

Exhibit " A "

Capital/Highway 35, Ltd.  
to  
The City of Austin  
(Waterline Easement)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TEN (10) TRACTS OF LAND CONTAINING 0.127 ACRES (5,550 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.127 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**TRACT 1:  
0.016 ACRE (709 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 39°48'46" East, a distance of 604.62 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,471.54, E=3,125,768.21;**

THENCE, continuing across said Lot A and departing the northwest line of said 10'

water line easement, the following five (5) courses:

1. **North 45°02'27" West**, a distance of **14.53** feet to a calculated point for angle point;
2. **North 62°23'27" West**, a distance of **54.85** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
4. **South 62°23'27" East**, a distance of **56.37** feet to a calculated point for angle point;
5. **South 45°02'27" East**, a distance of **16.05** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 44°57'33" West**, with the northwest line of the said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.016** acre (709 Square Feet) of land, more or less.

**TRACT 2:**  
**0.018 ACRE (791 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a ½" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, **North 40°03'54" East**, a distance of 635.72 feet to a calculated point on a northwest line of a 10' water line easement

dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,493.63, E=3,125,790.27**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'25" West**, a distance of **78.02** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'35" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'25" East**, a distance of **79.45** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, with the northwest line of said 10' water line easement, the following two (2) courses:

1. **South 27°36'33" West**, a distance of **5.44** feet to a calculated point for angle point;
2. **South 44°57'33" West**, a distance of **4.78** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.018** acre (791 Square Feet) of land, more or less.

**TRACT 3:**  
**0.010 ACRE (445 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in

Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 39°08'27" East, a distance of 693.02 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,544.61, E=3,125,818.54;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **44.45** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **44.46** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.010** acres (445 square feet) of land, more or less.

**TRACT 4:**  
**0.005 ACRE (200 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and

continuing for a total distance of 1387.71 feet;

THENCE, crossing said Lot A, North 37°40'45" East, a distance of 792.35 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,634.20, E=3,125,865.40**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°26'57" West**, a distance of **20.00** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°33'03" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°26'57" East**, a distance of **20.00** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.005** acre (200 Square Feet) of land more or less.

**TRACT 5:**  
**0.010 ACRE (454 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°51'06" East, a distance of 862.59 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,697.34, E=3,125,898.42;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.40** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.40** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33' West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.010** acre (454 Square Feet) of land, more or less.

**TRACT 6:  
0.018 ACRE (798 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°37'06" East, a distance of 884.74 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,717.22, E=3,125,908.81**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.25** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **17.63** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.25** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **17.63** feet to the **POINT OF BEGINNING** and containing **0.018** acre (798 Square Feet) of land, more or less.

**TRACT 7:**  
**0.024 ACRE (1,034 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 36°12'55" East, a distance of

925.84 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,754.07, E=3,125,928.09**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **45.39** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **22.78** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **45.39** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **22.78** feet to the **POINT OF BEGINNING** and containing **0.024** acre (1,034 Square Feet) of land, more or less.

**TRACT 8:**  
**0.021 ACRE (902 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 35°34'41" East, a distance of 999.32 feet to a calculated point on a northwest line of a 10' water line easement



dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,819.87, E=3,125,962.50**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

1. **North 62°23'27" West**, a distance of **46.19** feet to a calculated point for the westernmost corner of the herein described tract;
2. **North 27°36'33" East**, a distance of **19.53** feet to a calculated point for the northernmost corner of the herein described tract;
3. **South 62°23'27" East**, a distance of **46.19** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **19.53** feet to the **POINT OF BEGINNING** and containing **0.021** acre (902 Square Feet) of land, more or less.

**TRACT 9:**  
**0.002 ACRE (102 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing said Lot A, North 35°10'13" East, a distance of 1052.89 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat

of Capital Plaza Subdivision for the **POINT OF BEGINNING** and southernmost corner of the herein described tract having grid coordinate values of **N=10,087,867.79, E=3,125,987.56;**

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

4. **North 62°23'27" West**, a distance of **10.22** feet to a calculated point for the westernmost corner of the herein described tract;
5. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
6. **South 62°23'27" East**, a distance of **10.22** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.002** acre (102 Square Feet) of land, more or less.

