

STREET DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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That Sterling/Babcock & Brown Double Creek GP LLC, a Texas limited liability company, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, has this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 7.122 acre tract of land out of the Santiago Del Valle Grant, in Travis County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the _____ day of _____, 2010.

GRANTOR:

Sterling/Babcock & Brown Double Creek GP LLC,
a Texas limited liability company

By: _____
Stephen Preston,
Development Manager

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the ____ day of _____, 2010, by Stephen Preston, Development Manager of Sterling/Babcock & Brown Double Creek GP LLC, a Texas limited liability company, authorized to act on behalf of the company.

Notary Public, State of Texas

Address of Grantor:

6210 Campbell Road, Suite 140,
Dallas, TX 75248

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

7.122 ACRES
PORTION OF RIDDELL TRACT
TRACT 3

017-2000-0220
TRACT 3
FN. NO. 07-253 (MJJ)
MAY 8, 2007
BPI JOB NO. 652-62.91

EXHIBIT A
DESCRIPTION

OF A 7.122 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 125.714 ACRE TRACT OF LAND CALLED "TRACT THREE" CONVEYED TO THE RIDDELL FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12246, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.122 ACRE TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found in the northerly line of F.M. 1626 (R.O.W. varies - Hwy. Sta. 109+55.1), being the southerly line of the remaining portion of said "Tract Three" and the southerly line of a proposed 90 foot wide roadway, for an angle point hereof;

THENCE, N20°12'00"W, along the northerly cut-back line of F.M. 1626, being a portion of the southerly line of the remaining portion of said "Tract Three" and a portion of the southerly line of said proposed 90 foot wide roadway, a distance of 107.05 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of the southerly terminus of said proposed 90 foot wide roadway, for the southwesterly corner hereof, from which a concrete monument found in the easterly line of Old San Antonio Road (R.O.W. varies) bears, N20°12'00"W, a distance of 23.64 feet;

THENCE, leaving the northerly cut-back line of F.M. 1626, over and across said "Tract 3", along the westerly line of said proposed 90 foot wide roadway, for a portion of the westerly line hereof, the following four (4) courses and distances:

- 1) Along a tangent curve to the right having a radius of 1045.00 feet, a central angle of 06°15'12", an arc length of 114.05 feet and a chord which bears, N37°53'15"E, a distance of 113.99 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) N41°00'51"E, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- 3) Along said tangent curve to the left having a radius of 3055.00 feet, a central angle of 17°22'35", an arc length of 926.50 feet and a chord which bears, N32°19'33"E, a distance of 922.96 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 4) N23°38'16"E, a distance of 697.49 feet to a 1/2 inch iron rod with cap set in the easterly line of that certain 12.263 acre tract of land conveyed to the Austin Independent School District of record in Cause No. 2283 of the Probate Court of Travis County, Texas, being the westerly line of said "Tract 3", for an angle point hereof;

THENCE, along the easterly lines of said 12.263 acre tract and the southeasterly line that certain remaining portion of 30.365 acre tract conveyed to Sheldon Stablewood by deed of record in Document No. 2000039224 of said Official Public Records, being a portion of the westerly line of the remaining portion of said "Tract Three", for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N43°22'17"E, a distance of 49.89 feet to a 1/2 inch iron rod found for an angle point;
- 2) N24°58'19"E, a distance of 416.19 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right having a radius of 1110.00 feet, a central angle of 58°38'50", an arc length of 1136.18 feet and a chord which bears N54°16'54"E, a distance of 1087.23 feet to a 1/2 inch iron rod with cap set in the westerly line of said proposed 90 foot wide roadway for the end of said curve;

THENCE, leaving the southeasterly line of the remaining portion of said 30.365 acre tract, over and across said "Tract 3" along the northerly line of said proposed 90 foot wide roadway, for the northerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the right having a radius of 945.00 feet, a central angle of 14°29'31", an arc length of 239.02 feet and a chord which bears, S81°47'29"E, a distance of 238.38 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 2) S74°32'44"E, a distance of 266.78 feet to a 1/2 inch iron rod with cap set in the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3", being the northeasterly corner of the easterly terminus of said proposed 90 foot wide roadway, for the northeasterly corner hereof;

THENCE, S09°40'54"W, along the westerly line of Interstate Highway 35, being the easterly line of the remaining portion of said "Tract 3" and the easterly terminus of said proposed 90 foot wide roadway, for the most easterly line hereof, a distance of 90.46 feet to a 1/2 inch iron rod with cap set for the southeasterly corner of the easterly terminus of said proposed 90 foot wide roadway for an angle point hereof;

THENCE, leaving the westerly line of Interstate Highway 35, over and across said "Tract 3", along the easterly line of said proposed 90 foot wide roadway, for the easterly line hereof, the following six (6) courses and distances:

MAY 8, 2007

PAGE 3 OF 3


- ✓ 1) N74°32'44"W, a distance of 275.87 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- ✓ 2) Along said tangent curve to the left having a radius of 855.00 feet, a central angle of 81°49'00", an arc length of 1220.92 feet and a chord which bears, S64°32'46"W, a distance of 1119.80 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- ✓ 3) S23°38'16"W, a distance of 1223.96 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the right;
- ✓ 4) Along said tangent curve to the right having a radius of 3145.00 feet, a central angle of 17°22'35", an arc length of 953.80 feet and a chord S32°19'33"W, a distance of 950.15 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- ✓ 5) S41°00'51"W, a distance of 123.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a tangent curve to the left;
- ✓ 6) Along said tangent curve to the left having a radius of 955.00 feet, a central angle of 09°54'47", an arc length of 165.23 feet and a chord which bears, S36°03'27"W, a distance of 165.02 feet to a 1/4 inch iron rod with cap set in the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract Three", for the southeasterly corner hereof;

✓ THENCE, N61°51'31"W, along the northerly line of F.M. 1626, being the southerly line of the remaining portion of said "Tract 3", a distance of 4.33 feet to the POINT OF BEGINNING, containing an area of 7.122 acres (310,237 sq. ft.) of land, more or less, within these metes and bounds.

