

EXHIBIT _____

County: Travis
Parcel No.: 39
Highway: U.S. Highway 290
Project Limits: From: E of US 183
To: E of SH 130
Right of Way CSJ: 0114-02-085

PROPERTY DESCRIPTION FOR PARCEL 39

DESCRIPTION OF 0.999 OF ONE ACRE (43,530 SQ. FT.) OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.9992 OF ONE ACRE IN PROCEEDINGS IN EMINENT DOMAIN IN PROBATE COURT NO. 1, CAUSE NO. 1602, TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 10718, PAGE 1417, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.999 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the existing south right-of-way (ROW) line of U.S. Highway 290, 2.23 feet left of Engineer's Baseline Station 385+20.35, at the northwest corner of the herein described tract, same being the northwest corner of said City of Austin tract, same being the northeast corner of that certain tract of land described as 1.985 acres in a deed to JW 290, LTD., of record in Document 2004224690, Official Public Records, Travis County, Texas, also being in the south line of that certain tract of land described as 4.233 acres in deeds to the State of Texas, of record in Volume 3057, Page 1540 and Volume 3122, Page 1826, Deed Records, Travis County, Texas, from which point a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type I concrete monument found in the north line of said JW 290 tract, the existing south ROW line of U.S. Highway 290, and the south line of said 4.233 acre State of Texas tract bears S84°02'10"W 94.25 feet;

- 1) THENCE, with the north line of this tract, and said City of Austin tract, same being the existing south ROW line of U.S. Highway 290, and the south line of said 4.233 acre State of Texas tract, N84°02'10"E, passing at 199.92 feet a 1/2" iron rod found, continuing 216.00 feet, in all a total distance of 415.92 feet to a calculated point, 2.27

EXHIBIT ____

feet left of Engineer's Baseline Station 389+36.27, at the northeast corner of this tract, and said City of Austin tract, and the southeast corner of said 4.233 acre State of Texas tract, being at an angle point in the existing south ROW line of U.S. Highway 290, and in the west line of that certain tract of land described as 1.008 acres (Parcel B) in a deed to the State of Texas, of record in Volume 678, Page 613, Deed Records, Travis County, Texas, from which point a TxDOT Type I concrete monument found bears S05°57'50"E 1.79 feet;

- 2) THENCE, with the east line of this tract and of said City of Austin tract, the existing south ROW line of U.S. Highway 290, and the west line of said 1.008 acre State of Texas tract, S26°44'43"W 95.99 feet to a 1/2" iron pipe found, 78.50 feet right of Engineer's Baseline Station 388+84.41, at the southeast corner of this tract and said City of Austin tract, same being the southwest corner of said 1.008 acre State of Texas tract, and being in the north line of that certain tract of land described as "Old State Hwy 20" (Tract A) in a deed to the State of Texas, of record in Volume 871, Page 354, Deed Records, Travis County, Texas, and the existing north ROW line of Old State Highway 20;

THENCE, with the south line of this tract and said City of Austin tract, and the existing north ROW line of Old State Highway 20, and the existing north ROW line of said State of Texas "Old State Highway 20" tract, and continuing with a portion of Old State Highway 20 for which no record conveyance was found, as shown on TxDOT ROW map CSJ#0114-02-012, the following two (2) courses, numbered 3 & 4;

- 3) S73°45'15"W 240.04 feet to a 5/8" iron rod found, 121.37 feet right of Engineer's Baseline Station 386+48.22; and
- 4) S74°05'04"W 130.65 feet to a calculated point, 143.97 feet right of Engineer's Baseline Station 385+19.54, at the southwest corner of this tract and of said City of Austin tract, same being the southeast corner of said JW 290 tract, from which point a mag nail found to be replaced with a TxDOT Type II concrete monument after acquisition, 193.91 feet right of Engineer's Baseline Station 382+49.02, in the south line of said JW 290 tract, and the existing north ROW line of Old Manor Road, bears S73°34'59"W 275.09 feet;

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- 5) THENCE, with the west line of this tract and of said City of Austin tract, and the east line of said JW 290 tract, N05°38'24"W 146.20 feet to the POINT OF BEGINNING and containing 0.999 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

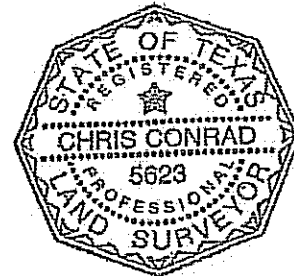
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify 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 the 20th day of March, 2007 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731
(512) 451-8591

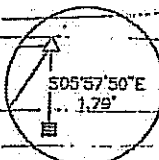


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. US 290 P39REV Issued 12/01/06, Rev 03/20/07

"EXHIBIT"

03/20/07



STATE OF TEXAS
VOL. 863, PG. 20
(8.054 AC.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°02'10"W	94.25
(L1)	(N87°43'00"E)	(94.19)
L2	S26°44'43"W	95.99
(L2)	(S30°16'49"W)	(95.98)

DETAIL A
N.T.S.

