



STATE OF TEXAS  
COUNTY OF TRAVIS

ROBINSON RANCH  
to  
CITY OF AUSTIN  
50-foot (minimum) wide waterline easement  
Martin Hill Transmission Main  
Adjacent To West Howard Lane (north side)  
Near McNeil Road

“EXHIBIT   A  ”

**DESCRIPTION FOR PARCEL 4657.15 WE-1**

LEGAL DESCRIPTION OF A 0.9186 ACRES OF LAND EQUIVALENT TO 40,014 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 THOSE MENTIONED THREE TRACTS OF LAND CONVEYED TO THE ROBINSON RANCH IN THAT CERTAIN CORRECTION DEED AND QUITCLAIM WHICH WAS EXECUTED ON JULY 7, 1995 AND RECORDED IN VOLUME 12561, PAGE 1555, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OUT OF AND A PART OF THAT CERTAIN 27.82 ACRE PARCEL OF LAND KNOWN AS THE “THIRD TRACT” AND FULLY DESCRIBED IN A DEED CONVEYED TO A. H. ROBINSON AND G. E. ROBINSON IN THAT CERTAIN DEED CONVEYANCE WHICH WAS WITNESSED ON JANUARY 8, 1993 AND RECORDED IN VOLUME 559, PAGE 294, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.9186 ACRE PARCEL OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the 60d nail set on the northerly right-of-way line of West Howard Lane, having a right-of-way width that varies and being on the northerly boundary line of that certain 4.6385 acre parcel of land conveyed to Travis County, Texas by right-of-way acquisition for McNeil Road and West Howard Lane in that certain Deed which was executed on July 7, 1995 and recorded in Volume 12561, Page 1559, Real Property Records of Travis County, Texas for the southwesterly corner 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 = 10,136,895.58, E = 3,118,498.83, from which said 60d nail set, a 1/2 inch iron rod found on the easterly right-of-way line of said McNeil Road, having a right-of-way width of 100 feet and called for in said Volume 12561, Page 1559, monumenting the intersection of the easterly right-of-way line of McNeil Road, and the lower northerly boundary line of said Robinson Ranch 27.82 acre parcel of land bears North 85° 53' 56" West a distance of 340.54 feet, also said 1/2 inch iron rod found to monument the southerly southeast

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
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T.U.C.P./W.B.E./H.U.B./D.B.E.



corner of that certain 5.6118 acre parcel of land described in "Exhibit A" in a Deed conveyance to Travis County, Texas for the relocation of said McNeil Road 100-foot wide right of way executed in July 7, 1995 and recorded in Volume 12561, Page 1473, Real Property Records of Travis County, Texas;

**THENCE**, leaving the northerly right-of-way line of said West Howard Lane, **North 29° 24' 59" West**, a distance of **50.00 feet** to a 60d nail set for the northwesterly corner of this easement;

**THENCE**, travelling in a easterly direction, through the interior of said Robinson Ranch 27.82 acre parcel of land, along the northerly boundary line of this easement, the following courses and distances:

- 1) **North 60° 35' 01" East**, a distance of **38.58 feet** to a 60d nail set for a corner of this easement;
- 2) **North 76° 46' 53" East**, a distance of **287.65 feet** to a 60d nail set for a corner of this easement;
- 3) **North 80° 59' 29" East**, a distance of **339.13 feet** to a 60d nail set for a corner of this easement;
- 4) **South 85° 43' 05" East**, a distance of **40.95 feet** to a 60d nail set on the westerly boundary line of the Missouri Pacific Railroad 100-foot wide right-of-way documented in Volume 36, Page 69, Deed Records of Travis County, Texas, same being the easterly boundary line of said Robinson Ranch 27.82 acre parcel of land for the northeast corner of this easement;

**THENCE**, **South 22° 08' 17" West**, along the common boundary line of the Missouri Pacific Railroad 100-foot wide right-of-way and the easterly boundary line of the Robinson Ranch 27.82 acre parcel of land, a distance of **105.06 feet** to a 60d nail set on the northerly right-of-way line of West Howard Lane marking the northeast corner of the aforementioned Travis County, Texas 4.6385 acre parcel of land and the southeast corner of this easement;

**THENCE**, travelling in a westerly direction, along the northerly right-of-way line of West Howard Lane, with the northerly boundary line of the Travis County, Texas 4.6385 acre parcel of land, the following courses and distances;

- 1.) **North 85° 43' 05" West**, a distance of **214.58 feet** to a 1/2 inch iron rod found monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;
- 2.) **South 80° 59' 29" West**, a distance of **113.97 feet** to a 60d nail set monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;





- 3.) **South 76° 46' 53" West**, a distance of **278.70 feet** to a 1/2 inch iron rod found monumenting a northerly corner of the Travis County, Texas 4.6385 acre parcel of land and a corner of this easement;
- 4.) **South 60° 35' 01" West**, a distance of **31.46 feet** to the **"POINT OF BEGINNING"** containing 0.9186 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

*7-7-11*

**Date**

**REFERENCES**

MAPSCO 2009 - 435-Q & U  
AUSTIN GRID NO. K-37, K-38  
TCAD PARCEL ID NO. 02-7501-01-02  
4657.15 WE-1(revised).doc

