

**EXHIBIT "B"**

DESCRIPTION OF 0.170 OF ONE ACRE OF LAND SITUATED IN THE JOHN MCGEEHEE SURVEY NO. 6 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 301.43 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF AUSTIN, EXECUTED SEPTEMBER 29, 1998, RECORDED IN DOCUMENT NO. 2000200348, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.170 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod with LCRA aluminum cap set in the east right-of-way line of State Highway No. 45 (R.O.W. Varies), in the east line of Parcel 11, called 11.6384 acre tract as described in deed to the State of Texas, executed June 8, 2001, recorded in Document No. 2001094465, O.P.R.T.C.TX., for the northwest corner for the tract described herein having coordinates of N(Y) = 10,031,130.31 ft., E(X) = 3,071,727.88 ft., NAD83/HARN/CORS Texas Central Zone, from which a 5/8" iron rod with an aluminum cap found in the north line of said 301.43 acre tract and the east right-of-way of State Highway No. 45 for the northeast corner of said 11.6384 acre tract, bears N34°25'55"W a chord distance of 215.57 feet,

**THENCE** over and across said 301.43 acre tract the following four (4) courses:

1. N71°00'01"E a distance of 54.13 feet to an 1/2" iron rod with LCRA aluminum cap set;
2. N30°28'43"W a distance of 66.33 feet to a point;
3. N71°00'01"E a distance of 60.97 feet to a point;
4. with a curve to the right an arc distance of 172.13 feet, said arc having a radius of 100.00 feet and a chord which bears S15°50'07"W a distance of 151.66 feet to a point in the east right-of-way of State Highway No. 45 (R.O.W. varies), from which point a TxDOT Type II Highway Monument found bears S27°32'49"E a chord distance of 1,504.68 feet;

**THENCE** with the east right-of-way line of State Highway No. 45, with a curve to the right an arc distance of 61.41 feet, said arc having a radius of 7677.44 feet and a chord which bears N33°23'59"W a distance of 61.41 feet to the **POINT OF BEGINNING** and containing 0.170 of one acre of land, more or less, within these metes and bounds.

BEARING BASIS: All bearings are based on the Texas Lambert Grid, NAD83/HARN/CORS Central Zone.

Reference is herein made to the Sketch accompanying this metes and bounds description.  
ACAD: T420001A-0035A.DWG  
WORD FILE: T420001A-0035A.DOC

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

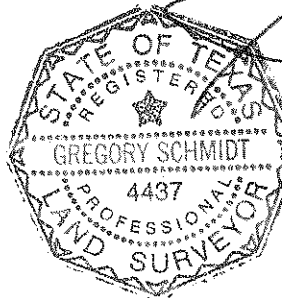
COUNTY OF TRAVIS


That I, Gregory Schmidt, a Registered Professional Land Surveyor, do hereby certify 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.

