



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

(WATERLINE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.013

DESCRIPTION FOR PARCEL 4558.17WE-2

LEGAL DESCRIPTION OF A 0.720 ACRE (31,344 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.720 ACRE TRACT BEING A PORTION OF AN 11.51 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO YARARA, LLC, DATED APRIL 15, 2005, AND RECORDED IN DOCUMENT NO. 2005065892 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NO. 2006143598 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.720 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 said 11.51 acre tract, also being the west line of a 10.01 acre tract described in Document No. 2006143599 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=10,013,833.47, E=3,096,740.21, for the southeast 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), for the common south corner of said 11.51 acre tract and said 10.01 acre tract, bears South 02°07'58" East, a distance of 20.00 feet;

THENCE over and across said 11.51 acre tract, the following two (2) courses:

1. South 87°55'31" West, a distance of 7.50 feet to a 60d nail set for a corner;
2. South 02°07'58" East, a distance of 20.00 feet to a 60d nail set in said north right-of-way line of F.M. 1327, same being the south line of said 11.51 acre tract, for a corner, from which said 1/2" iron rod with plastic cap stamped "VARA" found in said north right-of-way line of F.M. 1327, for the common south corner of said 11.51 acre tract and said 10.01 acre tract, bears North 87°55'31" East, a distance of 7.50 feet;

THENCE South 87°55'31" West, with said north right-of-way line of F.M. 1327 and the south line of said 11.51 acre tract, a distance of 30.00 feet to a 60d nail set for a corner, from which a TxDOT Type II brass disk in concrete found (IH-35 Station 1467+32.11, 1022.73' Left) in the south line of said 11.51 acre tract at a non-tangent point of curvature in said north right-of-way line of F.M. 1327, bears South 87°55'31" West, a distance of 263.03 feet;

THENCE continuing over and across said 11.51 acre tract, the following three (3) courses:

1. North 02°07'58" West, a distance of 20.00 feet to a 60d nail set for a corner;
2. South 87°55'31" West, 20 feet from and parallel with said north right-of-way line of F.M. 1327, and the south line of said 11.51 acre tract, in part with the east line of a 20-foot wide water line easement described in Document No. 2008126279 of the Official Public Records of Travis County, Texas, a distance of 258.64 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 22°44'36" East, a distance of 774.00 feet;
3. With a curve to the right and the east line of said 20-foot wide water line easement, 20 feet from and concentric to the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies), same being the east line of a 4.697 acre tract described in Document No. 2007024751 of the Official Public Records of Travis County, Texas, having an arc length of 756.58 feet, a radius of 774.00 feet, and a chord which bears North 39°15'13" West, a distance of 726.81 feet to a 60d nail set in the north line of said 11.51 acre tract, also being the south line of an 11.26 acre tract described in Document No. 2005065894 of the Official Public Records of Travis County, Texas, at the northeast corner of said 20-foot wide water line easement, for the northwest corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found (IH-35 Station 1463+20.30, 386.85' Left) at the intersection of said east right-of-way line of Interstate Highway No. 35, with the north line of said 11.51 acre tract and the south line of said 11.26 acre tract, at the northeast corner of said 4.697 acre tract and the northwest corner of said 20-foot wide water line easement, bears North 77°16'19" West, a distance of 21.83 feet;

THENCE South 77°16'19" East, with the common line of said 11.51 acre tract and said 11.26 acre tract, a distance of 32.97 feet to a 60d nail set at a non-tangent point of curvature for the northeast corner of this tract, also being the beginning of a non-tangent curve, from which the calculated radius point of said non-tangent curve bears North 77°43'04" East, a distance of 744.00 feet, and from which corner a 1/2" iron rod with plastic cap stamped "VARA" found in the north line of said 11.51 acre tract at the southeast corner of said 11.26 acre tract, bears South 77°16'19" East, a distance of 293.17 feet;

THENCE over and across said 11.51 acre tract, the following two (2) courses:

1. With a curve to the left, 30 feet from and concentric to the east line of said 20-foot wide water line easement, having an arc length of 707.32 feet, a radius of 744.00 feet, and a chord which bears South 39°31'04" East, a distance of 680.98 feet to a 60d nail set at the end of said curve;
2. North 87°55'31" East, in part 30 feet from and parallel with the north line of said 20-foot wide water line easement, a distance of 289.44 feet to a 60d nail set in the common line of said 11.51 acre tract and said 10.01 acre tract, for a corner of this tract, from which a 1/2" iron rod with plastic cap stamped "VARA" found for the common north corner of

said 11.51 acre tract and said 10.01 acre tract, bears North 02°07'58" West, a distance of 399.98 feet;

THENCE South 02°07'58" East, with the common line of said 11.51 acre tract and said 10.01 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.720 acre (31,344 square feet) of land.

BEARING BASIS NOTE

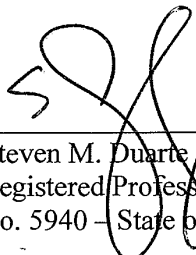
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79,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

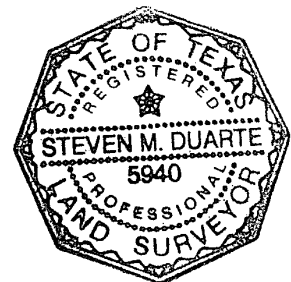
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

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-G
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-5618-0208
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

