

EXHIBIT “ — ”

(TEMPORARY WORKSPACE EASEMENT)
ROSEDALE - B

DESCRIPTION FOR 0.9183 OF ONE ACRE
TEMPORARY WORKSPACE EASEMENT

DESCRIPTION OF 0.9183 OF ONE ACRE (40,000 SQ FT) OF LAND, MORE OR LESS, OUT OF LOTS 3-11, BLOCK 6 AND A TRACT CALLED RAMSEY ESTATE OWNERS, OF ROSEDALE-B, A SUBDIVISION OF RECORD IN BOOK 3, PAGE 191, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.9183 OF ONE ACRE BEING OUT OF THAT TRACT DESCRIBED IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 497, PAGE 337, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.9183 OF ONE ACRE BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the east corner of this tract, same being in the southeast line of said Lot 9 and said City of Austin tract and the northwest line of that portion of Burnet Road vacated by City of Austin Ordinance No. 491006-A, from which a 3/4” iron rod found at the south corner of Lot 20, Block 7, of said Rosedale-B and in the south corner of that tract described in a deed to William B. McLeroy and Melanie N. McLeroy, of record in Document 2001158411, Official Public Records, Travis County, Texas, same being at the intersection of the northwest line of Burnet Road and the northeast line of West 44th Street bears N27°42’42”E 21.99 feet and N27°42’42”E 50.16 feet, and from which a 1” iron pipe found at the north corner of Lot 4, Block 3 of the Resubdivision of Lot 1 Lewis Hancock Subdivision, of record in Book 3, Page 189, Plat Records, Travis County, Texas, and the north corner of that tract described in a deed to Lubdub Holdings, LTD., of record in Document 2001097663, Official Public Records, Travis County, Texas, same being at the intersection of the southeast line of Burnet Road and the southwest line of West 44th Street bears N27°42’42”E 21.99 feet, and S61°33’20”E 50.00 feet; said point of beginning having State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,087,418.76 E=3,113,980.41;

THENCE, with the southeast line of said Lots 9-11 and the southeast line of said City of Austin tract and with the northwest line of said vacated portion of Burnet Road and continuing with the apparent northwest line of the remainder portion of that tract described in a power of attorney to Jessie Ramsey Murray, Euphie Ramsey Taylor, and Winnie Ramsey Nitschke, of record in Volume 392, Page 266, Deed Records, Travis County, Texas, **S27°42’42”W 235.31 feet** to a 1/2” iron rod set with a plastic cap at the south corner of this tract;

0.9183 AC.

THENCE, with the perimeter of this tract, crossing said Lots 3-9 and said Ramsey Estate Owners tract and crossing said City of Austin tract, the following three (3) courses, numbered 1 through 3;

- 1) **N61°33'30"W 170.00 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract;
- 2) **N27°42'42"E 235.31 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract; and
- 3) **S61°33'30"E 170.00 feet** to the POINT OF BEGINNING and containing 0.9183 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

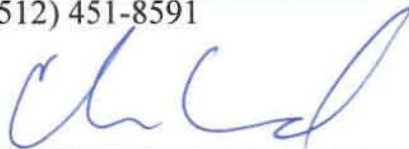
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00008). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591



11/02/09

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2009/Rosedale/Delivered 11-4-09

