



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

(TEMPORARY WORKING SPACE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.013

DESCRIPTION FOR PARCEL 4558.102 TWSE

LEGAL DESCRIPTION OF A 0.800 ACRE (34,836 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.800 ACRE TRACT BEING A PORTION OF A 10.59 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO KING EDWARD IX, L.L.C., DATED APRIL 5, 2005, AND RECORDED IN DOCUMENT NO. 2005065891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.800 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with TxDOT aluminum cap found at the intersection of the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies) and the south line of said 10.59 acre tract, for the southeast corner of a 2.714 acre tract described in Document No. 2007024748 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=10,016,476.29, E=3,096,531.27, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a TxDOT Type II brass disk in concrete found (Station 1454+03.97, 313.21' Left) for a point of curvature in said east right-of-way line of Interstate Highway No. 35, bears South 16°35'58" West, a distance of 1243.41 feet;

THENCE with said east right-of-way line of Interstate Highway No. 35 and the east line of said 2.714 acre tract, the following two (2) courses:

1. North 16°35'58" East, a distance of 287.06 feet to a TxDOT Type II brass disk in concrete found (Station 1438+73.82, 276.04' Left) for a point of curvature in said east right-of-way line of Interstate Highway No. 35 and the east line of said 2.714 acre tract;
2. With a curve to the left having an arc length of 233.98 feet, a radius of 10021.50 feet, and a chord which bears North 15°56'51" East, a distance of 233.98 feet to a calculated point for the northwest corner of this tract, from which a TxDOT Type II brass disk in concrete found (Station 1435+65.99, 263.83' Left) for a point of tangency in said east right-of-way line of Interstate Highway No. 35 and the east line of said 2.714 acre tract bears North 15°04'01" East, a chord distance of 74.05 feet;

THENCE over and across said 10.59 acre tract, the following six (6) courses:

1. South 57°21'06" East, a distance of 40.01 feet to a calculated point;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

2. South $74^{\circ}39'12''$ East, a distance of 100.00 feet to a calculated point for the northeast corner of this tract;
3. South $14^{\circ}02'38''$ West, a distance of 26.31 feet to a calculated point for a point of curvature in the east line of this tract;
4. With a curve to the right having an arc length of 146.64 feet, a radius of 100.00 feet, and a chord which bears South $57^{\circ}21'22''$ West, a distance of 133.85 feet to a calculated point for a non-tangent point of curvature in the east line of this tract;
5. With a curve to the right, 50 feet from and concentric to said east right-of-way line of Interstate Highway No. 35 and the east line of said 2.714 acre tract, having an arc length of 97.41 feet, a radius of 10071.50 feet, and a chord which bears South $16^{\circ}20'21''$ West, a distance of 97.41 feet to a calculated point for a point of tangency in the east line of this tract;
6. South $16^{\circ}35'58''$ West, 50 feet from and parallel with said east right-of-way line of Interstate Highway No. 35 and the east line of said 2.714 acre tract, a distance of 288.27 feet to a calculated point in the south line of said 10.59 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod with a plastic cap stamped "VARA" found for the southeast corner of said 10.59 acre tract, bears South $72^{\circ}01'25''$ East, a distance of 266.81 feet;

THENCE North $72^{\circ}01'25''$ West, with the south line of said 10.59 acre tract, a distance of 50.01 feet to the **POINT OF BEGINNING**, containing 0.800 acres (34,836 square feet) of land.

BEARING BASIS NOTE

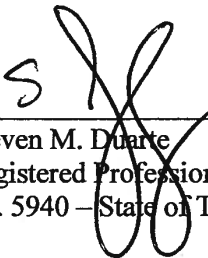
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, 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 6th day of April, 2009, A.D.

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

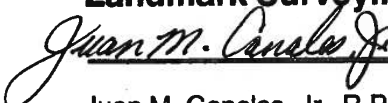
 4/9/09

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



REFERENCES
MAPSCO 2003, 733-C
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-4818-0512
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 4-9-09
Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

Line Table

NUMBER	Bearing	Distance
L1	S57°21'06"E	40.01'
L2	S74°39'12"E	100.00'
L3	S14°02'38"W	26.31'
L4	N72°01'25"W	50.01'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED
- ⊠ TXDOT TYPE II BRASS DISK IN CONCRETE FOUND
- TXDOT 1/2" IRON ROD W/ TXDOT ALUMINUM CAP FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

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

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

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

Curve Table

NUMBER	Delta Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°20'16"	10021.50'	233.98'	233.98'	N15°56'51"E
C2	84°01'07"	100.00'	146.64'	133.85'	S57°21'22"W
C3	00°33'15"	10071.50'	97.41'	97.41'	S16°20'21"W

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.

APRIL 06, 2009

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



DATE: 04-06-09
DRAWN BY: smd
MAI JOB NO.: 398-03-08
REFERENCE:

J:\JOBS\URS\398-04-08 SouthIH35\DWG\4558.102 TWSE.dwg

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