



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

EXHIBIT " A "

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

**DESCRIPTION FOR PARCEL 4558.19 WE**

LEGAL DESCRIPTION OF A 0.667 ACRE (29,057 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.667 ACRE TRACT BEING A PORTION OF A 10.01 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO BOONE AND HERMAN'S, LLC, DATED APRIL 15, 2005, AND RECORDED 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; SAID 0.667 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 west line of said 10.01 acre tract (Boone & Herman's tract), also being the east line of a 10.01 acre tract (Eleven-Mile Hill tract) described 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, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,013,869.48, E=3,097,708.06, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a 5/8" iron rod found in the north right-of-way line of F.M. 1327 (right-of-way width varies) for the common south corner of said Boone & Herman's 10.01 acre tract and said Eleven-Mile Hill 10.01 acre tract, bears South 02°07'45" East, a distance of 20.00 feet;

**THENCE** North 02°07'45" West, with the common line of said Boone & Herman's 10.01 acre tract and said Eleven-Mile Hill 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 1/2" iron rod with plastic cap stamped "VARA" found for the common north corner of said Boone & Herman's 10.01 acre tract and said Eleven-Mile Hill 10.01 acre tract, bears North 02°07'45" West, a distance of 399.97 feet;

**THENCE** North 87°52'09" East, over and across said Boone & Herman's 10.01 acre tract, a distance of 968.57 feet to a 60D nail set in the east line of said Boone & Herman's 10.01 acre tract, for the northeast corner of this tract, from which a 5/8" iron rod found for the northeast corner of said Boone & Herman's 10.01 acre tract, bears North 02°08'36" West, a distance of 399.78 feet;

**THENCE** South 02°08'36" East, with the east line of said Boone & Herman's 10.01 acre tract, a distance of 30.00 feet to a 60D nail set for the southeast corner of this tract, from which a 1/2"

iron rod with plastic cap stamped "VARA" found in said north right-of-way line of F.M. 1327 for the southeast corner of said Boone & Herman's 10.01 acre tract, bears South 02°08'36" East, a distance of 20.00 feet;

**THENCE** South 87°52'09"West, over and across said Boone & Herman's 10.01 acre tract, 30 feet from and parallel with said north right-of-way line of F.M. 1327, a distance of 968.57 feet to the **POINT OF BEGINNING**, containing 0.667 acres (29,057 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.

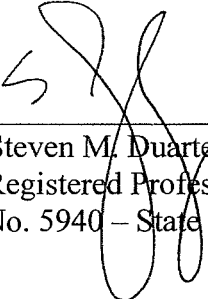
**THE STATE OF TEXAS** §  
§  
**COUNTY OF TRAVIS** §

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 16th day of April, 2009, A.D.

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

 4/16/09  
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. 04-5618-0206

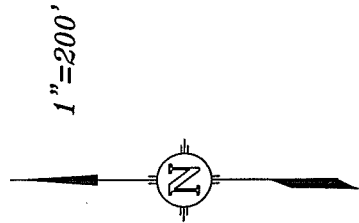
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

Reviewed and Approved by  
**Landmark Surveying, LP**

 Date 4-17-09

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.T.C.T.  
(REMAINDER PORTION  
OF 449.05 ACRES)

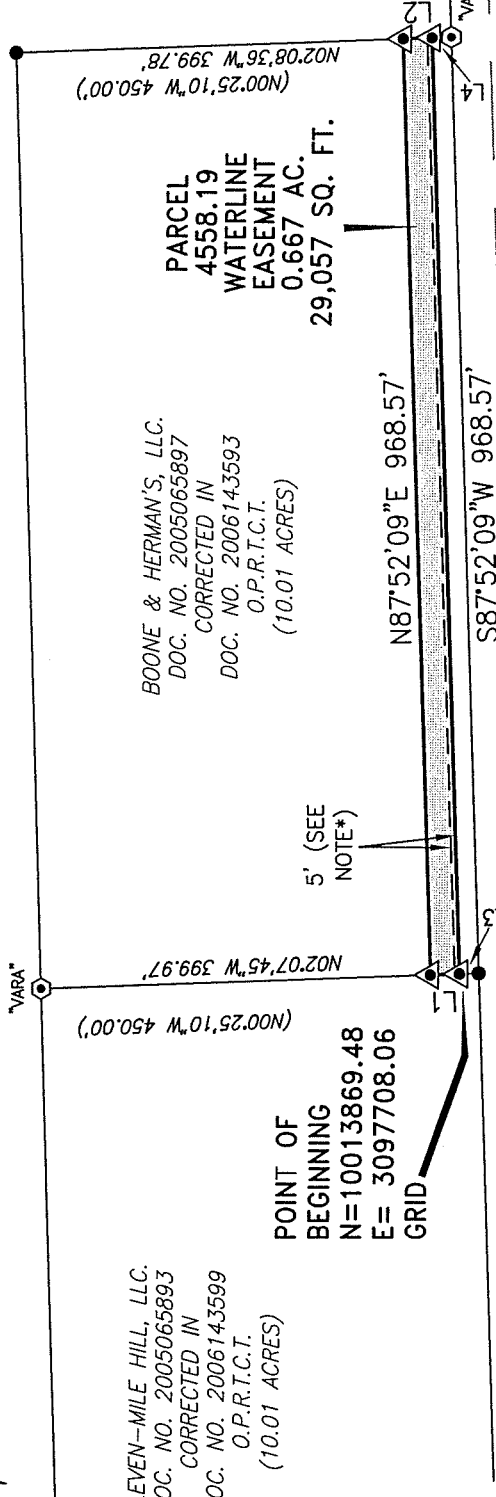
ELEVEN-MILE HILL, LLC.  
DOC. NO. 2005065893  
CORRECTED IN  
DOC. NO. 2006143599  
O.P.R.T.C.T.  
(10.01 ACRES)

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

PARCEL  
4558.19  
WATERLINE  
EASEMENT  
0.667 AC.  
29,057 SQ. FT.

POINT OF  
BEGINNING  
N=10013869.48  
E= 3097708.06  
GRID

5' (SEE  
NOTE\*)

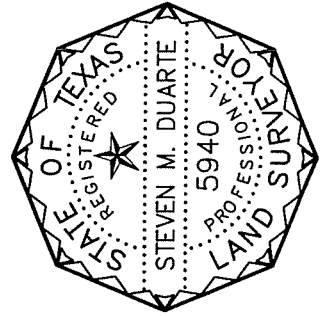


APPROX. LOCATION OF SURVEY LINE

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

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

BEARING BASIS:  
THE COORDINATES AND BEARINGS SHOWN  
HEREON ARE BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL  
ZONE-42D3, 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.



April 16, 2009  
Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 - State of Texas  
4/16/09

| NUMBER | Bearing     | Distance |
|--------|-------------|----------|
| L1     | N02°07'45"W | 30.00'   |
| L2     | S02°08'36"E | 30.00'   |
| L3     | S02°07'45"E | 20.00'   |
| L4     | S02°08'36"E | 20.00'   |

\*SURVEYOR'S NOTE:  
NO INFRASTRUCTURE SHALL BE BUILT WITHIN THIS 5 FOOT  
WIDE AREA INCLUDED IN THE PROPOSED EASEMENT.

MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS  
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AUSTIN, TEXAS 78745 PH. (512)442-7875  
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