

EXHIBIT "A"
Legal Description

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05/15/09

Parcel: 10
County: Travis
Highway: R.M. 2769
Limits: From R.M. 620 West 0.75 mi. to proposed Anderson Mill Road
R.O.W. C.S.J. No: 2718-01-011
CONST. C.S.J. No: 2718-01-009

PROPERTY DESCRIPTION FOR PARCEL 10

BEING A 2.253 ACRE (98,127 SQUARE FEET) TRACT OF LAND OUT OF THE W.P. MOORE SURVEY No. 615, ABSTRACT No. 554, W.P. RUTLEDGE SURVEY No. 603, ABSTRACT No. 663, AND JESSIE GRIMES SURVEY No. 25, ABSTRACT No. 318 AND ABSTRACT No. 884 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 33.336 ACRE (TRACT 1) TRACT OF LAND CONVEYED TO CITY OF AUSTIN AS RECORDED IN DOCUMENT NUMBER 2008070995, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 15.99 ACRE, 1.006 ACRE, AND 6.061 ACRE TRACT OF LAND CONVEYED TO CITY OF AUSTIN AS RECORDED IN DOCUMENT NUMBER 2008097448, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID 2.253 ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 3/8-inch iron rod found for an interior ell corner in the westerly line of said 33.336 acre tract, same being the southeast corner of a 7.65 acre tract conveyed to Gordon D. Lentz and wife, Machel M. Lentz in Volume 7233, Page 2346, of the Deed Records of Travis County, Texas;

THENCE, N 18°19'32" E, with the common line of said 33.336 acre tract and said 7.65 acre tract a distance of 452.79 feet, to a ½-inch iron rod with TxDOT aluminum cap set 83.64 feet right of proposed R.M. 2769 Engineer's Centerline Station 124+68.08, and lying in the proposed southerly right-of-way line of R.M. 2769 for southwest corner hereof and for the POINT OF BEGINNING;

1. **THENCE, N 18°19'32" E, a distance of 60.14 feet, continuing with said common line to a calculated point in the existing southerly right-of-way line of R.M. 2769 for the northwest corner hereof, the northwest corner of said 33.336 acre tract, and the**
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northeast corner of said 7.65 acre tract, lying in a curve to the left, from which a 1/2-inch iron rod found bears N 18°19'32" E, a distance of 0.61 feet;

THENCE, with said existing south right-of-way line same being the northerly boundary line of said 33.336 acre, 15.99 acre, 1.006 acre, and 6.061 acre tract the following nine (9) courses:

