EXHIBIT "____" **(LICENSE AGREEMENT)**

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 160 SQUARE FEET TRACT OR PARCEL OF LAND OUT OF THE JOHN BROOKE SURVEY, ABSTRACT NUMBER 59 IN TRAVIS COUNTY, TEXAS, LYING WITHIN A 100.00 FOOT WIDE ELECTRIC TRANSMISSION AND TELEPHONE EASEMENT (3.96 ACRES) GRANTED FROM RICHARD S. GRACY, JR. AND HELEN GRACY SMITH TO THE CITY OF AUSTIN, DATED OCTOBER 17, 1968, AS DESCRIBED IN DEED RECORDED IN VOLUME 3863, PAGE 1976, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF METRIC BOULEVARD HAVING BEEN DEDICATED FOR RIGHT-OF-WAY PORPOSES AS LOT 4, METRIC BLVD. MULTI-FAMILY SECTION I, DATED NOVEMBER 23, 1982, RECORDED IN BOOK 83, PAGES 13 & 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found inside of said 100.00 foot wide Electric Transmission and Telephone Easement, at the intersection of the easterly right-of-way line of Metric Boulevard (a variable width R.O.W. at this point) and the most west northwest corner of a 5.73 acre tract called Metric Blvd. Multi-Family Lot 2, Section I, dated November 23, 1982, recorded in Book 83, Page 14, Plat Records, Travis County, Texas, also being the end of a curve return of the southerly right-of-way line of Gold Wing Drive (a 64.00 foot wide R.O.W.), same point of commencement bears South 28 degrees 03 minutes 44 seconds West, a distance of 94.37 feet from a 1/2 inch iron rod found at the most westerly southwest corner of Lot 3, Metric Blvd. Multi-Family, Section 1 (a 9.38 acre tract of land), as recorded in Volume 83, Pages 13-14 of the Plat Records, Travis County, Texas;

THENCE North 78 degrees 18 minutes 49 seconds West, departing said intersection of the easterly right-of-way line of said Metric Boulevard and the southerly right-of-way line of said Gold Wing Drive, into the interior of said Metric Boulevard, same being the interior of said 100.00 foot wide Electric Transmission and Telephone Easement, a distance of 65.27 feet to a 1/2 inch iron rod set having Texas State Plane Coordinate (Texas Central Zone, NAD83 (CORS), U.S. Feet value of N=10117316.508, E= 3124779.731 at the southeast corner of the herein described license area for the POINT OF BEGINNING hereof, same point being in an existing wrought iron fence;

THENCE continuing through the interior of said 100.00 foot wide Electric Transmission and Telephone Easement (3.96 acres), same being the interior of said Metric Boulevard, the following four (4) courses:

1. (L1) North 80 degrees 47 minutes 10 seconds West, along the north line of said existing wrought iron fence, a distance of 16.00 feet to a 1/2 inch iron rod set at the southwest corner of the herein described license area;

2. (L2) North 09 degrees 12 minutes 50 seconds East, leaving said existing wrought iron fence, a distance of 10.00 feet to a 1/2 inch iron rod set at the northwest corner of the herein described license area;

