



Access Easement
Univeristy of Texas Board of Regents
To
Tokyo Electron America, Inc.

EXHIBIT "A"

A 4.353 acre (189,635 sq. ft.) parcel of land located in the Santiago Del Valley Grant Abstract No. 24 in Travis County, Texas and being out of and a part of Lot 2, Block "C", Marshall Hills Section Two, a subdivision recorded in Volume 76, Page 279 of the plat Records of Travis County, Texas; and being out of and a part of that certain parcel described in a Special Warranty Deed to the University of Texas Board of Regents in Volume 10559, Page 285 of the Real Property Records of Travis County, Texas. Said 4.353 acres being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found on the west right-of-way (r.o.w.) line of Montopolis Drive (r.o.w. varies), for the most easterly corner of said Lot 2, Block "C", and for the most southerly corner of Lot 2-A, Block "A", of the Resubdivision of Lot 1, Block "A", Marshall Hills Section One-C, a subdivision recorded in Book 98, Page 287-288 of the Plat Records of said county, same being the most easterly corner of said University of Texas (U.T.) tract, same being the most southerly corner of that certain 12.343 acre tract described in a Special Warranty Deed to the City Of Austin d/b/a Austin Energy in Document No. 2007141632 of the Official Public Records of said county, and being the most easterly corner of the herein described tract, from which for reference, a 1/2" iron rod found with aluminum cap stamped "C.O.A. Austin Energy" for a point of curvature on the west r.o.w. line of Montopolis Drive and the east line of said Lot 2-A, Block "A" bears North 27° 57' 20" East a distance of 221.34 feet;

THENCE along the west r.o.w. line of Montopolis Drive and the east line of said Lot 2, Block "C", and the east line of said U.T. tract, **South 27° 55' 12" West** a distance of **240.00 feet** to a calculated point for the southeast corner of the herein described tract, from which for reference, a 5/8" iron rod found on said r.o.w. line for an angle point on the east line of said Lot 2, Block "C" bears South 27° 55' 12" West a distance of 1,100.73 feet;

THENCE departing the west r.o.w. line of Montopolis Drive, through the interior of said Lot 2, Block "C", and said U.T. tract, the following two (2) courses and distances:

- 1) **North 62° 05' 59" West** a distance of **669.77 feet** to a calculated point;
- 2) **North 17° 10' 46" West** a distance of **339.88 feet** to a calculated point on the north line of said Lot 2, Block "C", the north line of said U.T. tract and the south line of that certain 3.613 acre remainder of said Lot 2-A, Block "A",

Resubdivision of Lot 1, Block "A", Marshall Hills Section One-C as conveyed to Tokyo Electron America, Inc. as recorded in Volume 12464, Page 890 of the Real Property Records of said county, for the northwest corner of the herein described tract, from which for reference, a ½" iron rod found for the southwest corner of said 3.613 acre remainder and the south common corner of said Lot 1-A and Lot 2-A, Block "A" bears North 62° 05' 59" West a distance of 81.06 feet;

THENCE along the common line of said U.T. tract, Lot 2, Block "C" and Lot 2-A, Block "A", **South 62° 05' 59" East** passing a ½" iron rod found for the south common corner of said 3.613 acre remainder and said 12.343 acre tract at a distance of 105.53 feet, continuing for a total distance of **910.52 feet** to the **POINT OF BEGINNING** and containing 4.353 acres (189,635 square feet) of land more or less.

Reference the attached sketch marked EXHIBIT B, for Bearing Basis.

I hereby certify that these field notes were prepared from a survey made on the ground under my supervision.


Marvin L. Gordey

Registered Professional Land Surveyor No. 4920

March 13, 2008



Prepared By: **AUSTIN ENERGY**

EXHIBIT "B"

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF A 4.353 ACRE ACCESS EASEMENT BEING OUT OF AND A PART OF LOT 2, BLOCK "C" MARSHALL HILLS SECTION TWO BOOK 76, PAGE 279 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



Scale 1" = 200'
Austin Energy

LOT 1-A, BLOCK "A"
TOKYO ELECTRON AMERICA, INC.
VOLUME 12484, PAGE 880
R.P.R.T.C.Tx.

LOT 2-A, BLOCK "A"

RESUBDIVISION OF LOT 1, BLOCK "A"

MARSHALL HILLS SECTION ONE-C
BOOK 98, PAGES 287-288
P.R.T.C.Tx.

12.343 ACRES OUT OF LOT 2-A, BLOCK "A"
CITY OF AUSTIN D/B/A AUSTIN ENERGY
DOCUMENT NO. 2007141632
O.P.R.T.C.Tx.

1/2" IRON ROD FOUND WITH ALUMINUM CAP
CAP STAMPED CITY OF AUSTIN ELECTRIC DEPT.

(N60°55'35"W)
N62°05'59"W 805.00'

(N60°55'35"W)
N62°05'59"E 840.00'

4.353 ACRES
ACCESS EASEMENT

N62°05'59"W 669.77'

UNIVERSITY OF TEXAS BOARD OF REGENTS

VOLUME 10659, PAGE 285

R.P.R.T.C.Tx.

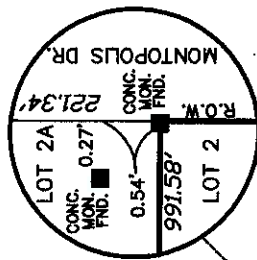
(PRESENTLY SEMATECH)

BEARING BASIS NOTE

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
MONUMENTS ELD 286, 287 AND 288, AS ESTABLISHED AND PUBLISHED BY THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT
WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY. COMBINED SCALE FACTOR = 0.98989275

LEGEND:

- = Concrete Monument Found
- = 1/2" Iron Rod Found
- △ = Calculated Point
- () = Record Information
- P.R.T.C.Tx. = Plat Records Travis County, Texas
- O.P.R.T.C.Tx. = Official Public Records Travis County, Texas
- R.P.R.T.C.Tx. = Real Property Records Travis County, Texas
- D.R.T.C.Tx. = Deed Records Travis County, Texas



NOTE: REFERENCE METES
AND BOUNDS DESCRIPTION
LABELED "EXHIBIT A"



AS SURVEYED BY:
AUSTIN ENERGY

March 13, 2008

MARVIN GORDEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4920
MARCH 6, 2008

DRAWING: F:\SURVEYING\TOKYO\ACCESS ESMT. DWG