

STREET DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	§	

That Expo GLO, LLC, a Delaware limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.2216 acre (9,652 sq. ft.) tract of land, more or less, being a part of a 37.0 acre tract out of the Santiago Del Valle Grant, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the
_____ day of _____, 2008.

GRANTOR:

Expo GLO, LLC,
a Delaware limited liability company

By: TCC-Lion Industrial, LLC,
a Delaware limited liability company,
its sole Member

By: TC Industrial GP, LLC,
a Delaware limited liability company,
its Managing Member

By: TC Industrial Inc.,
a Delaware corporation,
its Managing Member

By: _____
Lance R. Sallis,
Vice President

THE STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2008, by Lance R. Sallis, Vice President of TC Industrial, Inc., a Delaware corporation, Managing Member of TC Industrial GP, LLC, a Delaware limited liability company, Managing Member of TCC-Lion Industrial, LLC, a Delaware limited liability company, sole Member of Expo GLO, LLC, a Delaware limited liability company, on behalf of the corporation and the limited liability companies.

Notary Public, State of Texas

Address of Grantors:

P.O. Box 2176
Austin, TX 78768-2176

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-8828
Attn: Diana Minter, Paralegal

(Fee Title)
Expo GLO, LLC
to the
CITY OF AUSTIN
CIP-N/A

LEGAL DESCRIPTION

BEING A 0.2216 ACRE (9,652 SQUARE FEET) OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 37.00 ACRE TRACT CONVEYED TO EXPO GLO, LLC. AS RECORDED UNDER DOCUMENT NO. 2008138558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.2216 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE USING THE NAD83 DATUM AND USING A COMBINED SCALE FACTOR OF 0.9999526:

COMMENCING at a 1/2-inch iron rod found in concrete and marking the northeast corner of a called 102.280 acre tract of land conveyed to TCEP, LLC., under Document No. 2008138557 in the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), same being the most southerly corner of Lot 1, Block "A", Expo Center Section II as recorded under Document No. 200200045 of the Travis County Plat Records (T.C.P.R.) and being located in the northwesterly right-of-way line of Stassney Lane (width varies), having Texas State Plane Grid coordinates (Texas Central Zone NAD83 combined Scale factor 0.9999526) N = 10,047,585.19 and E = 3,122,309.41;

THENCE, South 47°15'26" East, a distance of 101.84 feet a 1/2-inch iron rod found marking the **POINT OF BEGINNING** and most northwesterly corner of said 37.00 acre tract, same being the southwesterly corner of Lot 1, Block "C", Expo Center Section One as recorded in Volume 12949, Page 1221 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said point also being located in the east right-of-way line of Stassney Lane, and having Texas State Plane Grid coordinates (Texas Central Zone NAD83 combined Scale factor 0.9999526) N = 10,047,516.47 and E = 3,122,605.42;

THENCE, South 47°15'26" East, a distance of 7.13 feet to a 1/2-inch iron rod (with cap stamped "SURVCON INC.") set for corner, and from which a 5/8-inch iron rod found bears South 47°15'26" East, 1282.36 feet marking the northeast corner of said 37.00 acre tract the south corner of Lot 4, Block "C", Expo Center Section One, same being an angle point in the west line of a called 49.384 acre tract conveyed to Texas Parks and Wildlife Department by Volume 7113, Page 1562 of the Real Property Records of Travis County, Texas;

THENCE, South 53°39'26" West, a distance of 401.82 feet to a 1/2-inch iron rod (with cap stamped "SURVCON INC.") set marking the beginning of a tangent curve to the left;

THENCE, Southwesterly, along the Arc distance of 514.97 feet with said curve to the left having a Radius of 1,693.00 feet, a Delta Angle of 17°25'41" and a Chord Bearing and Distance of South 44°56'36" West, 512.99 feet to a found 1/2-inch iron rod (with cap stamped "SURVCON INC.") set for a point of tangency;

THENCE, South 36°13'46" West, a distance of 460.45 feet to a 1/2-inch iron rod (with cap stamped "SURVCON INC.") set for corner and being located in the south line of aforementioned 37.00 acre tract, same being the northeasterly line of a called 103.771 acre tract conveyed to the Texas Parks & Wildlife Department as recorded in Volume 12649, Page 737 of the R.P.R.T.C.T., and from which a 3/4-inch iron rod found for angle point in the common property line bears South 72°57'26" East, a distance of 148.36 feet;

