



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

(WATERLINE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.014

DESCRIPTION FOR PARCEL 4558.16WE-1

LEGAL DESCRIPTION OF A 4.647 ACRE (202,427 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785, AND THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, BOTH IN TRAVIS COUNTY, TEXAS, SAID 4.647 ACRE TRACT BEING A PORTION OF A 449.05 ACRE TRACT (INCLUDED AS TRACT B1-B2-B3 IN EXHIBIT "D" THEREIN) DESCRIBED IN A PARTITION DEED BETWEEN HARRIET "HATSY" HEEP SHAFFER, KATHLEEN HENDERSON ADKINS AND TURNERSVILLE DEVELOPMENT, LTD., DATED JUNE 9, 2000, AND RECORDED IN DOCUMENT NO. 2000089761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.647 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the east line of a 10.01 acre tract described in Document No. 2006143593 of the Official Public Records of Travis County, Texas, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,905.49, E=3,098,675.97, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a 1/2" iron rod with plastic cap stamped "VARA" found in the north right-of-way line of F.M. 1327 (right-of-way width varies), at the southeast corner of said 10.01 acre tract, bears South 02°08'36" East, a distance of 20.00 feet;

THENCE North 02°08'36" West, with the east line of said 10.01 acre tract, a distance of 30.00 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8" iron rod found at the northeast corner of said 10.01 acre tract, bears North 02°08'36" West, a distance of 399.78 feet;

THENCE over and across said 449.05 acre tract, the following eight (8) courses:

1. North 87°52'38" East, a distance of 1609.15 feet to a 60d nail set for an angle point;
2. North 87°35'38" East, a distance of 1891.97 feet to a 60d nail set for an angle point;
3. North 44°33'33" East, a distance of 835.00 feet to a 60d nail set for an angle point;

4. North 48°25'11" East, a distance of 210.72 feet to a 60d nail set at a non-tangent point of curvature, from which the calculated radius point of said non-tangent curve bears North 39°58'34" West, a distance of 1361.72 feet;
5. With a curve to the left, having an arc length of 547.15 feet, a radius of 1361.72 feet, and a chord which bears North 38°30'47" East, a distance of 543.48 feet to a 60d nail set for a point of tangency;
6. North 27°26'30" East, a distance of 470.87 feet to a 60d nail set for an angle point;
7. North 27°14'40" East, a distance of 1061.87 feet to a 60d nail set for an angle point;
8. North 08°31'01" East, a distance of 162.67 feet to a 60d nail set in the most easterly north line of said 449.05 acre tract, same being the southwest line of a 157.687 acre tract (according to a survey prepared by Roy D. Smith, dated May 1, 2006) described in Volume 3944, Page 560, and further described in Volume 5393, Page 1594, both of the Deed Records of Travis County, Texas, for the most northerly corner of this tract, from which a 1/2" iron rod found at a corner in the north line of said 449.05 acre tract, same being a corner in the south line of said 157.687 acre tract, bears North 66°06'27" West, a distance of 870.60 feet, North 60°16'03" West, a distance of 193.22 feet, and North 59°57'05" West, a distance of 350.42 feet;

THENCE South 66°06'27" East, with the most easterly north line of said 449.05 acre tract and the southwest line of said 157.687 acre tract, a distance of 31.11 feet to a 60d nail set for the northeast corner of this tract, from which a brass disk in concrete stamped "Herman Heep Property" found at the intersection of the north right-of-way line of said F.M. 1327 with the northwest right-of-way line of Bradshaw Road (right-of-way width varies), same being the southeast corner of said 449.05 acre tract, bears South 66°06'27" East, passing at a distance of 52.32 feet, a 1/2" iron rod found at the south corner of said 157.687 acre tract, for a total distance of 59.37 feet, South 27°44'34" West, a distance of 1978.38 feet, South 31°48'34" West, a distance of 133.76 feet, South 55°11'34" West, a distance of 346.34 feet, and South 44°30'34" West, a distance of 889.43 feet;