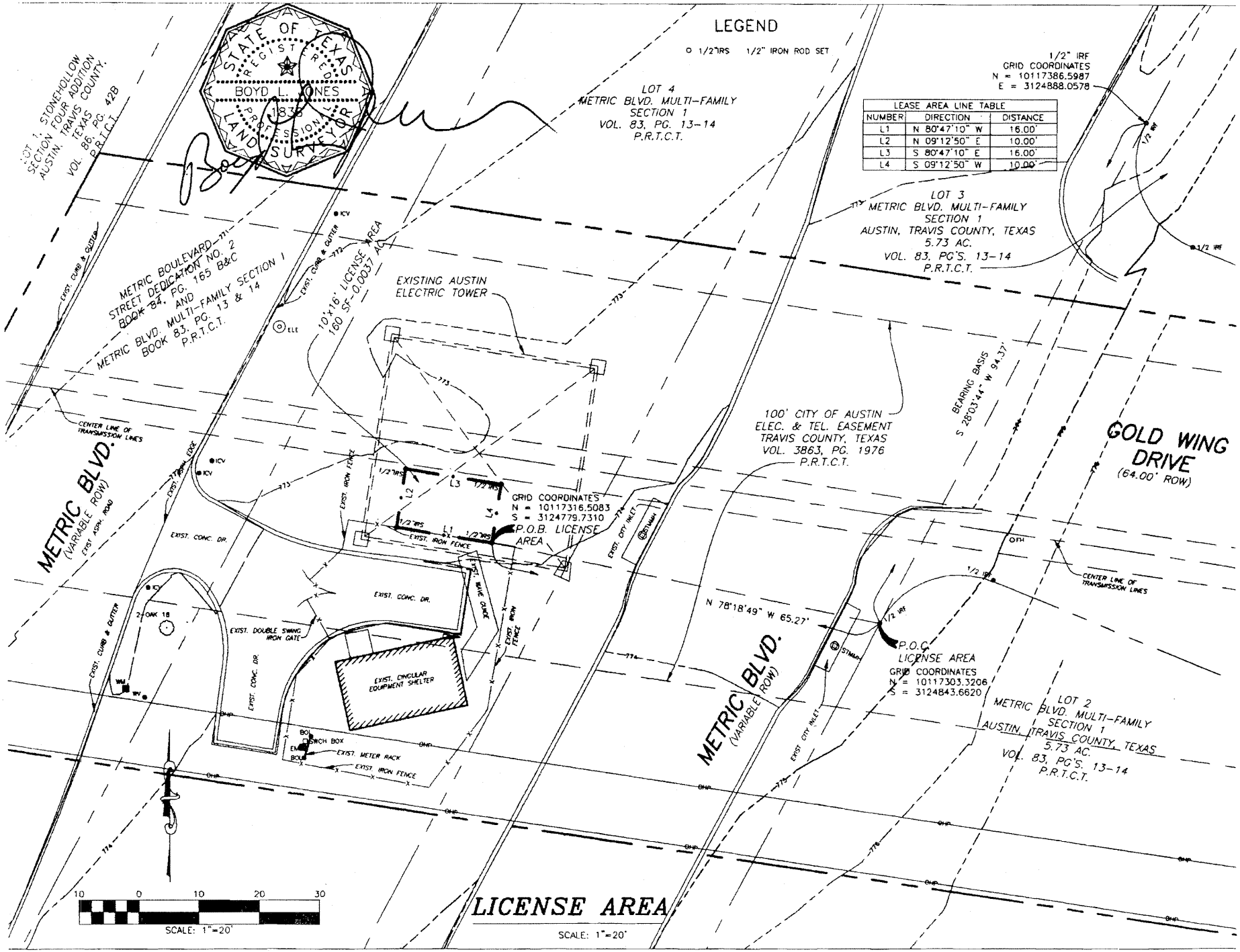
3. (L3) South 80 degrees 47 minutes 10 seconds East, a distance of 16.00 feet to a 1/2 inch iron rod set at the northeast corner of the herein described license area;

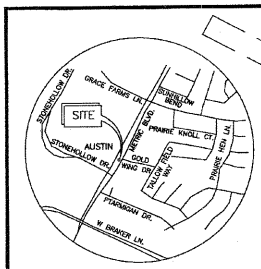
4. (L4) South 09 degrees 12 minutes 50 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING, hereof, and containing 160 square feet or 0.0037 acre of land more or less.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(CORS). The reference for this project is two 1/2 inch iron rods found at the easterly right-of-way line of said Metric Boulevard, having a grid bearing of South 28 degrees 03 minutes 44 seconds West, and a surface distance of 94.37 feet.