2. **THENCE**, with said curve to the left, an arc distance of 33.93 feet, through a central angle of 02°32'13", having a radius of 766.20 feet, and whose chord bears S 79°29'21" E, a distance of 33.92 feet, to a calculated point at tangent end of said curve from which a 5/8-inch iron rod found bears N 13°40'31" W, a distance of 0.18 feet;
 3. **THENCE**, S 80°45'27" E, a distance of 537.59 feet to a calculated point, being the beginning of a tangent curve to the right from which a 1-inch iron rod found in concrete bears, N 65°55'05" W, a distance of 0.16 feet;
 4. **THENCE**, with said curve to the right, an arc distance of 253.12 feet, through a central angle of 13°14'00", having a radius of 1,095.92 feet, and whose chord bears S 74°08'27" E, a distance of 252.56 feet to a 5/8" iron rod found in concrete;
 5. **THENCE**, S 67°31'27" E, a distance of 371.01 feet to a calculated point, being the beginning of a tangent curve to the left from which a 1/2-inch iron rod found bears, N 28°35'09" W, a distance of 0.21 feet;
 6. **THENCE**, with said curve to the left, an arc distance of 148.59 feet, through a central angle of 02°55'15", having a radius of 2914.79 feet and whose chord bears S 68°59'05" E a distance of 148.57 feet to a 5/8-inch iron found;
 7. **THENCE**, continuing with said curve to the left, an arc distance of 281.18 feet, through a central angle of 05°31'38", having a radius of 2914.79 feet and whose chord bears S 73°12'31" E a distance of 281.08 feet to a calculated point, from which a 1-inch iron pipe found bears, N 25°31'38" E, a distance of 0.15 feet;
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8. **THENCE**, continuing with said curve to the left, an arc distance of 22.15 feet, through a central angle of $00^{\circ}26'07''$, having a radius of 2914.79 feet and whose chord bears $S 76^{\circ}11'24'' E$ a distance of 22.15 feet to a calculated point, from which a 1-inch iron pipe found bears, $N 20^{\circ}21'06'' W$, a distance of 0.12 feet;
9. **THENCE**, $S 76^{\circ}24'27'' E$, a distance of 3.04 feet to a 1-inch iron pipe found, being the northeast corner hereof, said point also being the northwest corner of Lot 4 of Volente Subdivision, a subdivision in Travis County, Texas, recorded in Document No. 200000061 of the Official Public Records of Travis County, Texas;
10. **THENCE**, departing said existing south right-of-way line of R.M. 2769, with the east boundary line of said 1.006 acre tract, same being the west boundary line of said Lot 4, Volente Subdivision $S 25^{\circ}39'29'' W$, 40.72 feet in passing to a ½-inch iron rod with TxDOT aluminum cap set* 60.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 141+13.35, for a total distance of 61.16 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 141+09.21, said point being in the proposed right-of-way of R.M. 2769 and the beginning of a non tangent curve to the right;

THENCE, departing said westerly boundary line of said Lot 4, through the interior of said 1.006 acre, 6.061 acre, 15.99 acre, and 33.336 acre tract, same being the proposed right-of-way line of R.M. 2769 the following nine (9) courses:

11. **THENCE**, with said curve to the right, an arc distance of 310.61 feet, through a central angle of $06^{\circ}02'37''$, having a radius of 2944.79 feet and whose chord bears $N 73^{\circ}14'10'' W$ a distance of 310.47 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 138+07.04;
 12. **THENCE**, $N 29^{\circ}47'00'' E$, a distance of 11.00 feet to a ½-inch iron rod with TxDOT aluminum cap set* 69.17 feet right of proposed R.M. 2769 Engineer's Centerline Station 138+08.90;
 13. **THENCE**, $N 69^{\circ}52'18'' W$, a distance of 35.57 feet to a ½-inch iron rod with TxDOT aluminum cap set* 69.15 feet right of proposed R.M. 2769 Engineer's Centerline Station 137+74.17;
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14. **THENCE**, S 29°51'07" W, a distance of 11.00 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 137+72.42, being the beginning of a non tangent curve to right;
15. **THENCE**, with said curve to the right, an arc distance of 102.76 feet, through a central angle of 01°59'58", having a radius of 2944.79 feet and whose chord bears N 68°31'20" W a distance of 102.76 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 136+72.45;
16. **THENCE**, N 67°31'22" W, a distance of 369.86 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 133+02.58, said point being the beginning of a tangent curve to left;
17. **THENCE**, with said curve to the left, an arc distance of 246.19 feet, through a central angle of 13°14'00", having a radius of 1065.92 feet and whose chord bears N 74°08'22" W a distance of 245.64 feet to a ½-inch iron rod with TxDOT aluminum cap set* 80.00 feet right of proposed R.M. 2769 Engineer's Centerline Station 130+37.92;
18. **THENCE**, N 80°45'22" W, a distance of 534.10 feet to a ½-inch iron rod with TxDOT aluminum cap set* 81.52 feet right of proposed R.M. 2769 Engineer's Centerline Station 125+08.20, said point being the beginning of a tangent curve to the right;
19. **THENCE**, with said curve to the right, an arc distance of 43.64 feet, through a central angle of 03°01'36", having a radius of 826.20 feet, and whose chord bears N 79°14'34" W, a distance of 43.64 feet, to the **POINT OF BEGINNING** and containing 2.235 acres (98,127 square feet) of land more or less.