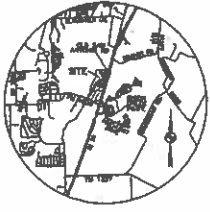
BEARING BASIS IS TEXAS CENTRAL ZONE NAD83. CONTROL MONUMENTS USED FOR THIS SURVEY ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK
NO. 5267
STATE OF TEXAS





VICINITY MAP
0.15

TRAIL COMMUNITY MAP FOR TRACTS 1 & 2

ONLY THOSE FEATURES ARE SHOWN WHICH ARE NEARER TO THE TRACTS THAN THE TRACTS THEMSELVES. FEATURES ARE SHOWN ONLY IF THEY ARE NEARER TO THE TRACTS THAN THE TRACTS THEMSELVES.

GENERAL NOTES:
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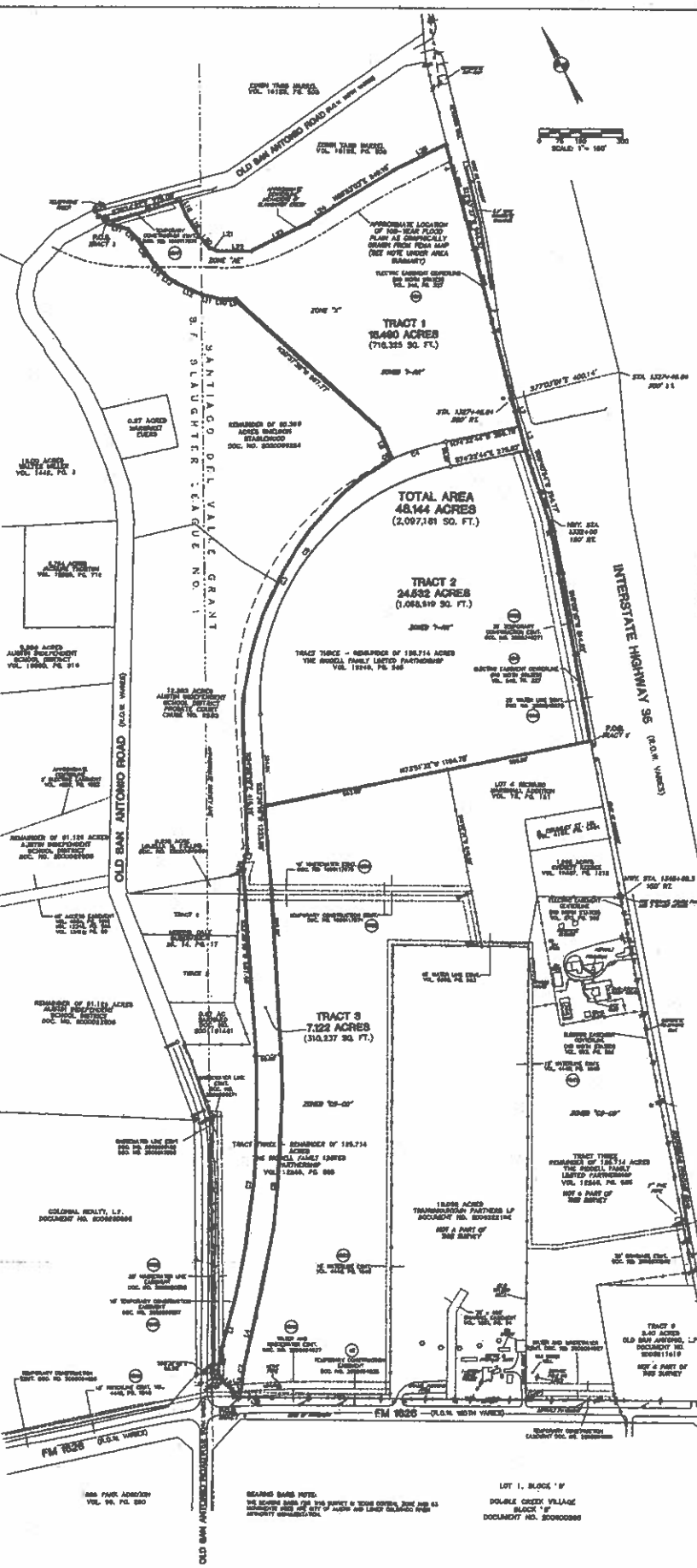
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AREA SUMMARY

TRACT	ACRES	NET
TRACT 1	15,400	14,897
TRACT 2	24,632	24,632
TRACT 3	7,122	7,122
TOTAL	47,154	46,651

- LEGEND
- 1. LOT 1, BLOCK 1, DOUBLE CREEK VILLAGE
 - 2. LOT 2, BLOCK 1, DOUBLE CREEK VILLAGE
 - 3. LOT 3, BLOCK 1, DOUBLE CREEK VILLAGE
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 - 5. LOT 5, BLOCK 1, DOUBLE CREEK VILLAGE
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