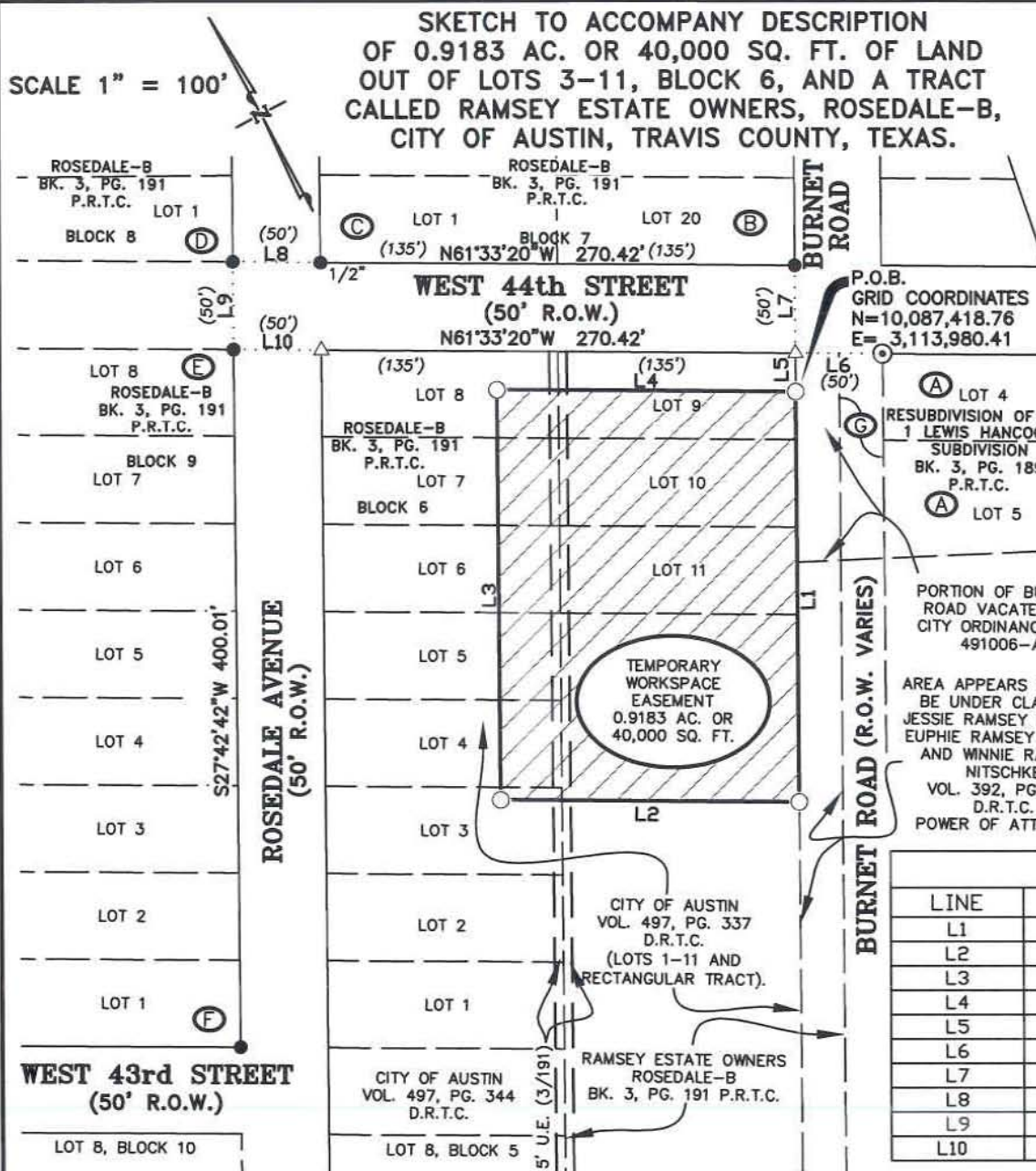
Issued 11/02/09; Revised 11/04/09

FIELD NOTES REVIEWED

By:  Date 11-04-2009

Engineering Support Section
Department of Public Works
and Transportation

AUSTIN GRID J-26
TCAD# 02-2302-13-01



RE: CITY OF AUSTIN

(A)
LUBDUB HOLDINGS, LTD.
DOC. 2001097663
O.P.R.T.C.

(B)
WILLIAM B. MCLEROY AND
MELANIE N. MCLEROY
DOC. 2001158411
O.P.R.T.C.

(C)
ALISON MARGARET BECK
DOC. 2007037155
O.P.R.T.C.

(D)
JAMES W. JOHNSTON AND
MELANIE S. JOHNSTON
VOL. 11875, PG. 1811
R.P.R.T.C.

(E)
NIGEL BOWMAN AND MAGGIE
BOWMAN
DOC. 2003143987
O.P.R.T.C.

(F)
ROBERT O. MOOREHEAD AND
BARBARA W. MOOREHEAD
DOC. 2001171572
O.P.R.T.C.

(G)
CITY OF AUSTIN
VOL. 1571, PG. 473
D.R.T.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°42'42"W	235.31
L2	N61°33'30"W	170.00
L3	N27°42'42"E	235.31
L4	S61°33'30"E	170.00
L5	N27°42'42"E	21.99
L6	S61°33'20"E	50.00
L7	N27°42'42"E	50.16
L8	N61°33'20"W	50.00
L9	S27°42'42"W	50.16
L10	N61°33'20"W	50.00

LEGEND

- 3/4" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1" IRON PIPE FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET WITH PLASTIC CAP "MCGRAY MCGRAY"
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

RECORD INFORMATION

(xxx) VOL. 3, PG. 191 REVISED: 11/04/09
ISSUED: 11/02/09
SURVEYED BY: PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID# J-26

JOB NO.: 09-139

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00008. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.



11/02/09

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

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TCAD# 02-2302-13-01

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