* Monuments set in this call, "½-inch iron rod with TxDOT aluminum cap set", will be replaced by TxDOT Type II Monuments.

This project is referenced for bearing basis to the Texas State Plane Coordinate System (SPCS), North American Datum of 1983 (NAD 83), Central Zone (4203), based upon the TxDOT survey monuments N271801009-1 and N271801009-2, which were provided by Inland Civil Associates,

LLC. All distances shown hereon are project surface values. The project Grid-To-Surface scale factor is 1.00012 exactly.

ACCESS may be PERMITTED to and from the transportation facility across the proposed right-of-way line as described herein, being the common boundary line between the proposed R.M. 2769 highway facility and the remainder of the abutting property.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

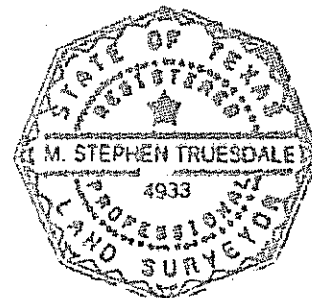
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

18 May 09

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



FIELD NOTES REVIEWED

By: *[Signature]* Date: *08-04-2009*

Engineering Support Section
Department of Public Works
and Transportation

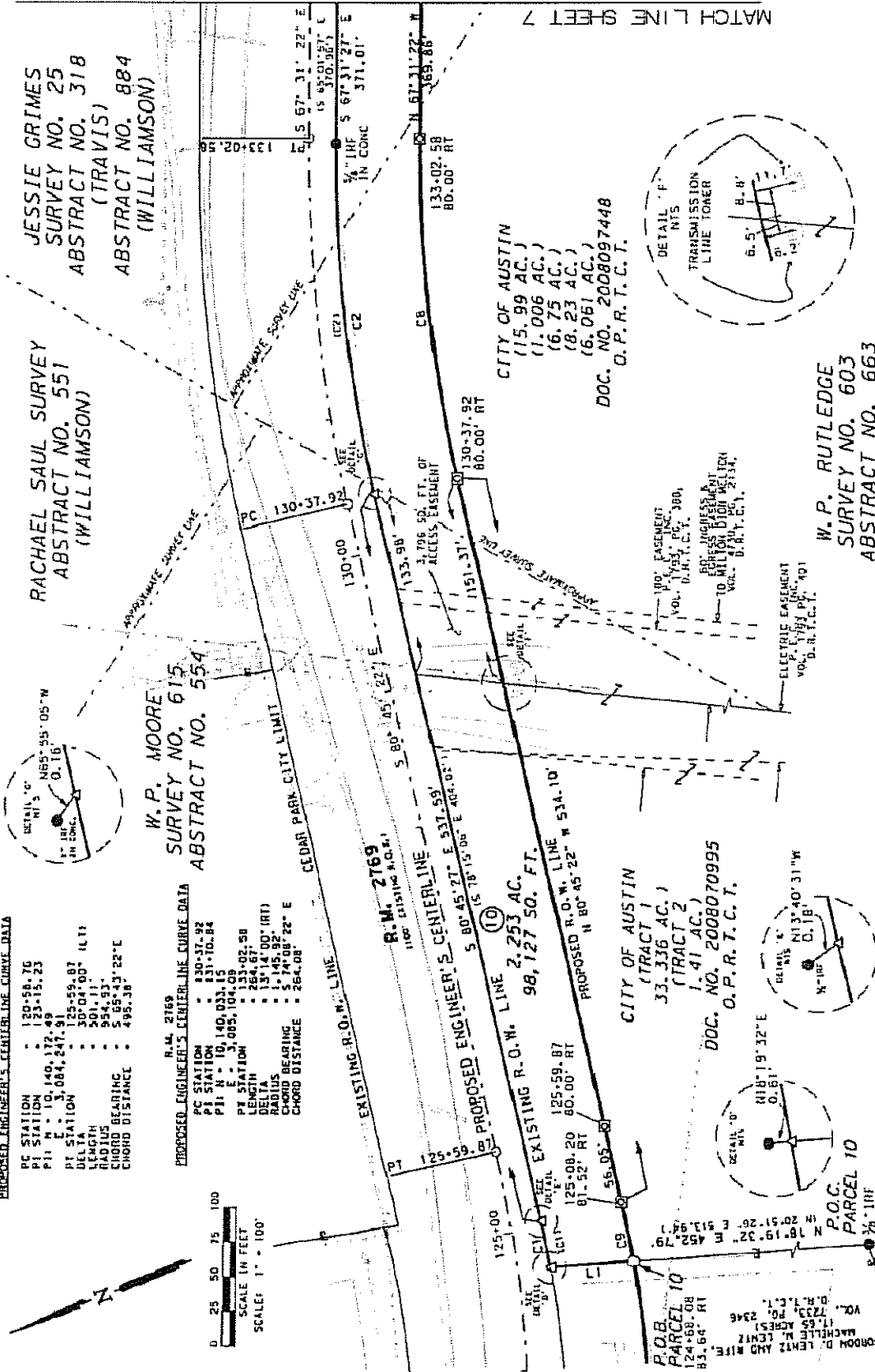
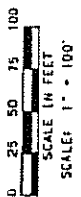
PLAT TO ACCOMPANY PARCEL DESCRIPTION