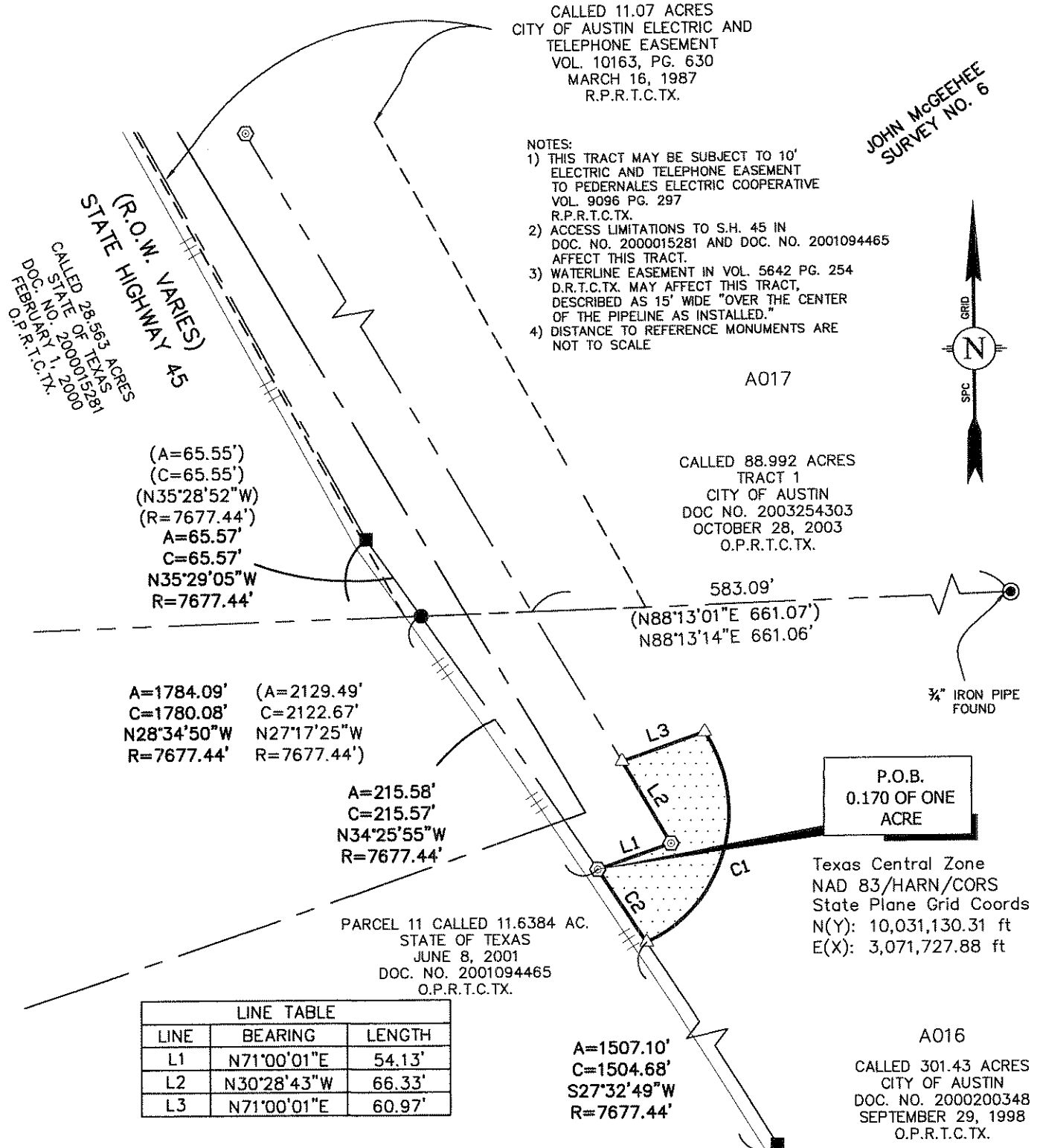
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas the date shown below.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290, Building B  
Austin, Texas 78735

DATE: April 22, 2008



  
Gregory Schmidt  
Registered Professional Land Surveyor  
No. 4437 – State Of Texas



LOWER COLORADO RIVER AUTHORITY

LCRA TRANSMISSION LINE T-420  
ESCARPMENT TO MANCHACA  
0.170 OF ONE ACRE OUT OF CITY OF AUSTIN  
AND 88.992 AND 301.43 ACRE TRACTS  
TRAVIS COUNTY, TEXAS

FIELD BOOK:

WP FILE: T420001A-00035A.doc FN4739  
WA NO: 411865  
DWN BY: CW DEPT: Surveying  
SCALE: 1"= 100' 4/22/08 T420001A-00035A

