



(25' ACCESS EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026

**DESCRIPTION FOR PARCEL 4558.66 AE**

LEGAL DESCRIPTION OF A 0.495-ACRE TRACT OF LAND, EQUIVALENT TO 21,547 SQUARE FEET OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; SAID 0.495-ACRE TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 54.2-ACRE TRACT HAVING BEEN CONVEYED TO TRAVIS MIZPAH, LTD. BY WARRANTY DEED DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 13074, PAGE 565 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.495-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 5/8-inch iron rod found at TxDOT Engineer's centerline station 1379+99.72, 200.00' RT, in the westerly right-of-way line of IH-35 Frontage Road (Right-of-Way width varies), same being the easterly line of the above referenced Mizpah remainder portion of a called 54.2-acre tract; **Thence**, with said westerly right-of-way line of IH-35 Frontage Road, S17°32'13"W, a distance of 874.80 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,661.09, E=3,097,673.70, for the northeast corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing with said westerly right-of-way line of IH-35 Frontage Road, S17°32'13"W, a distance of 25.73 feet to a 60d nail set, for the southeast corner of this easement, from which a 5/8-inch iron rod found at TxDOT Engineer's centerline station 1400+00.41, 200.48' RT, in said westerly right-of-way line of IH-35 Frontage Road bears S17°32'13"W, a distance of 1,099.36 feet;

**THENCE**, through said Mizpah remainder portion of a called 54.2-acre tract, the following seven (7) courses and distances:

- 1) N86°08'54"W, a distance of 166.20 feet to a 60d nail set at a point of curvature of a circular curve to the left;
- 2) Along said circular curve to the left, an arc length of 85.34 feet, having a radius of 287.50 feet, having a central angle of 17°00'27", and a chord which bears S85°20'52"W, a distance of 85.03 feet to a 60d nail set at a point of tangency of this easement;



- 3) **S76°50'38"W**, a distance of **310.33 feet** to a 60d nail set at a point of curvature of a circular curve to the left;
- 4) Along said circular curve to the left, an arc length of **60.86 feet**, having a radius of **87.50 feet**, having a central angle of **39°51'01"**, and a chord which bears **S56°55'08"W**, a distance of **59.64 feet** to a 60d nail set at a point of tangency of this easement;
- 5) **S36°59'37"W**, a distance of **122.18 feet** to a 60d nail set at a point of curvature of a circular curve to the right;
- 6) Along said circular curve to the right, an arc length of **51.90 feet**, having a radius of **62.50 feet**, having a central angle of **47°34'46"**, and a chord which bears **S60°47'00"W**, a distance of **50.42 feet** to a 60d nail set at a point of tangency of this easement; and
- 7) **S84°34'24"W**, a distance of **62.95 feet** to a 60d nail set on the westerly line of said Mizpah remainder portion of a called 54.2-acre tract, same being the easterly line of a called 418.601-acre tract having been conveyed to SLF III-Onion Creek, L.P. by Special Warranty Deed executed December 19, 2007 and recorded in Document Number 2007226648 of the Official Public Records of Travis County, Texas, for the southwest corner of this easement, from which a 1/2-inch iron pipe found at an outside westerly corner of said Mizpah remainder portion of a called 54.2-acre tract, same being an inside easterly corner of said SLF III-Onion Creek, L.P. 418.601-acre tract, bears **S08°09'21"W**, a distance of **367.95 feet**;

**THENCE**, with the common boundary line of said Mizpah remainder portion of a called 54.2-acre tract and said SLF III-Onion Creek, L.P. 418.601-acre tract, **N08°09'21"E**, a distance of **25.72 feet** to a 60d nail set, for the northwest corner of this easement, from which a 3/8-inch iron pipe found in said common line of Mizpah remainder portion of a called 54.2-acre tract and SLF III-Onion Creek, L.P. 418.601-acre tract, bears **N08°09'21"E**, a distance of **240.80 feet**;

**THENCE**, through said Mizpah remainder portion of a called 54.2-acre tract, the following seven (7) courses and distances:

- 1) **N84°34'24"E**, a distance of **56.90 feet** to a 60d nail set at a point of curvature of a circular curve to the left;
- 2) Along said circular curve to the left, an arc length of **31.14 feet**, having a radius of **37.50 feet**, having a central angle of **47°34'46"**, and a chord which bears **N60°47'00"E**, a distance of **30.25 feet** to a 60d nail set at a point of tangency of this easement;
- 3) **N36°59'37"E**, a distance of **122.18 feet** to a 60d nail set at a point of curvature of a circular curve to the right;



- 4) Along said circular curve to the right, an arc length of **78.25 feet**, having a radius of **112.50 feet**, having a central angle of **39°51'01"**, and a chord which bears **N56°55'08"E**, a distance of **76.68 feet** to a 60d nail set at a point of tangency of this easement;
- 5) **N76°50'38"E**, a distance of **310.33 feet** to a 60d nail set at a point of curvature of a circular curve to the right;
- 6) Along said circular curve to the right, an arc length of **92.76 feet**, having a radius of **312.50 feet**, having a central angle of **17°00'27"**, and a chord which bears **N85°20'52"E**, a distance of **92.42 feet** to a 60d nail set at a point of tangency of this easement; and
- 7) **S86°08'54"E**, a distance of **172.29 feet** to the **POINT OF BEGINNING**, containing 0.495-acre (21,547 square feet) of land.

