



EXHIBIT "  C  "

(TEMPORARY INGRESS AND EGRESS EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.013

**DESCRIPTION FOR PARCEL 4558.18 TIAEE**

LEGAL DESCRIPTION OF A 0.014-ACRE (600 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.014-ACRE TRACT BEING A PORTION OF A CALLED 10.01-ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ELEVEN-MILE HILL, LLC, DATED APRIL 15, 2005, AND RECORDED IN DOCUMENT NO. 2005065893 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NO. 2006143599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.014-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a capped 1/2-inch iron rod found stamped "VARA" on the north right-of-way line of F.M. 1327 (right-of-way width varies), at the southwest corner of the above referenced 10.01-acre tract, same being the southeast corner of a called 11.51-acre tract described 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, from which a Brass Disk found at a point of curvature of a curve to the right in said north right-of-way line of F.M. 1327, same being the southerly line of said 11.51-acre tract, bears S87°55'31"W a distance of 300.53 feet; **Thence**, with said north right-of-way line of F.M. 1327, same being the south line of said 10.01-acre tract, N87°52'20"E, a distance of 320.94 to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone 4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,825.41, E=3,097,061.68, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, through said 10.01-acre tract, the following three (3) courses and distances:

- 1) **N02°07'58"W**, a distance of **20.00 feet** to a 60d nail set, for the northwest corner of this easement;
- 2) **N87°52'20"E**, a distance of **30.00 feet** to a 60d nail set, for the northeast corner of this easement;
- 3) **S02°07'58"E**, a distance of **20.00 feet** to a 60d nail set on said north right-of-way line of F.M. 1327, for the southeast corner of this easement, from which a capped 1/2-inch iron rod found stamped "VARA" on said north right-of-way line of F.M. 1327, being on the southeast corner of said 10.01-acre tract, and also being the southwest corner of a called

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.



10.01-acre tract (the Boone & Herman's tract) described in Document No. 2005065897 of the Official Public Records of Travis County, Texas, and corrected in Document No. 2006143593 of the Official Public Records of Travis County, Texas, bears N87°52'20"E, a distance of 617.58 feet; and

**THENCE**, with said north right-of-way line of F.M. 1327, S87°52'20"W, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.014-acres (600 square feet) of land.

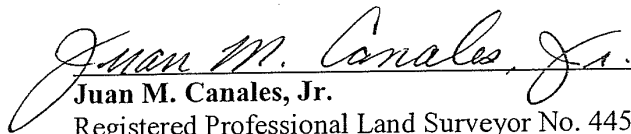
#### BEARING BASIS NOTE

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.

#### 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

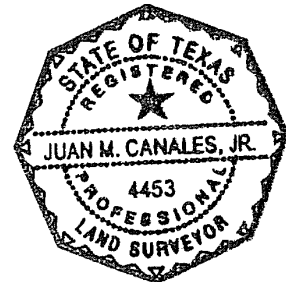
  
Juan M. Canales, Jr.

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

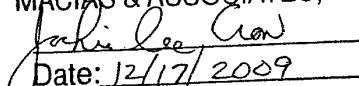
12-17-09  
Date

#### REFERENCES

MAPSCO 2003, 733-G, GRID NO. F-9  
TCAD PARCEL ID NO. 04-5618-0207  
4558.18-TIAEE.doc



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

  
Date: 12/17/2009  
JACKIE LEE CROW  
R.P.L.S. #5209

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# LEGEND

- 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- BRASS DISK FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- CALCULATED POINT
- RECORD INFORMATION
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS

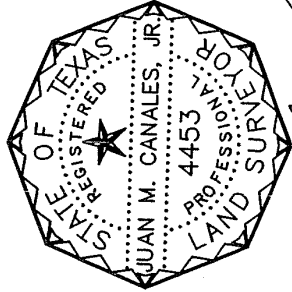


## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HFH INVESTMENTS LP

NOW OR FORMERLY-  
TURNERSVILLE DEVELOPMENT, LTD  
DOC. NO. 2000089761 O.P.R.T.C.T.  
(REMAINDER OF 449.05-ACRES)

TRINIDAD VARCINAS SURVEY No. 535  
ABSTRACT No. 785



*Juan M. Canales, Jr.*  
12-17-09

N87°52'12"E 968.55'

ELEVEN-MILE HILL, LLC  
DOC. NO. 2005065893  
CORRECTED IN DOC. NO. 2006143599  
O.P.R.T.C.T.  
(10.01-ACRES)

YARARA, LLC  
DOC. NO. 2005065892  
CORRECTED IN DOC. NO. 2006143598 O.P.R.T.C.T.  
(REMAINDER PORTION OF 11.51-ACRES)

PARCEL  
4558.18  
TIAEE  
0.014 AC.  
600 SQ. FT.

DETAIL A  
NOT TO SCALE

BOONE & HERMAN'S, LLC  
DOC. NO. 2005065897 CORRECTED IN  
DOC. NO. 2006143593 O.P.R.T.C.T.  
(10.01-ACRES)

"VARA"

N87°52'12"E 968.55'

"VARA"

"VARA"

(N02°07'58"W 449.98')

(S02°07'45"E 450.02')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

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(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

(S02°07'58"E 20.00')

320.94'

617.58'

320.94'

617.58'

320.94'

617.58'

320.94'

617.58'

POINT OF  
REFERENCE

POINT OF  
BEGINNING

N=10,013,825.41  
E=3,097,061.68  
GRID

S87°52'20"W 968.52'  
(S89°34'50"W 968.50')

SUBJECT TO CONTROL OF  
ACCESS-DOC. NO.  
2007024752 O.P.R.T.C.T.

APPROX. LOCATION OF SURVEY LINE

F.M. 1327 ROAD  
RIGHT-OF-WAY WIDTH VARIES  
HENRY M. DOWNMANN SURVEY No. 536  
ABSTRACT No. 218

Client: URS  
Date: December 11, 2009  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
Path: c:\leos drawings\urs\segment no.9 (easements)\sinh35\_seg 9-grid-base.dwg  
Job No.: 610-16-01

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

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

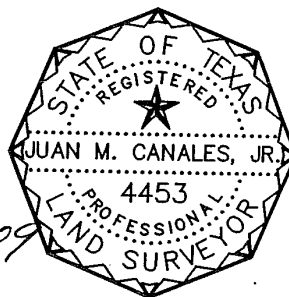
The property described hereon is contained within Zone X, as scaled from F.I.R.M. Map Number 48453C0685H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement 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 easement has access to and from a public roadway; and that this plat is an accurate representation of the easement 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 CITY OF AUSTIN, REFERENCE POINT "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 HEREON ARE GRID.

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



*Juan M. Canales, Jr.* 12-17-09  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453

DATE: December 9, 2009

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

Client: URS  
Date: December 11, 2009  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
Path: c:\leos drawings\urs\segment no.9 (easements)\sih35\_seg 9-grid-base.dwg  
Job No.: 610-16-01

SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
**Landmark**  
SURVEYING, LP  
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PH: (512)328-7411 FAX: (512)328-7413

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