**EXHIBIT "B"**

DESCRIPTION OF 0.4148 OF ONE ACRE OF LAND SITUATED IN THE JOHN McGEEHEE SURVEY NO. 6 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 301.43 ACRE TRACT AS DESCRIBED IN DEED TO THE CITY OF AUSTIN, EXECUTED DECEMBER 19, 2000 RECORDED IN DOCUMENT NO. 2000200348, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); SAID 0.4148 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found at the intersection of the north line of said 301.43 acre tract and the west right-of-way line of State Highway No. 45 (R.O.W. varies), same being the northwest corner of that certain Parcel 11 called 11.6384 acres, described in deed to the State of Texas, executed June 8, 2001, recorded in Document No. 2001094465, O.P.R.T.C.TX., the southwest corner of that certain Parcel 12 called 28.563 acres, described in deed to the State of Texas, executed February 1, 2000, recorded in Document No. 2000015281, O.P.R.T.C.TX., and the southeast corner of a called 60.002 acre tract described as Tract One in deed to Phoenix Holdings, Ltd., executed April 30, 2001, recorded in Document No. 2001067531, having coordinates of N(Y) = 10,031,293.91 ft., E(X) = 3,071,149.11 ft., NAD83/HARN/CORS Texas Central Zone, from which a 1/2" iron rod found for a north corner of said 301.43 acre tract, bears N88°12'25"E a distance of 273.68 feet;

**THENCE** with the west right-of-way line of State Highway No. 45 and the west line of said 11.6384 acre tract, S23°35'26"E a distance of 262.15 feet to a 1/2" iron rod with LCRA aluminum cap set for the southeast corner of the tract described herein, from which a TxDOT Type II Highway Monument found bears S23°35'26"E a distance of 125.10 feet;

**THENCE** over and across said 301.43 acre tract S67°02'37"W a distance of 50.00 feet to a calculated point, from which a 1/2" iron rod with LCRA aluminum cap set bears S67°02'37"W a distance of 21.43 feet;

**THENCE** continuing across said 301.43 acre tract the following two (2) courses:

1. N23°35'37"W a distance of 174.99 feet to a calculated point;
2. with a curve to the right an arc distance of 142.77 feet, said arc having a radius of 100.00 feet and a chord which bears N42°41'31"W a distance of 130.95 feet to a calculated point for the northwest corner of the tract described herein, being in the north line of said 301.43 acre tract and the south line of said 60.002 acre tract, from which a 1/2" iron rod found for a north corner of said 301.43 acre tract bears S88°12'25"W a distance of 558.32 feet;

**THENCE** with the north line of said 301.43 acre tract, N88°12'25"E passing at a distance of 58.50 feet a 1/2" iron pipe found 0.20 feet south of this line, in all a total distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.4148 of one acre within these metes and bounds.

BEARING BASIS: All bearings are based on the Texas Lambert Grid, NAD83/HARN/CORS Central Zone.

Reference is herein made to the Sketch accompanying this metes and bounds description.  
ACAD: T420001A-0033B.DWG  
WORD FILE: T420001A-0033B.DOC

THE STATE OF TEXAS  
COUNTY OF TRAVIS

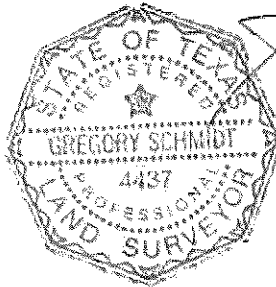
KNOW ALL MEN BY THESE PRESENTS:

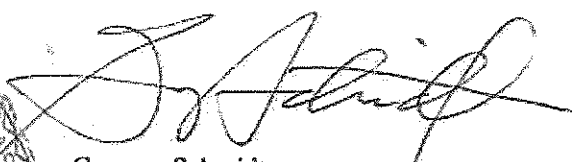
That I, Gregory Schmidt, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