THENCE over and across said 449.05 acre tract, the following two (2) courses:

1. South 08°31'01" West, a distance of 159.37 feet to a 60d nail set for an angle point;
2. South 27°14'40" West, a distance of 776.34 feet to a 60d nail set in the west right-of-way line of said Bradshaw Road, same being the southeast line of said 449.05 acre tract, from which a calculated point at a corner in the northwest right-of-way line of Bradshaw Road, same being the northeast corner of said 449.05 acre tract, bears North 27°44'34" East, a distance of 930.78 feet;

THENCE South 27°44'34" West, with the northwest right-of-way line of said Bradshaw Road and the southeast line of said 449.05 acre tract, a distance of 898.42 feet to a 60d nail set at a non-tangent point of curvature, from which the calculated radius point of said non-tangent curve, bears North 57°20'35" West, a distance of 1391.72 feet, and also from which non-tangent point of curvature, a calculated angle point in the northwest right-of-way line of said Bradshaw Road

and the southeast line of said 449.05 acre tract, bears South 27°44'34" West, a distance of 149.18 feet;

THENCE over and across said 449.05 acre tract, the following two (2) courses:

1. With a curve to the right, having an arc length of 421.43 feet, a radius of 1391.72 feet, and a chord which bears South 41°19'54" West, a distance of 419.82 feet to a 60d nail set for a point of tangency;
2. South 48°25'11" West, a distance of 180.46 feet to 60d nail set in the northwest right-of-way line of said Bradshaw Road and the southeast line of said 449.05 acre tract, from which a calculated angle point in the northwest right-of-way line of said Bradshaw Road and the southeast line of said 449.05 acre tract, bears North 55°11'34" East, a distance of 331.63 feet;

THENCE with the northwest right-of-way line of said Bradshaw Road and the southeast line of said 449.05 acre tract, the following two (2) courses:

1. South 55°11'34" West, a distance of 14.71 feet to a 60d nail set for an angle point;
2. South 44°30'34" West, a distance of 860.15 feet to a 60d nail set for an angle point, from which said brass disk in concrete stamped "Herman Heep Property" found at the intersection of the north right-of-way line of said F.M. 1327 with the northwest right-of-way line of said Bradshaw Road, and at the southeast corner of said 449.05 acre tract, bears South 44°30'34" West, a distance of 29.28 feet;

THENCE over and across said 449.05 acre tract, the following two (2) courses:

1. South 87°35'38" West, a distance of 180.47 feet to a 60d nail set for an interior corner;
2. South 02°24'22" East, a distance of 19.98 feet to a 60d nail set in the north right-of-way line of said F.M. 1327, same being the south line of said 449.05 acre tract, for a corner in the south line of this tract, from which said brass disk in concrete stamped "Herman Heep Property" found at the intersection of the north right-of-way line of said F.M. 1327 with the northwest right-of-way line of said Bradshaw Road, and at the southeast corner of said 449.05 acre tract, bears North 87°36'06" East, a distance of 159.08 feet;

THENCE South 87°36'06" West, with the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, a distance of 15.00 feet to a 60d nail set for a corner in the south line of this tract, from which said 1/2" iron rod with plastic cap stamped "VARA" found in the north right-of-way line of said F.M. 1327, at the southeast corner of said 10.01 acre tract, bears South 87°36'06" West, a distance of 1708.42 feet to a calculated angle point, (from which calculated angle point a disturbed TxDOT Type I concrete monument found, bears South 30°13'14" East, a distance of 1.81 feet) and South 87°52'06" West, a distance of 1609.26 feet;

THENCE over and across said 449.05 acre tract, the following three (3) courses:

1. North 02°24'22" West, a distance of 19.98 feet to a 60d nail set for an interior corner;

2. South 87°35'38" West, a distance of 1080.00 feet to a 60d nail set for an interior corner;
3. South 02°24'22" East, a distance of 19.83 feet to a 60d nail set in the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, for a corner in the south line of this tract;

