



(30' SUBTERRANEAN WASTEWATER EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.026

DESCRIPTION FOR PARCEL 4558.66 SWWE

LEGAL DESCRIPTION OF A 0.509-ACRE TRACT OF LAND, EQUIVALENT TO 22,161 SQUARE FEET OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; SAID 0.509-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 0.509-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 1,035.75 feet to a 60d nail set having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,507.62, E=3,097,625.20, 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 **32.58 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 931.68 feet;

THENCE, through said Mizpah remainder portion of a called 54.2-acre tract, S84°34'24"W, a distance of **736.02 feet** to a 60d nail set in the westerly line of said Mizpah remainder portion of a called 54.2-acre tract, same being the east 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 365.37 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 **30.86 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 418.601-acre tract, bears **N08°09'21"E**, a distance of 238.22 feet;

THENCE, through said Mizpah remainder portion of a called 54.2-acre tract, **N84°34'24"E**, a distance of **741.48 feet** to the **POINT OF BEGINNING**, containing 0.509-acre (22,161 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.
Juan M. Canales, Jr.

11-09-09

Date

Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00
JMC

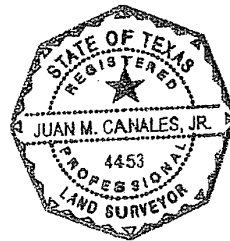
Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: 11/9/2009

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

REFERENCES

MAPSCO 2009, 703-R&V, GRID NO. F-10
TCAD PARCEL ID NO. 04-4818-02030001
4558.66 SWWE.doc





Landmark
SURVEYING, LP

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

AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7415

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Wg
J. M. [Signature]
SURV

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

Exhibit "A"
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SKETCH TO ACCOMPANY LEGAL
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 plot is an accurate representation of the property to the best of my knowledge.

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.

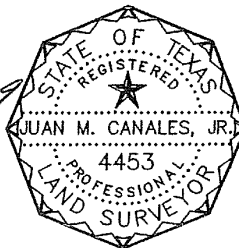
AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

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


Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
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