STATE OF TEXAS
VOL. 3057, PG. 1540
VOL. 3122, PG. 1826
(4.233 AC.)

P.O.B.
STA. 385+20.35
2.23' LT.

U.S. HIGHWAY 290
(R.O.W. VARIES)

STA. 389+36.27
2.27' LT.

ENGINEER'S
BASELINE

P.O.R.

385+00

199.92'

216.00'

SEE
DETAIL A

EXISTING
R.O.W. LINE

JW 290, LTD.
DOC. 2004224690
(1.985 AC.)

CITY OF AUSTIN
VOL. 10718, PG. 1417
CAUSE NO. 1602
(0.9992 AC.)

0.999 AC.

STATE OF TEXAS
VOL. 678, PG. 513
PARCEL (B)
(1.008 AC.)

STA. 382+49.02
193.91' RT.

STA. 385+19.54
143.97' RT.

N84°02'10"E 415.92'
(N87°42'41"E 415.70')

STA. 386+48.22
121.37' RT.

STA. 388+84.41
78.50' RT.

(S77°24'18"W 275.21')
(S73°34'59"W 275.09')

(S77°27'49"W 130.65')
(S74°05'04"W 130.05')

(S77°29'51"W 239.66')
(S73°45'15"W 240.04')

EXISTING R.O.W. LINE

STATE OF TEXAS
VOL. 871, PG. 354
TRACT A - OLD STATE HWY. 20
(80' WIDE X 2.7 MILES LONG)

MAG NAIL FOUND
TO BE REPLACED WITH A
TXDOT TYPE II CONCRETE
MONUMENT AFTER ACQUISITION

NO RECORD CONVEYANCE FOUND
DRAWN AS SHOWN ON CSJ # 0114-02-012

EXISTING R.O.W. LINE

PROPOSED
R.O.W. LINE

DEED ACREAGE	0.9992 AC.
ACQUISITION ACREAGE	0.999 AC.
ACQUISITION SQUARE FEET	43,530
REMAINDER ACREAGE	0 AC.
REMAINDER SQUARE FEET	0

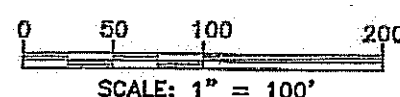
P. FRANK LAKE, TRUSTEE
VOL. 2927, PG. 547 (73.374 AC.)

P. FRANK LAKE, TRUSTEE TO
LAKE INVESTMENT AND PRODUCTION COMPANY, LTD.
VOL. 12637, PG. 1080
(UNDIVIDED 1/4 INTEREST IN 73.374 AC.)

LUCAS MUNOS SURVEY NO. 55
ABS. NO. 513

HARDIN INTERESTS, INC.
DOC. 2004236957
(2.971 AC.)

WILLIAM H. SANDERS
SURVEY NO. 54
ABS. NO. 690



NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(93) HARN. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) SEE PAGES 1, 2, AND 3 OF 4 FOR A DESCRIPTION OF THIS PARCEL.
- 3) IMPROVEMENTS SHOWN ARE TAKEN FROM TXDOT AERIAL SURVEY DIGITAL FILES.
- 4) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.
- 5) ENGINEER'S BASELINE IS NOT THE SAME AS THE ORIGINAL SURVEY "CENTERLINE".

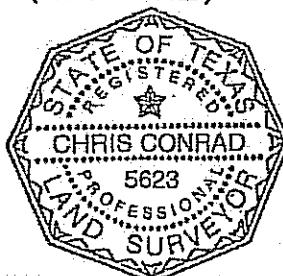
SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

03/20/07

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623
SURVEYED ON GROUND UNDER MY DIRECT SUPERVISION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- TO BE REPLACED WITH A TXDOT TYPE II CONCRETE MONUMENT AFTER ACQUISITION
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ MAG NAIL FOUND
- CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- ACCESS DENIAL LINE



McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PLAT OF 0.999 AC. OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, SAME BEING ALL OF THAT TRACT DESCRIBED AS 0.9992 AC. IN A DEED TO THE CITY OF AUSTIN, OF RECORD IN VOLUME 10718, PAGE 1417, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY
U.S. 290
CSJ 0114-02-085
PARCEL 39
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