THENCE South 87°36'06" West, with the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, a distance of 15.00 feet to a 60d nail set for a corner in the south line of this tract;

THENCE over and across said 449.05 acre tract, the following four (4) courses:

1. North 02°24'22" West, a distance of 19.83 feet to a 60d nail set for an interior corner;
2. South 87°35'38" West, a distance of 613.37 feet to a 60d nail set for an angle point;
3. South 87°52'38" West, a distance of 1021.71 feet to a 60d nail set for an interior corner;
4. South 02°07'22" East, a distance of 19.91 feet to a 60d nail set in the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, for a corner in the south line of this tract;

THENCE South 87°52'06" West, with the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, a distance of 15.00 feet to a 60d nail set for a corner in the south line of this tract;

THENCE over and across said 449.05 acre tract, the following three (3) courses:

1. North 02°07'22" West, a distance of 19.91 feet to a 60d nail set for an interior corner;
2. South 87°52'38" West, a distance of 535.00 feet to a 60d nail set for an interior corner;
3. South 02°07'22" East, a distance of 19.99 feet to a 60d nail set in the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, for a corner in the south line of this tract;

THENCE South 87°52'06" West, with the north right-of-way line of said F.M. 1327 and the south line of said 449.05 acre tract, a distance of 15.00 feet to a 60d nail set for a corner in the south line of this tract, from which said 1/2" iron rod with plastic cap stamped "VARA" found in the north right-of-way line of said F.M. 1327, at the southeast corner of said 10.01 acre tract, bears South 87°52'06" West, a distance of 22.50 feet;

THENCE over and across said 449.05 acre tract, the following two (2) courses:

1. North 02°07'22" West, a distance of 20.00 feet to a 60d nail set for an interior corner;
2. South 87°52'38" West, a distance of 22.51 feet to the **POINT OF BEGINNING**, containing 4.647 acres (202,427 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state 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 Austin, Travis County, Texas, this 1st day of July, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


7/1/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

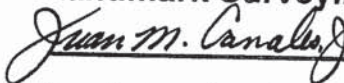


REFERENCES

MAPSCO 2003, 733-H, AUSTIN GRID NO. F-9
734-A&E, GRID NO. G-9
704-X, GRID NO. G-10
TCAD PARCEL ID NO. 04-5618-0201
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

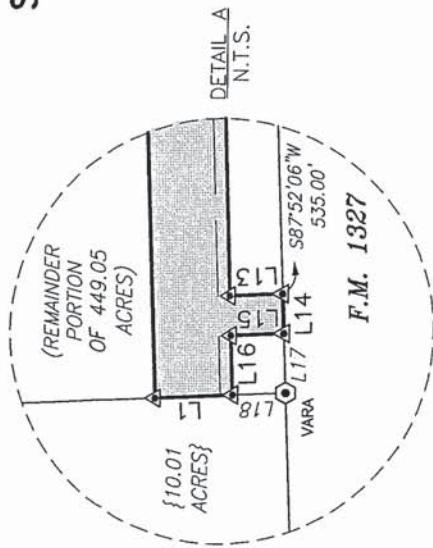


Reviewed and Approved by
Landmark Surveying, LP

 Date 7-1-09

Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

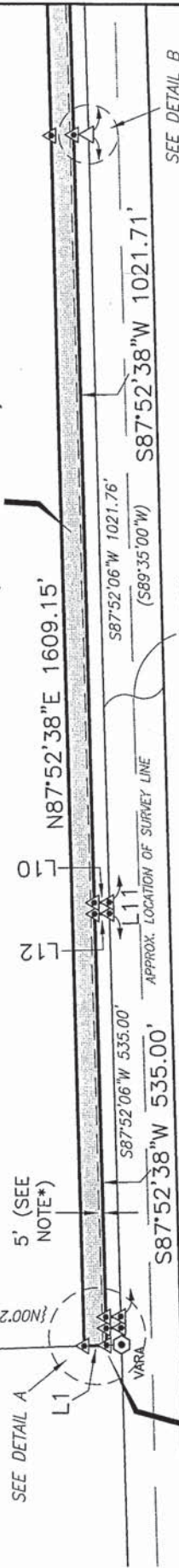


HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.I.C.T.
(REMAINDER PORTION
OF 449.05 ACRES)