**TRACT 10:  
0.003 ACRE (115 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain 5.105 acre tract described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, crossing into the interior of said Lot A, North 33°48'49" East, a distance of 1281.92 feet to a calculated point on a northwest line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the **POINT OF BEGINNING** and

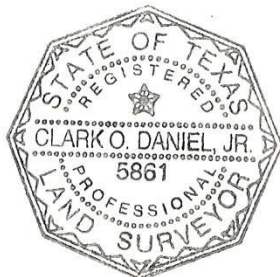
southernmost corner of the herein described tract having grid coordinate values of **N=10,088,072.19, E=3,126,094.46**;

THENCE, continuing across said Lot A and departing the northwest line of said 10' water line easement, the following three (3) courses:

7. **North 62°23'27" West**, a distance of **11.51** feet to a calculated point for the westernmost corner of the herein described tract;
8. **North 27°36'33" East**, a distance of **10.00** feet to a calculated point for the northernmost corner of the herein described tract;
9. **South 62°23'27" East**, a distance of **11.51** feet to a calculated point in the northwest line of the said 10' water line easement for the easternmost corner of the herein described tract;

THENCE, **South 27°36'33" West**, with the northwest line of said 10' water line easement, a distance of **10.00** feet to the **POINT OF BEGINNING** and containing **0.003** acre (115 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



*Clark O. Daniel* 04.06.2011

Clark O. Daniel, R.P.L.S. No. 5861  
Engineering Services Division  
Department of Public Works  
City of Austin

FIELD NOTES REVIEWED  
By *JOHN MOORE* Date *4-8-2011*  
Engineering Support Section  
Department of Public Works  
and Transportation

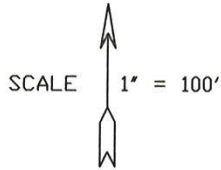
#### REFERENCES

TCAD Parcel No. 02-2414-02-18  
Austin Grid L-26

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## WATER LINE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)



### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

TRACT 10  
0.003 ACRE  
(115 SF)

PART OF LOTS 47 & 48

DUVAL HEIGHTS  
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.  
DOC. NO. 2002119575

60D

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

TRACT 9  
0.002 ACRE  
(102 SF)

TRACT 8  
0.021 ACRE  
(902 SF)

TRACT 7  
0.024 ACRE  
(1,034 SF)

TRACT 6  
0.018 ACRE  
(798 SF)

TRACT 5  
0.010 ACRE  
(454 SF)

TRACT 4  
0.005 ACRE  
(200 SF)

TRACT 3  
0.010 ACRE  
(445 SF)

TRACT 2  
0.018 ACRE  
(791 SF)

TRACT 1  
0.016 ACRE  
(709 SF)

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAMERON ROAD  
(R.O.W. VARIES)

RIDGEMONT

CLOVERLEAF

CORONA

### LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



## CAPITAL PLAZA SUBDIVISION

### LOT A

BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION  
LOT 1 SEC. 2  
DOC. 200400127

WATER LINE  
EASEMENT  
TRACT 1  
0.016 ACRE  
(709 SF)

P.O.B.  
N=10,087,471.54  
E=3,125,768.21  
GRID

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 46°44'09" E 1387.71'  
(N 49°13' E)

CAMERON ROAD  
(R.O.W. VARIES)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 45°02'27"W	14.53'
L2	N 62°23'27"W	54.85'
L3	N 27°36'33"E	10.00'
L4	S 62°23'27"E	56.37'
L5	S 45°02'27"E	16.05'
L6	N 44°57'33"E	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

Page 2 of 11  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 2  
0.018 ACRE  
(791 SF)

P.O.B.  
N=10,087,493.63  
E=3,125,790.27  
GRID

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAMERON ROAD  
(R.O.W. VARIES)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'25"W	78.02'
L2	N 27°36'35"E	10.00'
L3	S 62°23'25"E	79.45'
L4	S 27°36'33"W	5.44'
L5	S 44°57'33"W	4.78'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

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WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