References: TCAD 2-5115 and City of Austin Grid L-33

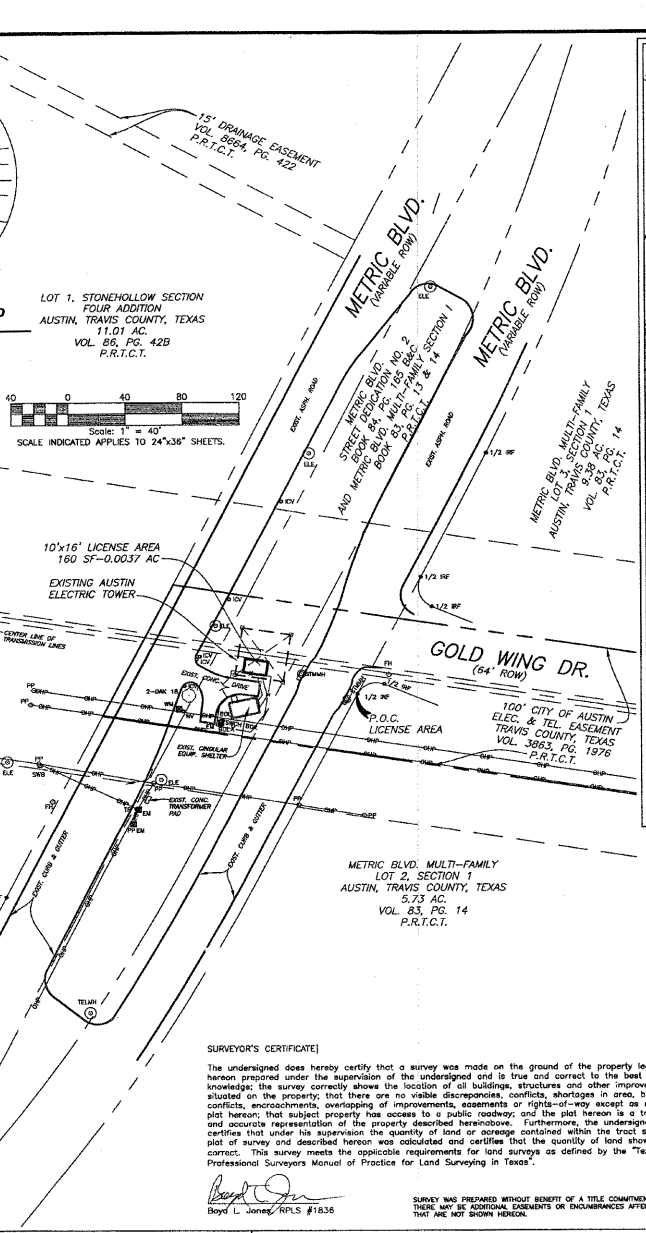

LEGEND
○ 1/2"IRS 1/2" IRON ROD SET
STATE OF TEXAS
REGISTERED
BOYD L. JONES
1838
PROFESSIONAL
LAND SURVEYOR
LOT 1, STONEHOLLOW
SECTION FOUR ADDITION
AUSTIN, TRAVIS COUNTY,
TEXAS
VOL. 86, PG. 42B
P.R.T.C.T.
METRIC BOULEVARD-77'
STREET DEDICATION NO. 2
BOOK 84, PG. 165 B&C
METRIC BLVD. MULTI-FAMILY SECTION 1
BOOK 83, PG. 13 & 14
P.R.T.C.T.
LOT 4
METRIC BLVD. MULTI-FAMILY
SECTION 1
VOL. 83, PG. 13-14
P.R.T.C.T.
1/2" IRF
GRID COORDINATES
N = 10117386.5987
E = 3124888.0578
LEASE AREA LINE TABLE
NUMBER | DIRECTION | DISTANCE
L1 | N 80°47'10" W | 16.00'
L2 | N 09°12'50" E | 10.00'
L3 | S 80°47'10" E | 16.00'
L4 | S 09°12'50" W | 10.00'
LOT 3
METRIC BLVD. MULTI-FAMILY
SECTION 1
AUSTIN, TRAVIS COUNTY, TEXAS
5.73 AC.
VOL. 83, PG'S. 13-14
P.R.T.C.T.
10'x16' LICENSE AREA
160 SF-0.0037 AC.
EXISTING AUSTIN
ELECTRIC TOWER
GRID COORDINATES
N = 10117316.5083
E = 3124779.7310
P.O.B. LICENSE
AREA
100' CITY OF AUSTIN
ELEC. & TEL. EASEMENT
TRAVIS COUNTY, TEXAS
VOL. 3863, PG. 1976
P.R.T.C.T.
BEARING BASIS
S 28°03'44" W 94.37'
GOLD WING
DRIVE
(64.00' ROW)
METRIC BLVD.
(VARIABLE ROW)
N 78°18'49" W 65.27'
P.O.C.
LICENSE AREA
GRID COORDINATES
N = 10117303.3206
E = 3124843.6620
LOT 2
METRIC BLVD. MULTI-FAMILY
SECTION 1
AUSTIN, TRAVIS COUNTY, TEXAS
5.73 AC.
VOL. 83, PG'S. 13-14
P.R.T.C.T.
EXIST. CONC. DR.
EXIST. DOUBLE SWING
IRON GATE
EXIST. CIRCULAR
EQUIPMENT SHELTER
EXIST. IRON FENCE
EXIST. METER RACK
EXIST. CURB & GUTTER
EXIST. ASPH. ROAD
CENTER LINE OF
TRANSMISSION LINES
2-OAK 18
10 0 10 20 30
SCALE: 1"=20'
LICENSE AREA
SCALE: 1"=20'