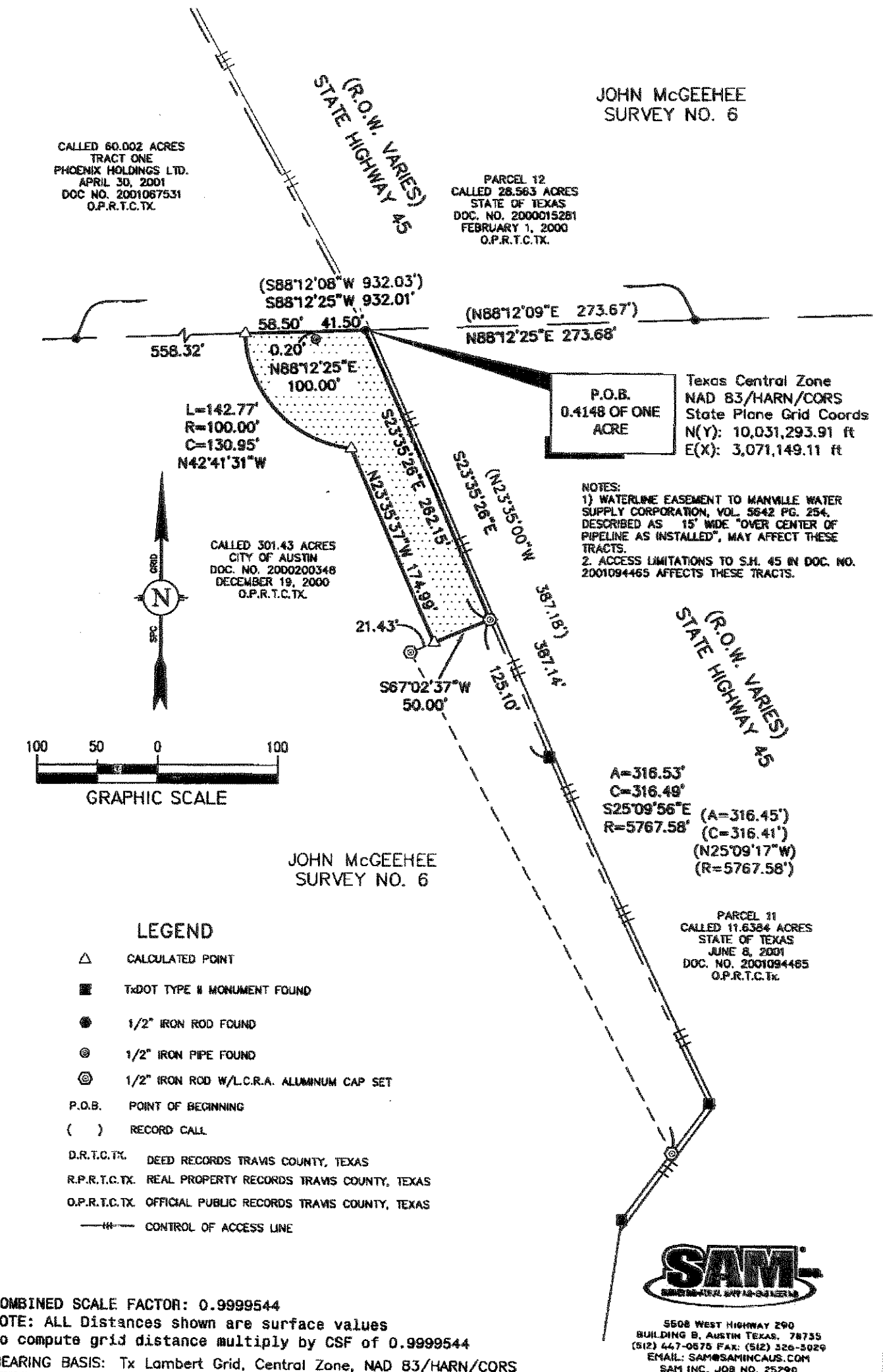
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas the date shown below.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290, Building B  
Austin, Texas 78735

DATE: May 13 2008



  
Gregory Schmidt  
Registered Professional Land Surveyor  
No. 4437 – State Of Texas



COMBINED SCALE FACTOR: 0.9999544  
NOTE: ALL Distances shown are surface values  
To compute grid distance multiply by CSF of 0.9999544  
BEARING BASIS: Tx Lambert Grid, Central Zone, NAD 83/HARN/CORS