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R.M. 2769

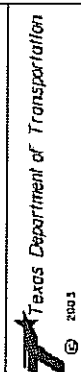
PROPOSED ENGINEER'S CENTERLINE CURVE DATA
PC STATION 130+58.76
PT STATION 135+15.23
PI STATION 132.82
DELTA 100° 00' 00" (L1)
LENGTH 504.47
RADIUS 201.11
CHORD BEARING S 65° 43' 22" E
CHORD DISTANCE 495.38'

R.M. 2769
PROPOSED ENGINEER'S CENTERLINE CURVE DATA
PC STATION 830+37.92
PT STATION 831+70.84
PI STATION 831.08
DELTA 100° 00' 00" (R1)
LENGTH 133+02.92
RADIUS 187.42
CHORD BEARING S 74° 08' 22" E
CHORD DISTANCE 264.08'



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISOLM TRAIL RD, SUITE 103
ROUND ROCK, TX 76681
RL 0512 228-1200, FAX 0512 228-1251

SCALE 1" = 100'	CSJ # 2718-01-011	PROJECT RM 2769	COUNTY TRAVIS	PARCEL 10
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PLAT TO ACCOMPANY PARCEL DESCRIPTION

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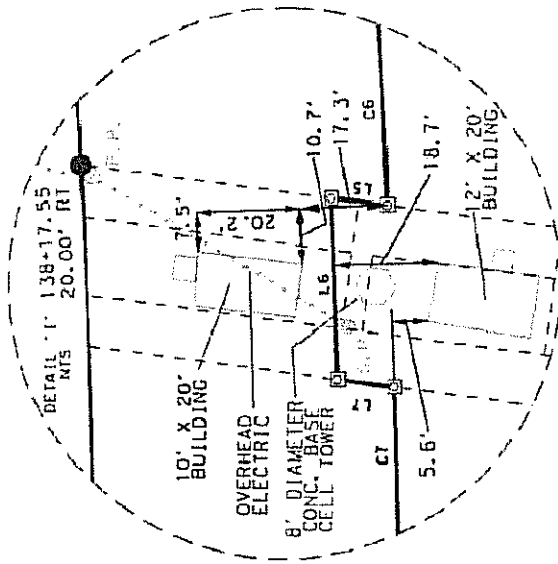
LEGEND