FIELD NOTES REVIEWED

By: *Mary Hawkins* Date *8/2/11*

Engineering Support Section  
Department of Public Works  
and Transportation



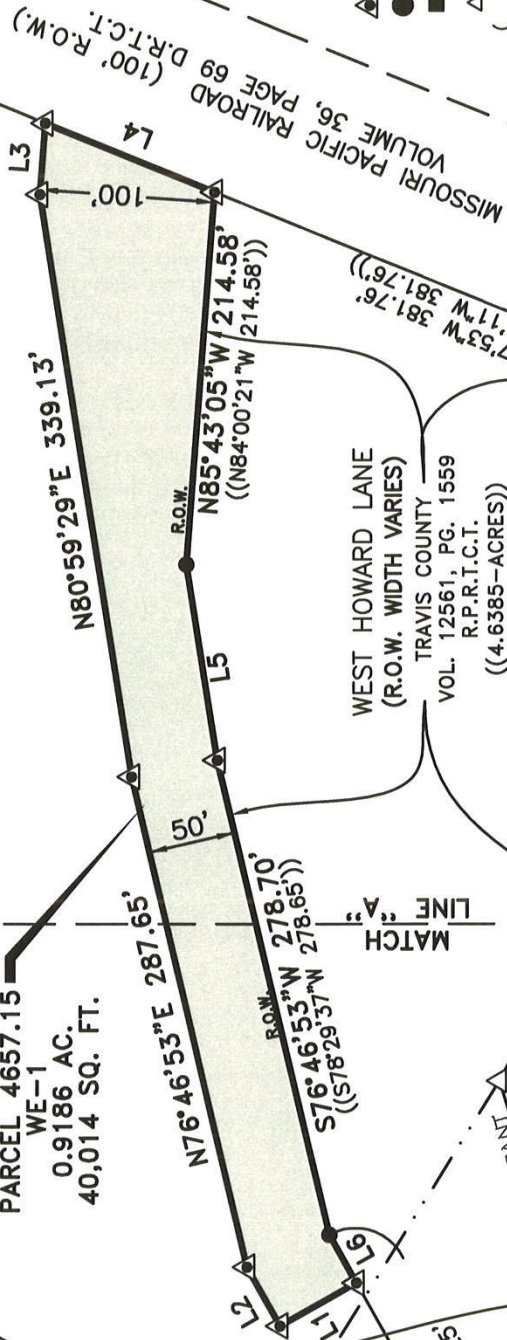
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A.H. ROBINSON & G.E. ROBINSON  
VOL. 559, PAGE 294 D.R.T.C.T.  
(THIRD TRACT, 27.82-ACRES)

ROBINSON RANCH  
VOL. 12561, PG. 1555 R.P.R.T.C.T.  
TCAD #0275010102  
(21.52-ACRES)

WILLIAM HORNSBY SURVEY No. 22  
ABSTRACT 344

PARCEL 4657.15  
WE-1  
0.9186 AC.  
40,014 SQ. FT.



WEST HOWARD LANE  
(R.O.W. WIDTH VARIES)  
TRAVIS COUNTY  
VOL. 12561, PG. 1559  
R.P.R.T.C.T.  
((4.6385-ACRES))

PETER CONRAD SURVEY 112  
ABSTRACT 199  
GRANT LINE  
((S74°35'44\"/>



Client: Weston Solutions  
Date: July 07, 2011  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.: 1245/19-47  
Path: t:\weston\54 martin hill transmission main\landmark drawings\grid-staff\54 martin hill tm-grid-master.dwg  
Job No.: 98-0193-06-06

*7-7-11*  
*Juan M. Canales, Jr.*  
PAGE 5 OF 6

- LEGEND**
- 60D NAIL SET
  - 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
  - CONCRETE MONUMENT WITH ALUMINUM DISK 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
  - POINT OF REVERSE CURVE
  - O.P.R.T.C.T.
  - R.P.R.T.C.T.
  - P.R.T.C.T.
  - D.R.T.C.T.
  - TCAD
  - R.O.W.
  - P.R.C.

**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

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.

LINE	BEARING	DISTANCE
L1	N29°24'59"W	50.00'
L2	N60°35'01"E	38.58'
L3	S85°43'05"E	40.95'
L4	S22°08'17"W	105.06'
L5	S80°59'29"W	113.97'
	((S82°42'13"W	113.95'))
L6	S60°35'01"W	31.46'
	((S62°19'07"W))	

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S24°59'51"W	182.90'	88°32'51"	202.45'	131.00'
	((S26°43'26"W))	((182.89'))	((88°32'30"))	((202.44'))	((131.00'))
C2	S17°18'58"E	62.72'	03°34'36"	62.73'	1004.93'
	((S15°36'58"E))	((62.85'))	((03°35'02"))	((62.86'))	((1004.93'))
C3	S15°56'50"E	30.29'	01°55'05"	30.29'	904.93'
	((S14°20'55"E))	((30.27'))	((01°55'00"))	((30.27'))	((904.93'))
C4	S68°21'49"E	203.91'	102°12'15"	233.68'	131.00'
	((S66°37'59"E))	((203.95'))	((102°14'06"))	((233.75'))	((131.00'))

### 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.* 7-7-11  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453

DATE: JULY 07, 2011

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Weston Solutions

Date: July 07, 2011

Office: Eleuterio Leos

Crew: S.Dunn

F.B.: 1245/19-45

Path: t:\weston\54 martin hill transmission main\landmark drawings\grid-staff\54 martin hill tm-grid-master.dwg

Job No.: 98-0193-06-06



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