LOWER COLORADO RIVER AUTHORITY LCRA TRANSMISSION LINE T-420 ESCARPMENT TO MANCHACA 0.4148 OF ONE ACRE OF LAND OUT OF CITY OF AUSTIN 301.43 ACRE TRACT TRAVIS COUNTY, TEXAS	FIELD BOOK:		
	WP FILE: T420001A-00033B.doc		FN4748
	WA NO: 411865		
	DWN BY: GS	DEPT: Surveying	
	SCALE: 1" = 100'	5/13/08	T420001A-00033B

**EXHIBIT "B"**

DESCRIPTION OF TWO TRACTS OF LAND TOTALING 0.395 OF ONE ACRE OF LAND SITUATED IN THE JOHN MCGEEHEE SURVEY NO. 6 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 82.244 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF AUSTIN, EXECUTED DECEMBER 16, 1998, RECORDED IN VOLUME 13334, PAGE 2472, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), ALSO DESCRIBED AS AN 82.244 ACRE TRACT IN A DEED TO THE CITY OF AUSTIN, EXECUTED DECEMBER 14, 1998, RECORDED IN VOLUME 13334, PAGE 2477, R.P.R.T.C.TX, AND A PORTION OF THAT CERTAIN CALLED 301.43 ACRE TRACT AS DESCRIBED IN DEED TO THE CITY OF AUSTIN, EXECUTED DECEMBER 19, 2000, RECORDED IN DOCUMENT NO. 2000200348, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS (O.P.R.T.C.TX.), SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1 -0.207 OF ONE ACRE:**

**BEGINNING** at a point in the west right-of-way line of State Highway No. 45 (R.O.W. Varies) same being in the west line of that certain Parcel 11 called 11.6384 acres described in deed to the State of Texas, executed January 8, 2001 and recorded in Document No. 2001094465 O.P.R.T.C.TX., for the northeast corner of the tract described herein having coordinates of N(Y) = 10,031,105.22 ft., E(X) = 3,071,231.51 ft., NAD83/HARN/CORS Texas Central Zone, from which a 1/2" iron rod found at the intersection of the west right-of-way line of State Highway No. 45 and the north line of said 301.43 acre tract, for the northwest corner of said 11.6384 acre tract, bears N23°35'26"W a distance of 205.82 feet,

**THENCE** with the west right-of-way line of State Highway No. 45 and the west line of said 11.6384 acre tract, S23°35'26"E a distance of 56.23 feet to an 1/2" iron rod with LCRA aluminum cap set, from which a TxDOT Type II monument found in said line bears S23°35'26"E a distance of 125.10 feet;

**THENCE** over and across said 301.43 acre tract the following four (4) courses:

1. S67°02'37"W a distance of 71.42 feet to a point;
2. S27°53'37"E a distance of 62.65 feet to a point, from which a 1/2" iron rod with LCRA aluminum cap set in the west right-of-way line of State Highway No. 45 bears S27°53'37"E a distance of 407.29 feet;
3. S71°00'01"W a distance of 60.25 feet to a point,
4. with a curve to the right an arc distance of 202.98 feet, said arc having a radius of 100.00 feet and a chord which bears N24°40'24"E a distance of 169.89 feet to the **POINT OF BEGINNING** and containing 0.207 of one acre of land, more or less, within these metes and bounds.

**TRACT 2 - 0.188 OF ONE ACRE:**

**BEGINNING** at a point for the southeast corner of the tract described herein having coordinates of N(Y) = 10,028,222.57 ft., E(X) = 3,072,952.49 ft., NAD83/HARN/CORS Texas Central Zone, in the west right-of-way line of said State Highway No. 45, the west line of that certain Parcel 10E Part 2, called 0.697 acre tract described in deed to the State of Texas, executed June 8, 2001, recorded in Document No. 2001094465, O.P.R.T.X.TX., from which a 5/8" iron rod with aluminum cap found for the southwest corner of said 0.697 acre tract and the northwest corner of a called 5.312 acre tract described in deed to the State of Texas, executed March 1, 2000, recorded in Document No. 2001016992, O.P.R.T.C.TX., same being the northeast corner of a called 14.48 acre tract described in deed to the City of Austin, executed January 21, 2005, recorded in Document No. 2005012808, O.P.R.T.C.TX., bears S36°37'10"E a chord distance of 81.36 feet;