THENCE, North 72°57'26" West, a distance of 7.41 feet to a 1/2-inch iron rod (with cap stamped "GLO") found marking the southwest corner of said 37.00 acre tract, same being the northwest corner of said 103.771 acre

tract and located in the aforementioned east right-of-way line of Stassney Lane, from which a iron rod (with cap stamped "GLO") found bears North 72°36'48" West, a distance of 106.15 feet marking the southeast corner of the aforementioned called 102.280 acre tract conveyed to TCEP, LLC;

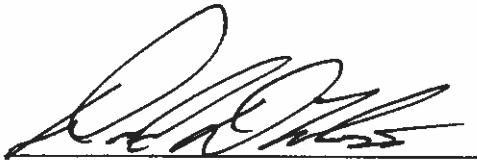
THENCE, North 36°13'46" East, a distance of 462.89 feet along the easterly right-of-way line of Stassney Lane and west boundary line of the aforementioned 36.997 acre tract conveyed to Expo GLO, LLC., to a 5/8-inch iron rod (with cap stamped "GLO") found marking the beginning of a tangent curve to the right;

THENCE, Northeasterly, along the Arc distance of 517.10 feet with said curve, and east right-of-way line of Stassney Lane, same being the west boundary line of said 36.997 acre tract conveyed to Expo GLO, LLC., to the right having a Radius of 1700.00 feet, a Delta Angle of 17°25'41" and a Chord Bearing and Distance of North 44°56'36" East, 515.11 feet to a found 5/8-inch iron rod (with cap stamped "GLO") found for a point of tangency;

THENCE, North 53°39'26" East, a distance of 400.47 feet, continuing along the east right-of-way line of Stassney Lane and west boundary line of said 36.997 acre tract conveyed to Expo GLO, LLC., to the **POINT OF BEGINNING** containing a computed area of 0.2216 acres (9,652 square feet) of land, more or less.

BEARING BASIS NOTE

The bearings described herein are based the Texas State Plane Grid bearings (Texas Central Zone, NAD83. Combined Scale factor 0.9999526). All distances described herein are Surface.



SURVCON, INC.
Darrell D. White, R.P.L.S. No. 4816
400 West 15th Street, Suite 430
Austin, TX 78701
512-457-7870

Date: 11-3-08



REFERENCES
TCAD # 3-2311-0101-0000
AUSTIN GRID L-16

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SD.O' GAS PIPELINE R.O.W.
LO-VACA GATHERING
COMPANY EASEMENT
VOLUME 2684, PAGE 554
O.R.T.C.T.

POINT OF COMMENCING

FND 1/2" - IRON ROD IN CONCRETE
GRID N: 10,047,585.19
GRID E: 3,122,309.41

LOT 1

TOKYO ELECTRON AMERICA INC.
EXPO CENTER SECTION II
BLOCK "A"
DOC No. 200200045
T.C.P.R.

SEE DETAIL "A"
LOT 1
EXPO CENTER SECTION ONE
BLOCK "C"
VOL. 12949, PG. 1221
R.P.R.T.C.T.

15.0' ELECTRIC ESM.T.
VOL. 100, PG. 89 P.R.T.C.T.
50.0' GAS PIPELINE R.O.W.
LO-VACA GATHERING
COMPANY EASEMENT
VOLUME 2684, PAGE 554
O.R.T.C.T.

POINT OF BEGINNING

FND 1/2" - IRON ROD
GRID N: 10,047,516.47
GRID E: 3,122,605.42

LOT 1
EXPO CENTER SECTION ONE
BLOCK "C"
VOL. 12949, PG. 1221
R.P.R.T.C.T.

STATE OF TEXAS
TRACT "C"
6.509 ACRES
VOL. 7113, PG. 235
R.P.R.T.C.T.

EXPO GLO, LLC
37.00 ACRES
DOC. NO. 2008138558
O.P.R.T.C.T.

TEXAS PARKS & WILDLIFE DEPARTMENT
49.384 ACRES
VOL. 4191, PG. 1562
D.R.T.C.T.

LEGEND

- 1/2" I.R.F. = SIZE OF IRON ROD FOUND
- 1/2" I.R.S. = SIZE OF IRON ROD SET
- STAMPED "SURVCON INC."