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

BOONE &
HERMAN'S, LLC.
DOC. NO. 2005065897
CORRECTED IN
DOC. NO. 2006143593
O.P.R.I.C.T.
{10.01 ACRES}

PARCEL 4558.16WE-1
4.647 AC.
(202,427 SQ. FT.)



F.M. 1327
(RIGHT-OF-WAY WIDTH VARIES)

HENRY M. DOWNMANN
SURVEY NO. 536
ABSTRACT NO. 218

POINT OF
BEGINNING
N=10,013,905.49
E= 3,098,675.97
GRID

Line Table

No.	Bearing	Distance
L1	N02°08'36"W	30.00'
L2	S48°25'11"W	180.46'
L3	S02°24'22"E	19.98'
L4	S87°36'06"W	15.00'
L5	N02°24'22"W	19.98'
L6	N87°36'06"E	159.08'
L7	S02°24'22"E	19.83'
L8	S87°36'06"W	15.00'
L9	N02°24'22"W	19.83'
L10	S02°07'22"E	19.91'
L11	S87°52'06"W	15.00'
L12	N02°07'22"W	19.91'
L13	S02°07'22"E	19.99'
L14	S87°52'06"W	15.00'
L15	N02°07'22"W	20.00'
L16	S87°52'38"W	22.51'
L17	S87°52'06"W	22.50'
L18	S02°08'36"E	20.00'

MACIAS & ASSOCIATES, L.P.
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5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: CARMELO.MACIAS@MACSURY.COM

DATE: 07-01-09
DRAWN BY: smd
MAIL JOB NO.: 396-03-08
REFERENCE: J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.16WE-1.dwg

PAGE 6 OF 9

LEGEND

- IRON ROD FOUND (SIZE NOTED)

- △ CALCULATED POINT
▲ 60d NAIL SET

- D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

- RECORD INFORMATION FROM
DOC. NO. 2000089761

-] RECORD INFORMATION FROM ROY
-
- SMITH SURVEY--**SEE NOTE

- RECORD INFORMATION FROM
DOC. NO. 2006143593

HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.T.C.I.
(REMAINDER PORTION
OF 449.05 ACRES)

PARCEL 4558.16WE-1
4.647 AC.
(202,427 SQ. FT.)

HENRY M. DOWNMANN
SURVEY NO. 536
ABSTRACT NO. 218

F.M. 1327
(RIGHT-OF-WAY WIDTH VARIES)

SEE DETAIL B

S30°13'14"E

F.M. 1327

DETAIL B
N.T.S.

DATE: 07-01-09
DRAWN BY: smd
MAI JOB NO.: 396-03-08
REFERENCE:

PAGE 7 OF 9

J:\JOBS\URS\396-04-08 SouthIH35\DWG\4558.16WE-1.dwg

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Curve Table

NUMBER	Delta Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	23°01'19"	1361.72'	547.15'	543.48'	N38°30'47"E
C2	17°20'59"	1391.72'	421.43'	419.82'	S41°19'54"W

HFH INVESTMENTS LP (PER TCAD)
DOC. NO. 2000089761
O.P.R.T.C.T.
(REMAINDER PORTION
OF 449.05 ACRES)

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24

APPROX. LOCATION OF SURVEY LINE

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

PARCEL 4558.16WE-1
4.647 AC.
(202,427 SQ. FT.)