**THENCE** over and across said 82.244 acre tract the following four (4) courses:

1. with a curve to the right an arc distance of 191.73 feet, said arc having a radius of 100.00 feet and a chord which bears N75°13'44"W a distance of 163.68 feet to a point;
2. N55°13'11"E a distance of 56.82 feet to a point;

3. S34°46'49"E a distance of 67.08 feet to a 1/2" iron rod with LCRA aluminum cap set;
4. N52°18'56"E a distance of 47.84 feet to a 1/2" iron rod with LCRA aluminum cap set in the west right-of-way of State Highway No. 45 (R.O.W. varies) and the west line of said 0.697 acre tract, from which a 5/8" iron rod with aluminum cap found for the northwest corner of said 0.697 acre tract bears N34°59'21"W a chord distance of 473.28 feet;

**THENCE** with the west right-of-way of State Highway 45 (R.O.W. varies) with a curve to the left, an arc distance of 59.92 feet, said arc having a radius of 11673.49 feet and a chord which bears S36°17'58"E a distance of 59.92 feet to the **POINT OF BEGINNING** and containing 0.188 of one acre of land, more or less, within these metes and bounds.

BEARING BASIS: All bearings are based on the Texas Lambert Grid, NAD83/HARN/CORS Central Zone.

Reference is herein made to the Sketch accompanying this metes and bounds description.  
ACAD: T420001A-0032A-sheet1.DWG  
ACAD: T420001A-0032A-sheet2.DWG  
WORD FILE: T420001A-0032A.DOC

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Gregory Schmidt, a Registered Professional Land Surveyor, do hereby certify 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 the date shown below.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290, Building B  
Austin, Texas 78735

DATE: May 6, 2008



A handwritten signature in black ink, appearing to read "Gregory Schmidt", written over a horizontal line.

Gregory Schmidt  
Registered Professional Land Surveyor  
No. 4437 – State Of Texas



CALLLED 60.002 ACRES  
TRACT ONE  
PHOENIX HOLDINGS LTD.  
APRIL 30, 2001  
DOC NO. 2001067531  
O.P.R.T.C.TX.

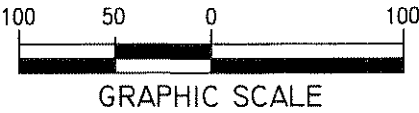
P.O.B. Tract 1  
0.207 OF ONE  
ACRE

Texas Central Zone  
NAD 83/HARN/CORS  
State Plane Grid Coords  
N(Y): 10,031,105.22 ft  
E(X): 3,071,231.51 ft

CALLLED 301.43 ACRES  
CITY OF AUSTIN  
DOC. NO. 200200348  
R.P.R.T.C.TX.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°35'26"E	56.23'
L2	S67°02'37"W	71.42'
L3	S27°53'37"E	62.65'
L4	S71°00'01"W	60.25'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	116°18'03"	100.00'	202.98'	N24°40'24"E	169.89'



