



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

(TEMPORARY WORKING SPACE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.003

EXHIBIT " B "

DESCRIPTION FOR PARCEL 4558.103 TWSE

LEGAL DESCRIPTION OF A 0.484 ACRE (21,089 SQUARE FOOT) TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785 IN TRAVIS COUNTY, TEXAS, SAID 0.484 ACRE TRACT BEING A PORTION OF A 10.26 ACRE TRACT CONVEYED TO 3648, L.L.C., BY WARRANTY DEED DATED APRIL 15, 2005, AND RECORDED IN DOCUMENT NO. 2005065895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.484 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 south line of said 10.26 acre tract, also being the north line of an 11.26 acre tract described in Document No. 2005065894 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=10,015,441.59, E=3,096,254.13, for the southwest corner and **POINT OF BEGINNING** of this tract, from which 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), the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, also being the southeast corner of a 3.242 acre tract described in Document No. 2007024749 of the Official Public Records of Travis County, Texas, bears North 77°12'37" West, a distance of 30.07 feet;

THENCE over and across said 10.26 acre tract, the following three (3) courses:

1. North 16°35'58" East, 30 feet from and parallel with said east right-of-way line of Interstate Highway No. 35 and the east line of said 3.242 acre tract, a distance of 959.97 feet to a 60D nail set for an angle point in the west line of this tract;
2. South 72°01'40" East, a distance of 10.00 feet to a 60D nail set for an angle point in the west line of this tract;
3. North 16°35'58" East, a distance of 40.00 feet to a 60D nail set in the north line of said 10.26 acre tract for the northwest corner of this tract, from which a 1/2" iron rod with TxDOT aluminum cap found at the intersection of said east right-of-way line of Interstate Highway No. 35 and the north line of said 10.26 acre tract, for the northeast corner of said 3.242 acre tract, bears North 72°01'40" West, a distance of 40.01 feet;

0.484 Acre (21,089 Square Feet)
Temporary Working Space Easement

4558.103-TWSE

THENCE South 72°01'40" East, with the north line of said 10.26 acre tract, a distance of 30.01 feet to a calculated point for the northeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the northeast corner of said 10.26 acre tract, bears South 72°01'40" East, a distance of 245.11 feet;

THENCE over and across said 10.26 acre tract, the following three (3) courses:

1. South 16°35'58" West, a distance of 64.99 feet to a calculated point for an angle point in the east line of this tract;
2. South 61°35'55" West, a distance of 28.28 feet to a calculated point for an angle point in the east line of this tract;
3. South 16°35'58" West, a distance of 912.68 feet to a calculated point in the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, for the southeast corner of this tract, from which a 1/2" iron rod with "VARA" plastic cap found for the southeast corner of said 10.26 acre tract, also being the northeast corner of said 11.26 acre tract, bears South 77°12'37" East, a distance of 276.31 feet;

THENCE North 77°12'37" West, with the south line of said 10.26 acre tract and the north line of said 11.26 acre tract, a distance of 20.05 feet to the **POINT OF BEGINNING**, containing 0.484 acres (21,089 square feet) of land.

BEARING BASIS NOTE

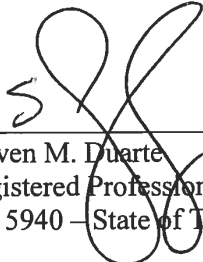
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, 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 9th day of March, 2009, A.D.

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

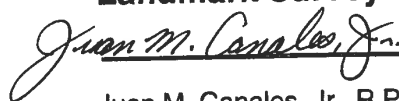

3/9/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas



REFERENCES

MAPSCO 2003 ,733-C&G
AUSTIN GRID NO. F-9
TCAD PARCEL ID NO. 04-5618-0210
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-03-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 3-10-09
Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

0.484 Acre (21,089 Square Feet)
Temporary Working Space Easement

4558.103-TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=200'

LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- ⊠ TXDOT TYPE II BRASS DISK IN CONCRETE FOUND
- TXDOT 1/2" IRON ROD W/ TXDOT ALUMINUM CAP FOUND
- ⚓ 60D NAIL SET
- △ CALCULATED POINT
- () RECORD INFORMATION

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

INTERSTATE HIGHWAY NO. 35
(RIGHT-OF-WAY VARIES)

STATE OF TEXAS
DOC. NO.
2007024749
O.P.R.T.C.
(3.242 ACRES)

STA. 1438+73.82
276.04' LEFT

KING EDWARD IX, LLC
DOC. NO.
2005065891
O.P.R.T.C.
(REMAINDER PORTION
OF 10.59 ACRES)

3648, LLC.
DOC. NO.
2005065895
O.P.R.T.C.
(REMAINDER PORTION
OF 10.26 ACRES)

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

TRINIDAD VARCINAS
SURVEY NO. 535
ABSTRACT NO. 785

PARCEL 4558.103
TWSE
0.484 AC.
21,089 SQ. FT.

POINT OF BEGINNING
N=10015441.59
E= 3096254.13
GRID

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.

MARCH 09, 2009

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



LIZARD CRAWL, LLC
DOC. NO.
2005065894
O.P.R.T.C.
(REMAINDER PORTION
OF 11.26 ACRES)

Line Table		
NUMBER	Bearing	Distance
L1	S72°01'40"E	10.00'
L2	N16°35'58"E	40.00'
L3	S72°01'40"E	30.01'
L4	S16°35'58"W	64.99'
L5	S61°35'55"W	28.28'
L6	N77°12'37"W	20.05'
L7	N77°12'37"W	30.07'
L8	N72°01'40"W	40.01'

DATE: 03-09-09
DRAWN BY: smd
MAJ JOB NO.: 396-03-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthIH35\DWG\4558.103 WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



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