BRADSHAW ROAD
(RIGHT-OF-WAY WIDTH VARIES)

F.M. 1327
(RIGHT-OF-WAY WIDTH VARIES)

5' (SEE
NOTE*)

82.50') S87°35'38"W 180.47'

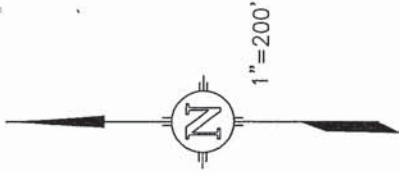
S44°30'34"W
29.28'



DATE: 07-01-09
DRAWN BY: smd
MAI JOB NO.: 396-03-08
REFERENCE:

PAGE 8 OF 9

J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.16WE-1.dwg



*SURVEYOR'S NOTE:

NO CITY OF AUSTIN INFRASTRUCTURE
SHALL BE BUILT PARALLEL WITH THIS
EASEMENT INSIDE THIS 5-FOOT WIDE
AREA.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN
HEREON ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE-4203, NAD83(CORS).
THE COORDINATES WERE ESTABLISHED
FROM CITY OF AUSTIN REFERENCE POINT
"F-11-3001" HAVING COORDINATE
VALUES OF N=10,022,636.88,
E=3,098,305.34 AND CITY OF AUSTIN
REFERENCE POINT "F-11-2001" HAVING
COORDINATE VALUES OF
N=10,023,831.79, E=3,098,416.36.
DISTANCES SHOWN HEREON ARE GRID.

JULY 01, 2009

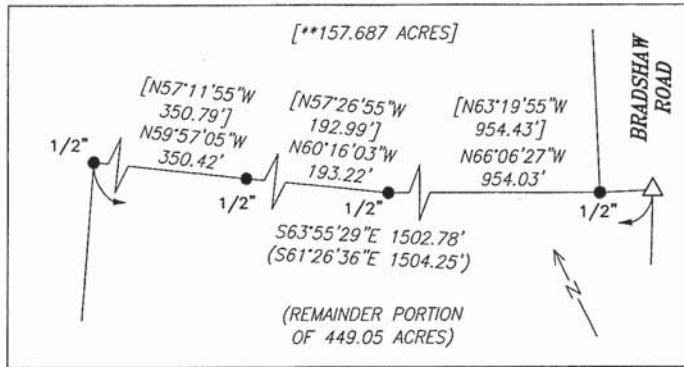
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 - State of Texas

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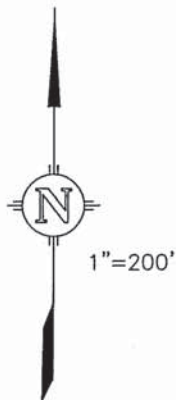


**SKETCH TO
ACCOMPANY
LEGAL
DESCRIPTION**



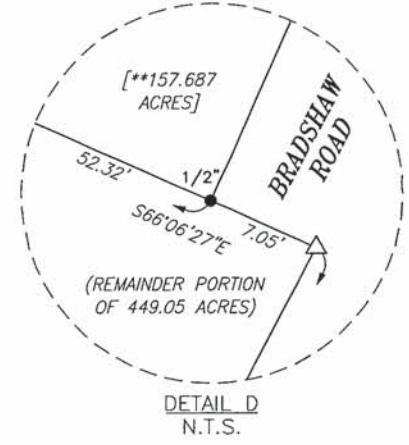
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4.647 AC.
(202,427 SQ. FT.)



BRADSHAW ROAD
(RIGHT-OF-WAY WIDTH VARIES)

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24



DAVEY L. BURATTI
VOL. 3944, PG. 560
JOHN MICHAEL BURATTI
VOL. 5393, PG. 1594
D.R.T.C.T.
[**157.687 ACRES]

[**RECORD INFORMATION FOR
BURATTI TRACT TAKEN FROM A
SURVEY PREPARED BY ROY D.
SMITH, DATED MAY 1, 2006.]

DATE: 07-01-09
DRAWN BY: smd
MAI JOB NO.: 396-03-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthH35\DWG\4558.16WE-1.dwg

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