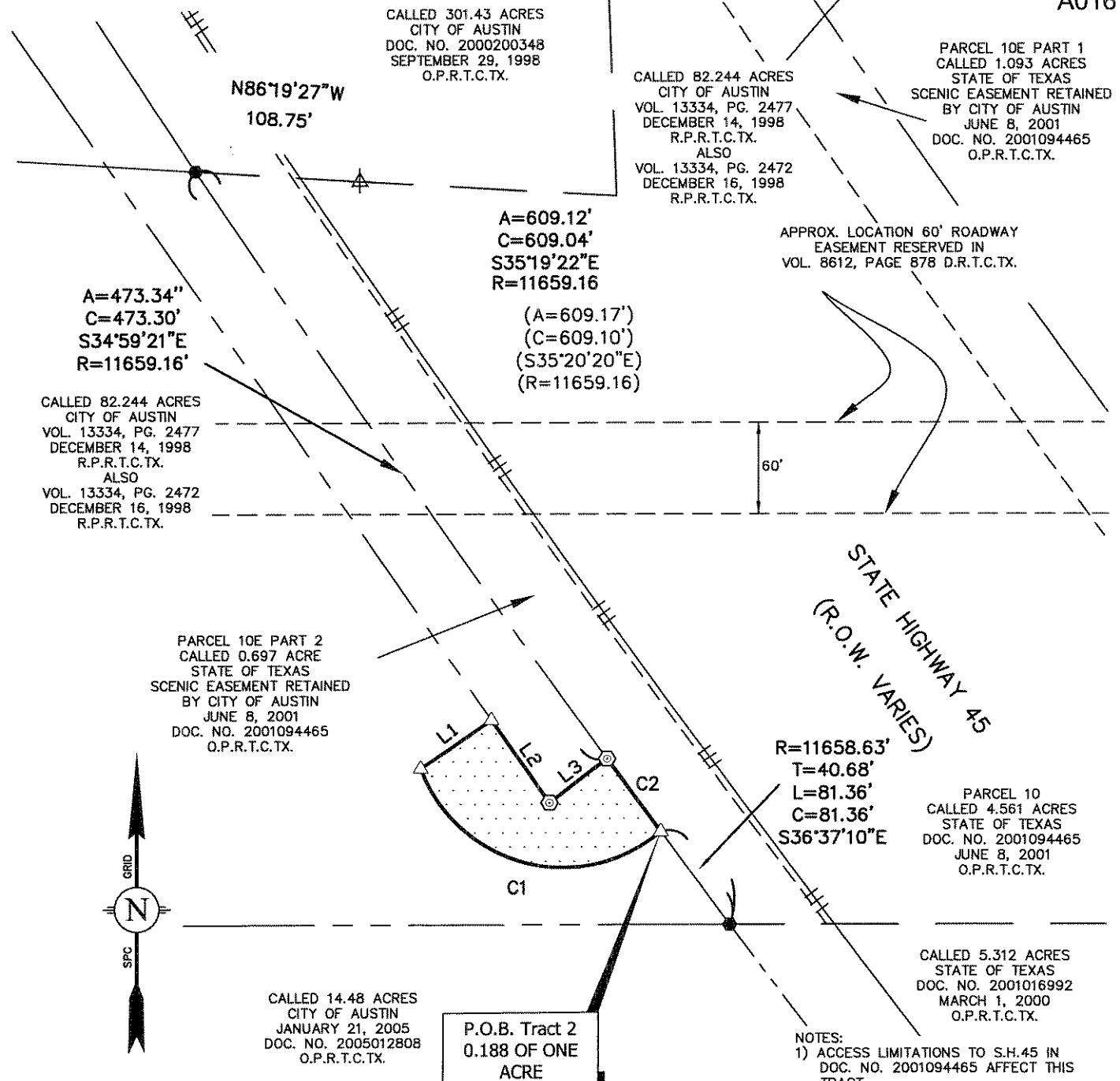
5508 WEST HIGHWAY 290  
BUILDING B, AUSTIN TEXAS, 78735  
(512) 447-0575 FAX: (512) 326-3029  
EMAIL: SAM@SAMINCAUS.COM  
SAM INC. JOB NO. 25290

- NOTES:
- 1) WATERLINE EASEMENT TO MANVILLE WATER SUPPLY CORPORATION, VOL. 5642 PG. 254, DESCRIBED AS 15' WIDE "OVER CENTER OF PIPELINE AS INSTALLED", MAY AFFECT THESE TRACTS.
  2. ACCESS LIMITATIONS TO S.H. 45 IN DOC. NO. 2001094465 AFFECTS THESE TRACTS.