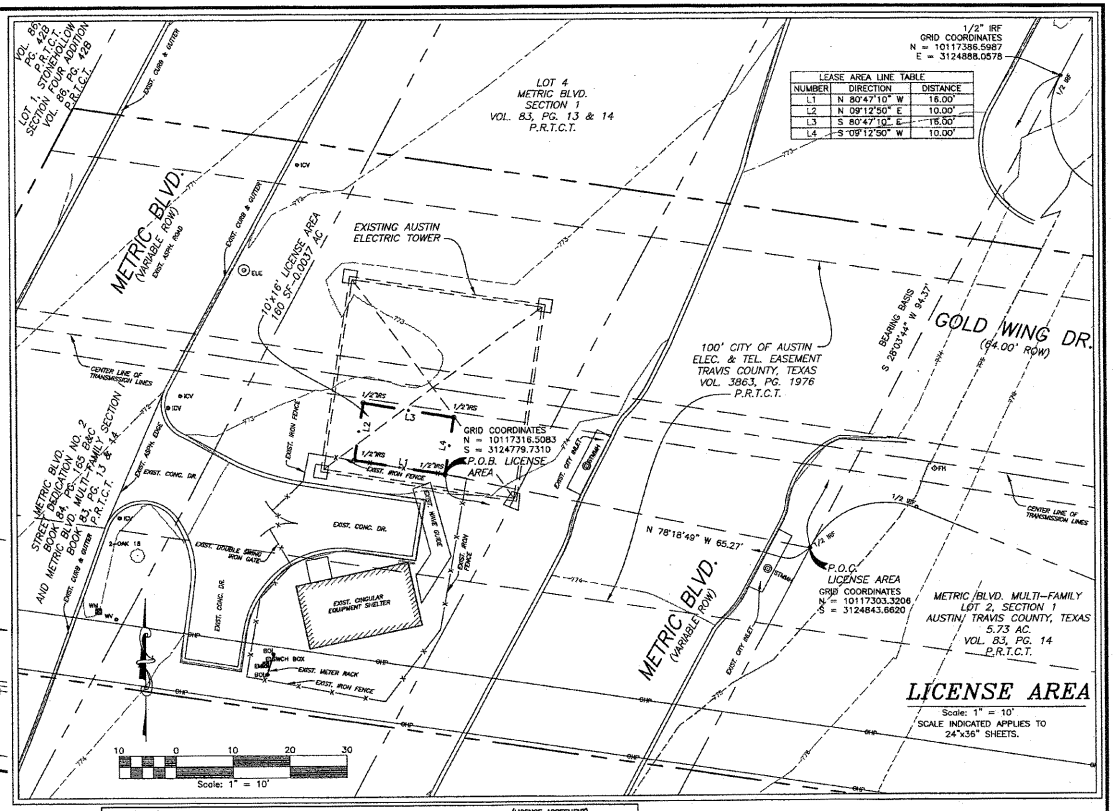


VICINITY MAP

N.T.S.

LOT 1, STONEHOLLOW SECTION FOUR ADDITION
AUSTIN, TRAVIS COUNTY, TEXAS
11.01 AC.
VOL. 86, PG. 42B
P.R.T.C.T.





LICENSE AREA

Scale: 1" = 10'
SCALE INDICATED APPLIES TO 24"x36" SHEETS.

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References: TCAD 2-5115 and City of Austin Grid L-33

GENERAL NOTES :

1) Tower coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, Central Zone as determined by GPS Static Survey.

2) Shown elevations are orthometric based on Geoid03 NAVD88 datum.

3) All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas Central Zone.

4) Ingress/Egress in common with Lessor.

5) This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.

6) By graphical plotting only this site is located in a Zone "X" according to FLOOD INSURANCE RATE MAP (FIRM) No. 48453C 0155 E, dated 08-16-1993.

SURVEYOR'S CERTIFICATE]

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared under the supervision of the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that under his supervision the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon was calculated and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Boyd L. Jones, RPLS #1836

SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.

LEGEND

- POWER POLE
- GUY ANCHOR
- TELEPHONE RISER
- WATER VALVE
- FIRE HYDRANT
- TOWER CENTROID
- LIGHT POLE
- IRS IRON ROD SET
- TBM BENCH MARK
- BUILDING LINES
- ACCESS EASEMENT
- UTILITY EASEMENT
- AZIMUTH LINE
- FENCE LINE
- POWER LINE
- LEASE AREA
- SETBACK LINE

SUPPORT STRUCTURE INFORMATION

Absolute Tip AGL (above ground level) - 122.8'
Top Arm AGL - 111.0' Lat. 30° 23' 43.54" (NAD 83)
Mid Arm AGL - 96.5' Lon. 97° 42' 22.24" (NAD 83)
Bott. Arm AGL - 82.5' Elev. 773.0' (AMSL NAVD 88)
Top of Panel - 88.5' AGL Bott. of Panel - 82.8' AGL
Top of Panel - 68.3' AGL Bott. of Panel - 62.4' AGL
Ground Elevation 0.0

DRWN JOM
CK BLJ

SURVEY

SV-1

SURVEY DATE: 08-17-07
JOM JOB NO: 07-147

LFC, INC
17314 SH 249 SUITE 230
HOUSTON, TEXAS 77064
PHONE: 281.807.1441
FAX: 281.807.4188

SITE # AUS-038-A
SITE NAME: AUSTIN ENERGY-METRIC

11609 1/2 METRIC BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78758

STATE OF TEXAS
REGISTERED
BOYD L. JONES
1836
LICENSED
LAND SURVEYOR

NO.	DATE	REVISION
1	08-10-07	CITY REVIEW
2	08-24-07	CITY REVIEW

J.O.M. Consulting, Inc.
CONSULTING ENGINEERS / SURVEYORS
1613 TANTOR ROAD
DALLAS, TEXAS 75229
(972) 556-1028