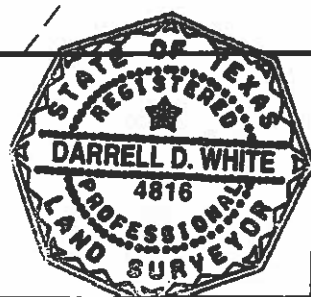
■ = AREA OF PROPOSED DEDICATION
OF ADDITIONAL R.O.W.

SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1800.00'	298.23'	297.89'	S 48°54'39" W	09°29'35"
C2	1815.00'	148.32'	148.28'	S 38°33'28" W	04°40'56"
C3	1700.00'	517.10'	515.11'	N 44°56'36" E	17°25'41"
C4	1693.00'	514.97'	512.99'	S 44°56'36" W	17°25'41"

MAP OF SURVEY

FOR 0.2216 ACRES (9,652 SQ. FT.) OF LAND IN
THE SANTIAGO DEL VALLE GRANT IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS



SHEET 1 OF 2

SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
PH. (512) 457-7870
www.survcon.com

1" = 200'

11-03-08

DDW

JOB NO. TRAMMEL CROW

F.B. TRAMMEL CROW

PROJECT: 7' ROW DEDICATION

General Notes:

1. Bearings and distances shown hereon are surface and are derived from Global Positioning System observations, post processed by the Online Positioning User Service (OPUS). Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83). combined scale factor .9999526
2. Easements and other record information shown hereon was as described in a title commitment prepared by Heritage Title Company of Austin, Inc. under G.F. No. 00070051, with an effective date of April 11, 2008 and issued April 21, 2008. No further research of the Travis County Deed Records was performed by SURVCON, INC.
3. The square footage as shown hereon is based on the mathematical closure of the courses and distances described hereon.
4. According to the National Flood Insurance Program (FIRM) Flood Insurance Rate Map No. 48453C0170G, dated January 19, 2000, Tract "A" lies within zones "X" and "AE" and a portion is within 100 year flood plain with base flood elevation being established by FIRM. Tract "B" lies within Zone "X" which is areas determined outside the 500-year flood plain. This information is as published by the Federal Emergency Management Agency and SURVCON INC does not accept responsibility or liability for its accuracy or content.
5. R.P.R.T.C.T. indicates Real Property Records of Travis County, Texas
6. T.C.P.R. indicates Travis County Plat Records
7. O.R.T.C.T. indicates Deed Records of Travis County, Texas
8. O.P.R.T.C.T. indicates Official Public Records of Travis County, Texas
9. () information in parenthesis denotes record calls and dimensions.

Legal description of land:

PORTION OF A 37.00 Acre TRACT :Being all of that certain 0.2216 acre tract of land, more or less, out of the SANTIAGO DEL VALLE GRANT situated in Travis County, Texas, the same being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made part hereof.

The following matters and all terms of the documents creating or offering evidence of the matters:

- a. Electric transmission and/or distribution line easement (blanket-type) granted to Texas Power & Light Company by instrument dated December 7, 1937, recorded in Volume 579, Page 307 of the Deed Records of Travis County, Texas. NOT PLOTTABLE "Together with the right of ingress and egress over my (our) adjacent Land...."
- b. Electric transmission and/or distribution line easement (blanket-type) granted to Texas Power & Light Company by instrument dated December 7, 1937, recorded in Volume 585, Page 85 of the Deed Records of Travis County, Texas. NOT PLOTTABLE
- c. Electric transmission and/or distribution line easement (blanket-type) granted to the Lower Colorado River Authority by instrument dated June 12, 1940, recorded in Volume 653, Page 90 of the Deed Records of Travis County, Texas. NOT PLOTTABLE
- d. Electric and telephone line(s) easement (blanket-type) granted to the City of Austin by instrument dated March 17, 1953, recorded in Volume 1338, Page 409 of the Deed Records of Travis County, Texas. NOT PLOTTABLE
- e. Pipeline easement granted to LO-VACA Gothering Company by instrument dated September 10, 1963, recorded in Volume 2684, Page 554 of the Deed Records of Travis County, Texas. (SHOWN HEREON)
- f. INTENTIONALLY DELETED
- g. Rights of parties in possession. (Owners Policy Only)



[Signature]
11-3-08

SHEET 2 OF 2

MAP OF
SURVEY

FOR 0.2216 ACRES (9,652 SQ. FT.) OF LAND IN
THE SANTIAGO DEL VALLE GRANT IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS



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1" = 200'

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JOB NO. TRAMMEL CROW

F.B. TRAMMELL CROW

PROJECT: 7' ROW DEDICATION