

Aberfeldy II Limited Partnership
To
City of Austin
(for Access Easement)

Parcel 5122.06AE

BEING 0.065 OF ONE ACRE OF LAND (2826 S.F.), MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE - BUDA SUBDIVISION No. ONE RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.065 OF ONE ACRE OF LAND (2826 S.F.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the southerly right-of-way line of Reagan Terrace (60' R.O.W.) and in a northerly line of said Tract A, for the northeasterly corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN), U.S. feet, Combined Scale Factor of 0.99995) values of N=10062053.59, E=3116677.75, from which a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Reagan Terrace and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), at the northeasterly corner of said Tract A bears South 74°02'47" East, a distance of 30.18 feet;

1) THENCE, South 28°18'55" West, a distance of 34.15 feet, leaving the southerly right-of-way line of Reagan Terrace and the northerly line of said Tract A, crossing said Tract A, to a calculated point for a corner;

2) THENCE, South 44°05'17" East, a distance of 2.59 feet, to a calculated point for a corner;

3) THENCE, South 05°11'29" West, a distance of 54.91 feet, to a calculated point in a northwesterly line of a Drainage Easement dedicated in Book 75, Page 375 of the Plat Records of Travis County, Texas, for a corner;

4) THENCE, South 31°32'22" West, a distance of 22.22 feet, with a northwesterly line of said Drainage Easement, to a calculated point for a corner;

5) THENCE, South 60°10'22" West, a distance of 16.46 feet, to a calculated point for the most southerly corner of the herein described tract of land;

6) THENCE, North 22°40'44" West, a distance of 37.22 feet, leaving a northwesterly line of said Drainage Easement, to a calculated point for the most westerly corner of the herein described tract of land;

7) THENCE, North 29°27'11" East, a distance of 41.68 feet, to a calculated point for a corner;

8) THENCE, North 28°18'55" East, a distance of 53.40 feet, to a calculated point in the curving southerly right-of-way line of Reagan Terrace and the curving northerly line of said Tract A, for the most northerly corner of the herein described tract of land, from which the point of curvature of said curving southerly right-of-way line and the point of curvature of said curving northerly line of said Tract A, bears along said curve, to the left,

having a radius of 190.20, an angle of intersection of $26^{\circ}37'52''$, an arc length of 88.40 feet, and a chord bearing North $88^{\circ}19'48''$ West, a distance of 87.61 feet, and from said point of curvature, a 1/2 inch iron rod found bears South $18^{\circ}59'54''$ East, a distance of 0.67 feet;

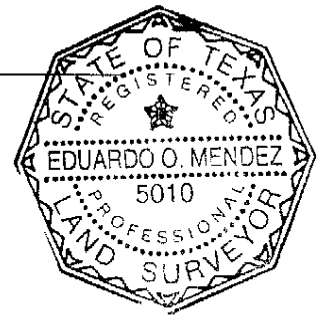
9) THENCE, with the southerly right-of-way line of Reagan Terrace and the northerly right-of-way line of Tract A, along said curve, to the right, having a radius of 190.20 feet, an angle of intersection of $00^{\circ}49'13''$, an arc length of 2.72 feet, and a chord bearing South $74^{\circ}36'15''$ East, a distance of 2.72 feet to a 1/2 inch iron rod found for the endpoint of said curve, from which a 1/2 inch iron pipe found in the northerly right-of-way line of Reagan Terrace bears North $15^{\circ}47'01''$ East, a distance of 59.93 feet;

10) THENCE, South $74^{\circ}02'47''$ East, a distance of 11.62 feet, to the Point of Beginning and containing an area of 0.065 of one acre (2826 S.F.) of land, more or less.

Eduardo O. Mendez

Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/2/07
Date



MWM DesignGroup
Chevy Chase One
7700 Chevy Chase Drive, Suite 100
Austin, Texas, 78752
(512) 453-0767

Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN). These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001. Combined Scale Factor is 0.99995. All distances shown are surface distances.

TCAD No.: 0302030941
CITY GRID No.: J20

FIELD NOTES REVIEWED

By: BDN Date: 03 Oct, 2007

Austin Clean Water Program
Survey Coordinator

LEGEND:

- △ CALCULATED POINT
- IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- () INDICATES RECORD DATA
- PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRCT REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS



AREA OF EASEMENT

SCALE:
1"=40'

ABERFELDY II LIMITED PARTNERSHIP
VOL. 13081, PG. 196 RPRCT
TRACT A

TEAGUE - BUDA SUBDIVISION NO. ONE
BK. 75, PG. 375 PRCT

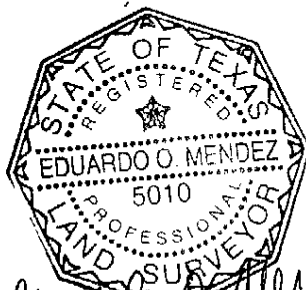
ELECTRIC AND TELEPHONE
EASEMENT
VOL. 7254, PG. 482
DRTCT

PUBLIC UTILITY EASEMENT
BK. 75, PG. 375 PRCT

SANTIAGO DEL VALLE GRANT
ABSTRACT No. 24

LINE TABLE

LINE	BEARING	LENGTH
L1	S74°02'47"E	11.62'
L2	S28°18'55"W	34.15'
L3	S44°05'17"E	2.59'
L4	S05°11'29"W	54.91'
L5	S31°32'22"W	22.22'
L6	S60°10'22"W	16.46'
L7	N22°40'44"W	37.22'
L8	N29°27'11"E	41.68'
L9	N28°18'55"E	53.40'



Eduardo O. Mendez
10/2/07

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	190.20	0°49'13"	2.72'	S74°36'16"E	2.72'
C2	190.20	26°37'52"	88.40'	N88°19'48"W	87.61'
C3	190.20'	27°27'05"	91.13'	N87°55'12"W	90.26'
	(190.20')	(27°30')	(91.29')	(N85°13'W)	(90.42')
C4	250.20'	27°25'54"	119.79'	S87°53'07"E	118.65'
	(250.20')	(27°30')	(120.09')	(N85°13'W)	(118.94')

RECORD DATA:

CHICAGO TITLE INSURANCE COMPANY
1501 SOUTH MOPAC, SUITE 130
AUSTIN, TEXAS 78746 (512) 480-8353
GF# 002701249

BEARING BASIS:

THE COORDINATES SHOWN HEREIN ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (93)(HARN). THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENTS CB08, CB11, J-21-3002 AND L-19-1001. COMBINED SCALE FACTOR IS 0.99995. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

mwm
Design Group

Chase Park One
7700 Chevy Chase Dr.
Suite 100
Austin, Texas
p: 512.453.0;
f: 512.453.1;

Exhibit "B"
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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 22 SEPT 07
JOB NO 40806A11
FILE 5122_06_TSAAP

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