works  
and Transportation

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T.U.C.P./W.B.E./H.U.B./D.B.E.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

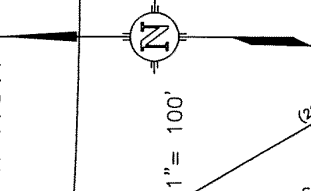
GEORGE E. ROBINSON &  
ALFRED H. ROBINSON, JR.  
VOL. 645, PG. 475 D.R.T.C.T.  
(437.82-ACRES)

AUSTIN WHITE LIME COMPANY  
(223.226-ACRES PER TCAD,  
REMAINDER OF 437.82-ACRES)

AUSTIN WHITE LIME COMPANY  
VOL. 1751, PG. 425 D.R.T.C.T.  
TCAD #0275010303

## LEGEND

- 60D NAIL SET
- 1/2" IRON ROD FOUND  
UNLESS NOTED OTHERWISE
- 60D NAIL 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
- O.P.R.T.C.T.
- R.P.R.T.C.T.
- P.R.I.C.T.
- D.R.I.C.T.
- TCAD
- R.O.W.



AUSTIN WHITE LIME COMPANY,  
A TEXAS LIMITED PARTNERSHIP,  
RIGHT-OF-WAY VACATION  
VOL. 11825, PAGE 1159 R.P.R.T.C.T.  
(PARCEL 4-PART 3, 3.4048 ACRES)

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY  
VOL. 13187, PG. 3118 R.P.R.T.C.T.  
(100' ROW)  
(FORMERLY SOUTHERN PACIFIC RAILROAD)  
VOL. 9870, PG. 877  
(S30°14'20"E 682.32')  
S30°14'30"E 682.30'

5/8" IRF  
CAPPED "MWM"  
837.36  
N30°14'30"W 893.71'  
(N30°14'20"W 893.82')

AWL to ENSERCH CORPORATION  
20' UTILITY EASEMENT  
VOL. 13301, PG. 394 R.P.R.T.C.T.  
(EXHIBIT "D", 0.468-ACRE)

CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
DOC. NO. 2009025319 O.P.R.T.C.T.  
(PART 1, 0.181-ACRE)

N87°13'07"E 483.55'  
S87°13'07"W 517.23'  
(S88°56'56"W 528.79')

PARCEL 4657.02 WE-2  
1.320 AC.  
57,494 SQ. FT.  
WEST HOWARD LANE  
(R.O.W. WIDTH VARIES)

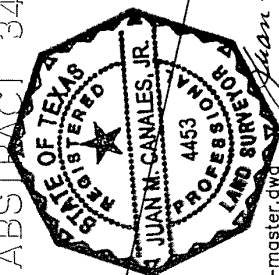
TRAVIS COUNTY  
VOL. 12561, PG. 1540 R.P.R.T.C.T.  
(7.4669-ACRES)  
PARCEL 1

POINT OF REFERENCE  
FOR FIELDNOTE DESCRIPTION

WILLIAM HORNSBY SURVEY No. 22  
ABSTRACT 344

AUSTIN WHITE LIME  
DEED INFO UNAVAILABLE  
(62.406-ACRES)  
TCAD #0275010303

Client: Weston Solutions  
Date: March 2, 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 itm-grid-master.dwg  
Job No.: 98-0193-06



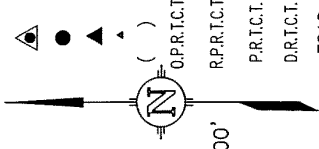
*Juan M. Canales, Jr.*  
3-31-11

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 600 NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- 600 NAIL 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



GEORGE E. ROBINSON &  
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VOL. 645, PG. 475 D.R.T.C.T.  
(437.82-ACRES)

AUSTIN WHITE LIME COMPANY  
(223,226-ACRES PER TCAD,  
REMAINDER OF 437.82-ACRES)

AUSTIN WHITE LIME COMPANY  
VOL. 1751, PG. 425 D.R.T.C.T.  
TCAD #0275010303

AUSTIN WHITE LIME COMPANY  
RIGHT-OF-WAY VACATION  
VOL. 11825, PG. 1159 R.P.R.T.C.T.  
(PARCEL 5, 1.1725-ACRES)

AWL to ENSERCH CORPORATION  
20' UTILITY EASEMENT  
VOL. 13301, PG. 394 R.P.R.T.C.T.  
(EXHIBIT "D", 0.468-ACRE)

WILLIAM HORNSBY SURVEY No. 22  
ABSTRACT 344

AWL to ENSERCH CORPORATION  
20' UTILITY EASEMENT  
VOL. 13301, PG. 394 R.P.R.T.C.T.  
(EXHIBIT "C", 0.085-ACRE)

AUSTIN WHITE LIME COMPANY  
RIGHT-OF-WAY VACATION  
VOL. 11825, PG. 1159 R.P.R.T.C.T.  
(PARCEL 5, 1.1725-ACRES)

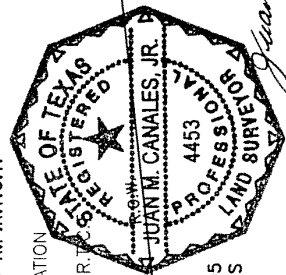
AUSTIN WHITE LIME COMPANY  
ACCESS EASEMENT  
VOLUME 12599, PAGE 725 R.P.R.T.C.T.  
(0.2024-ACRE)

AUSTIN WHITE LIME COMPANY,  
A TEXAS LIMITED PARTNERSHIP  
RIGHT OF WAY VACATION  
VOLUME 11825, PAGE 1148 R.P.R.T.C.T.

AWL to ENSERCH CORPORATION  
20' UTILITY EASEMENT  
VOL. 13301, PG. 394 R.P.R.T.C.T.  
(EXHIBIT "B", 0.147-ACRE)

JURY OF VIEW ROADS BK. D, PG. 205  
COMMISSIONERS COURT MINUTES TRAVIS  
COUNTY (MCNEIL ROAD)

Client: Weston Solutions  
Date: March 2, 2011  
Office: Stephen Lawrence  
Crew: S.Dunn  
F.B.: 1245/19-47  
Path: c:\dwg 11\weston\54 martin hill transmission main\grid-master.dwg  
Job No.: 98-0193-06



Juan M. Canales, Jr.  
3-31-11

**Landmark**  
SURVEYING, LP  
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AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

AUSTIN WHITE LIME  
DEED INFO UNAVAILABLE  
(62.406-ACRES)  
TCAD #0275010303

## 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	S87°13'07"W (S87°13'08"W	11.27' 11.27')
L2	S30°07'35"E (S28°30'25"E	9.59' 9.74')
L3	N22°08'17"E (N23°52'29"E)	50.42'
L4	S30°14'30"E (S30°14'20"E)	56.35'

### 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. 3-31-11*

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 2, 2011  
Office: Stephen Lawrence  
Crew: S.Dunn  
F.B.: 1245/19-45  
Path: c:\dwg 11\weston\54 martin hill transmission main\grid\54 martin hill tm-grid-master.dwg  
Job No.: 98-0193-06