- FENCE CORNER POST FOUND
- IRON PIPE FOUND (1PT) SIZE AS NOTED
- ⊙ 1/2" IRON ROD SET W/1" FOOT ALUMINUM CAP
- ⊙ TO BE REPLACED BY 1" FOOT TYPE II MONUMENT
- ⊙ 1/2" IRON ROD FOUND WITH CAP
- ⊙ 1/2" IRON ROD FOUND (1PT) (UNLESS NOTED)
- 1/2" IRON ROD SET W/1" FOOT ALUMINUM CAP
- CALCULATED POINT
- △ RECORD INFORMATION
- WIRE FENCE LINE
- CHAIN-LINK FENCE LINE
- 1 COMMON OWNERSHIP (TOWNSHIP)
- ④ PARCEL NUMBER
- DISTANCE NOT TO SCALE

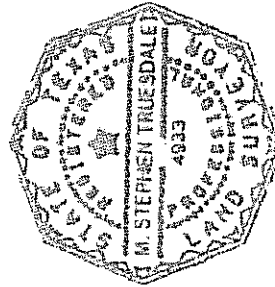
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT OF WAY
P.L. PROPERTY LINE

CURVE TABLE					
NO.	ARC	DELTA	RADIUS	CHORD BRG.	C.DIST.
C1	33.91°	02°32'13"	166.20'	S 79°29'21" E	33.92'
(C1)	(33.91°)	(02°30'20")	(166.20')	(S 76°23'31" E)	(33.49')
C2	253.12°	113°14'00"	1095.92'	S 74°08'27" E	252.56'
(C2)	(252.86°)	(113°12'55")	(1096.29')	(S 71°37'40" E)	(252.30')
C3	148.59°	02°55'15"	2914.79'	S 68°59'05" E	148.57'
(C3)	(148.84°)	(02°55'32")	(2914.83')	(N 66°27'27" W)	(148.82')
C4	281.18°	05°31'38"	2914.79'	S 73°12'31" E	281.08'
(C4)	(281.20°)	(05°31'37")	(2915.06')	(S 71°11'00" E)	(281.09')
C5	22.15°	00°28'07"	2914.79'	S 76°11'24" E	22.15'
(C5)	(22.00°)	(00°25'57")	(2915.06')	(S 74°12'30" E)	(22.00')
C6	310.61°	06°02'31"	2944.79'	N 73°14'10" W	310.47'
C7	102.76°	01°59'58"	2944.79'	N 68°31'20" W	102.76'
(C7)	(102.76°)	(01°59'58")	(2944.79')	(N 68°31'20" W)	(102.76')
C8	246.19°	13°14'00"	1065.92'	N 74°08'27" W	245.64'
(C8)	(246.19°)	(13°14'00")	(1065.92')	(N 74°08'27" W)	(245.64')
C9	43.64°	03°01'36"	826.20'	N 79°14'34" W	43.64'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 18°19'32" E	60.14'
L2	S 76°24'27" E	3.04'
(L2)	(S 73°23'50" E)	(3.15')
L3	S 25°39'29" W	40.72'
L4	S 25°39'29" W	20.44'
L5	N 28°47'00" E	11.00'
L6	N 69°52'18" W	35.57'
L7	S 29°51'07" W	11.00'



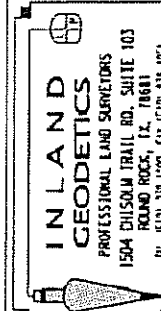
NOTE
CELL TOWER IS GALVANIZED STEEL 6' WIDE
AT BASE ON 8' CONCRETE PAD
BUILDINGS ARE EXPOSED AGGREGATE CONCRETE SIDING.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT
THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.

M. Stephen Truesdale
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933-STATE OF TEXAS
LICENSED STATE LAND SURVEYOR-STATE OF TEXAS

DATE: 05/15/09
PROJECT: RM 2769
SCALE: 1" = 100'



ACQUISITION	ACRES	SQUARE FEET
2.253	2.253	98,127
CALC/DEED AREA	72.783	3,170,427
REMAINDER AREA	70.53	3,072,300

Texas Department of Transportation
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PARCEL 10

COUNTY
TRAVIS

PROJECT
RM 2769

CSJ #
2718-01-011

SCALE
1" = 100'