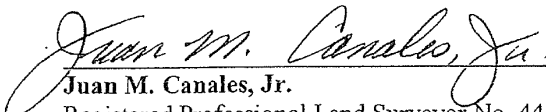
#### BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "CLM-33" having coordinate values of N=10,013,921.586, E=3,099,904.355 and reference point "STATION 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.

#### CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

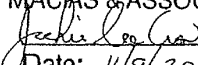
As Prepared by  
Landmark Surveying, LP

  
**Juan M. Canales, Jr.**  
Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00  
JMC

11-09-09  
Date

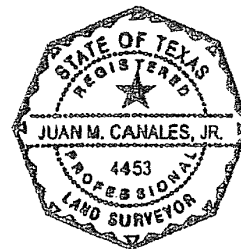
#### REFERENCES

Reviewed and Approved by: **MACIAS & ASSOCIATES, L.P.** MAPSCO 2009, 703-R&V, GRID NO. F-10  
TCAD PARCEL ID NO. 04-4818-02030001  
4558.66 AE.doc

  
Date: 11/9/2009

**JACKIE LEE CROW**  
R.P.L.S. #5209

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
T.U.C.P./W.B.E./H.U.B./D.B.E.



**LEGEND**

- 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- CALCULATED POINT
- RECORD INFORMATION
- ADJOINER RECORD
- TXDOT R.O.W. STRIP MAP
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.
- R.P.R.T.C.T.
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W.
- RIGHT-OF-WAY

**POINT OF REFERENCE**  
1379+99.72, 5/8"

**POINT OF BEGINNING**  
N=10,021,661.09  
E=3,097,673.70  
GRID

**PARCEL 4558.66 AE**  
0.495 AC.  
21,547 SQ. FT.

**SANTIAGO DEL VALLE GRANT**  
ABSTRACT NO. 24

**TRAVIS MIZPAH, LTD.**  
(VOL. 13074, PG. 565 R.P.R.T.C.T.)  
(REMAINDER OF 54.2-ACRES)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S17°32'13"W (S20°00'00"W)	25.73'
L2	S36°59'37"W	122.18'
L3	S84°34'24"W	62.95'
L4	N08°09'21"E	25.72'
L5	(N10°45'00"E)	56.90'
L6	N84°34'24"E N36°59'37"E	122.18'

**SLF III-ONION CREEK, L.P.**  
(DOC. NO. 2007226648 O.P.R.T.C.T.)  
((418.601-ACRES))  
S08°09'21"W 874.36'  
(S08°08'29"W 874.36')  
240.80'  
634.46'  
228.8' Var. ~635.56'


**STATE OF TEXAS**  
REGISTERED  
JUAN M. CANALES, JR.  
PROFESSIONAL LAND SURVEYOR  
4453

**SKETCH TO ACCOMPANY FIELD NOTES**

**Landmark SURVEYING, LP**  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

**Client:** URS  
**Date:** October 30, 2009  
**Office:** Stephen Lawrence  
**Crew:** S. Dunn  
**F.B.:** c:\dwg 11\urs\stratford property\grid\stratford-grid-base.dwg  
**Path:** c:\dwg 11\urs\stratford property\grid\stratford-grid-base.dwg  
**Job No.:** 610-12-05

**PAGE 4 OF 5**



**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
AUSTIN, TX, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

**Exhibit "B"**  
**Page 4 of 5**

## SKETCH TO ACCOMPANY LEVEL DESCRIPTION

The property described hereon is contained within Zone AE and Zone X (shaded) as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S85°20'52"W	85.03'	17°00'27"	85.34'	287.50'
C2	S56°55'08"W	59.64'	39°51'01"	60.86'	87.50'
C3	S60°47'00"W	50.42'	47°34'46"	51.90'	62.50'
C4	N60°47'00"E	30.25'	47°34'46"	31.14'	37.50'
C5	N56°55'08"E	76.68'	39°51'01"	78.25'	112.50'
C6	N85°20'52"E	92.42'	17°00'27"	92.76'	312.50'

### BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "CLM-33" HAVING COORDINATE VALUES OF N=10,013,921.586, E=3,099,904.355 AND REFERENCE POINT "STATION 1468+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

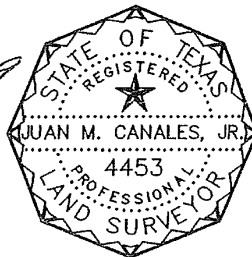
AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr. 11-09-09*  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453  
DATE: October 30, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: URS  
Date: October 30, 2009  
Office: Stephen Lawrence  
Crew: S.Dunn  
F.B.:  
Path: c:\dwg 11\urs\stratford property\grid\stratford-grid-base.dwg  
Job No.: 610-12-05



SKETCH TO  
ACCOMPANY  
FIELD NOTES

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