COMBINED SCALE FACTOR: 0.9999544  
NOTE: ALL Distances shown are surface values  
To compute grid distance multiply by CSF of 0.9999544  
BEARING BASIS: Tx Lambert Grid, Central Zone, NAD 83/HARN/CORS

LOWER COLORADO RIVER AUTHORITY		FIELD BOOK:	
LCRA TRANSMISSION LINE T-420 ESCARPMENT TO MANCHACA TWO TRACTS OUT OF CITY OF AUSTIN 82.244 AND 301.43 ACRE TRACTS TRAVIS COUNTY, TEXAS		WP FILE:	T420001A-00032A.doc FN4738
		WA NO:	411865
		DWN BY: CW	DEPT: Surveying
		SCALE: 1"= 100'	5/06/08 T420001A-00032A

EXHIBIT "B"



LEGEND

- △ CALCULATED POINT
- TxDOT TYPE II MONUMENT FOUND
- 5/8" IRON ROD W/ALUMINUM CAP FOUND UNLESS SPECIFIED OTHERWISE
- ⊙ 1/2" IRON ROD W/L.C.R.A. ALUMINUM CAP SET
- ⚓ 60D NAIL FOUND
- P.O.B. POINT OF BEGINNING
- ( ) RECORD CALL

D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS  
R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS  
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS  
—H— CONTROL OF ACCESS LINE

COMBINED SCALE FACTOR: 0.9999544  
NOTE: ALL Distances shown are surface values  
To compute grid distance multiply by CSF of 0.9999544  
BEARING BASIS: Tx Lambert Grid, Central Zone, NAD 83/HARN/CORS

P.O.B. Tract 2  
0.188 OF ONE  
ACRE

Texas Central Zone  
NAD 83/HARN/CORS  
State Plane Grid Coords  
N(Y): 10,028,222.57 ft  
E(X): 3,072,952.49 ft

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°13'11"E	56.82'
L2	S34°46'49"E	67.08'
L3	N52°18'56"E	47.84'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	109°51'08"	100.00'	191.73'	N75°13'44"W	163.68'
C2	0°17'39"	11673.49'	59.92'	S36°17'58"E	59.92'

- NOTES:
- 1) ACCESS LIMITATIONS TO S.H.45 IN DOC. NO. 2001094465 AFFECT THIS TRACT.
  - 2) WATER LINE EASEMENT IN VOL.5642 PG. 254, D.R.T.C.TX., MAY AFFECT THIS TRACT, DESCRIBED AS A 15' WIDE EASEMENT "OVER THE CENTER OF THE PIPELINE AS INSTALLED".
  - 3) INGRESS - EGRESS RIGHTS DESCRIBED IN EASEMENT TO PEDERNALES ELEC. CORP. IN VOL. 3512 PG. 1836 MAY AFFECT THE TRACT.
  - 4) TEMPORARY ACCESS EASEMENT DESCRIBED IN VOL. 8868 PG. 20 MAY AFFECT THIS TRACT.
  - 5) EASEMENT TO PEDERNALES ELEC. CORP. IN VOL. 9096 PG. 297 MAY AFFECT THIS TRACT.



5508 WEST HIGHWAY 290  
BUILDING B, AUSTIN TEXAS, 78735  
(512) 447-0575 FAX: (512) 326-3029  
EMAIL: SAM@SAMINCAUS.COM  
SAM INC. JOB NO. 25290

LOWER COLORADO RIVER AUTHORITY LCRA TRANSMISSION LINE T-420 ESCARPMENT TO MANCHACA TWO TRACTS OUT OF CITY OF AUSTIN 82.244 AND 301.43 ACRE TRACTS TRAVIS COUNTY, TEXAS	FIELD BOOK:	
	WP FILE:	T420001A-00032A.doc FN4738
	WA NO:	411865
	DWN BY: CW	DEPT: Surveying
SCALE: 1"= 100'		5/06/08 T420001A-00032A