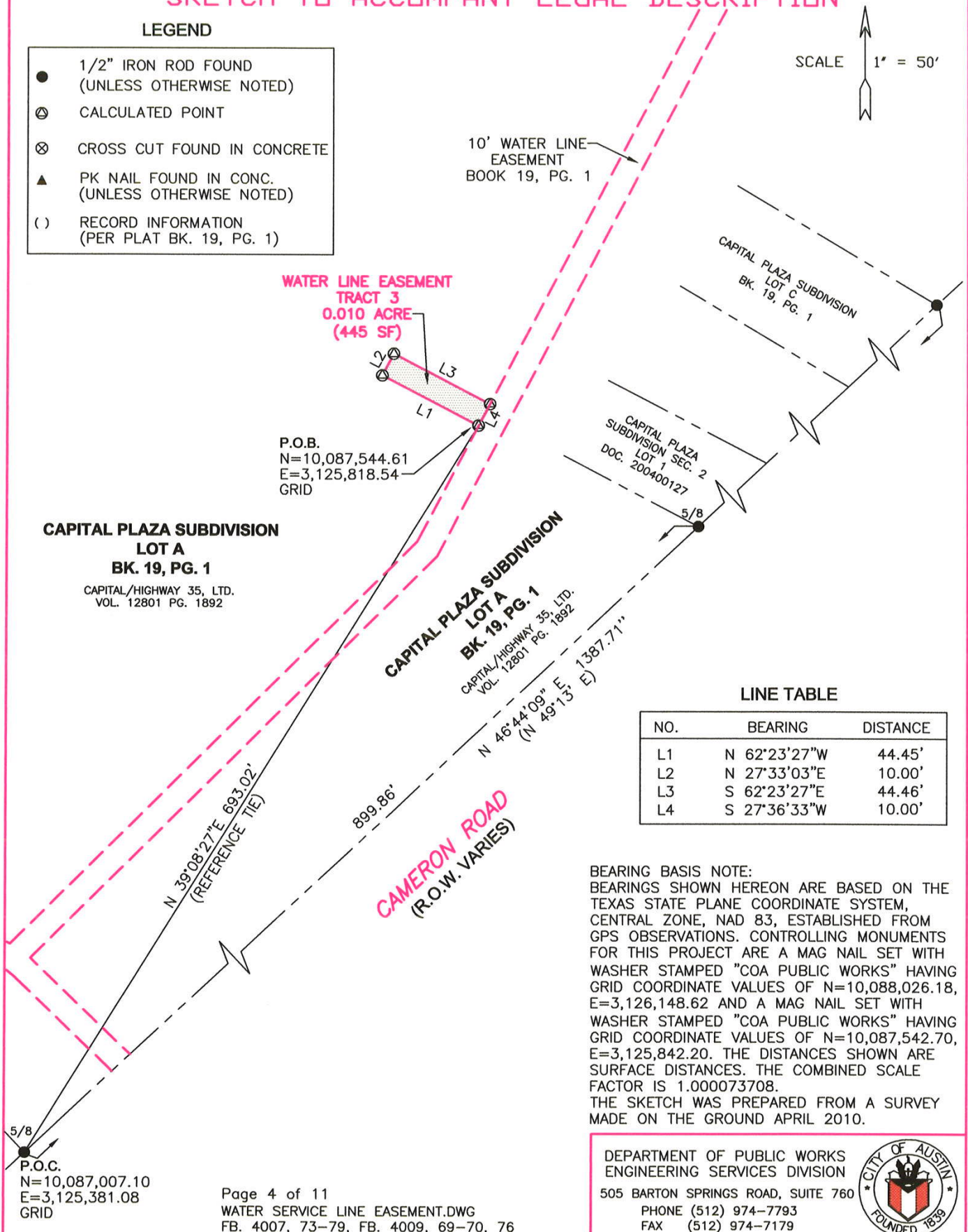


# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



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WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	CALCULATED POINT
⊗	CROSS CUT FOUND IN CONCRETE
▲	PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
( )	RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 4  
0.005 ACRE  
(200 SF)

P.O.B.  
N=10,087,634.20  
E=3,125,865.40  
GRID

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1  
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°26'57"W	20.00'
L2	N 27°33'03"E	10.00'
L3	S 62°26'57"E	20.00'
L4	S 27°36'33"W	10.00'

CAMERON ROAD  
(R.O.W. VARIES)

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

WATER LINE EASEMENT  
TRACT 5  
0.010 ACRE  
(454 SF)

P.O.B.  
N=10,087,697.34  
E=3,125,898.42  
GRID

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.40'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	45.40'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

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WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

WATER LINE EASEMENT  
TRACT 6  
0.018 ACRE  
(798 SF)

P.O.B.  
N=10,087,717.22  
E=3,125,908.81  
GRID

## CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	45.25'
L2	N 27°36'33"E	17.63'
L3	S 62°23'27"E	45.25'
L4	S 27°36'33"W	17.63'

BEARING BASIS NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708.  
THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

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ENGINEERING SERVICES DIVISION  
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PHONE (512) 974-7793  
FAX (512) 974-7179



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WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'

WATER LINE EASEMENT  
TRACT 8  
0.021 ACRE  
(902 SF)

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

P.O.B.  
N=10,087,819.87  
E=3,125,962.50  
GRID

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	46.19'
L2	N 27°36'33"E	19.53'
L3	S 62°23'27"E	46.19'
L4	S 27°36'33"W	19.53'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

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FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

WATER LINE EASEMENT  
TRACT 9  
0.002 ACRE  
(102 SF)

P.O.B.  
N=10,087,867.79  
E=3,125,987.56  
GRID

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

**CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1**

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	10.22'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	10.22'
L4	S 27°36'33"W	10.00'

## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

**CAMERON ROAD  
(R.O.W. VARIES)**

5/8  
P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

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WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER LINE  
EASEMENT  
TRACT 10  
0.003 ACRE  
(115 SF)

DUVAL HEIGHTS  
BK. 2, PG. 189

5700 CAMERON ROAD, L.P.  
DOC. NO. 2002119575

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

P.O.B.  
N=10,088,072.19  
E=3,126,094.46  
GRID

60D

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 33°48'49"E 1281.92'  
(REFERENCE TIE)

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

SCALE 1" = 50'

## LINE TABLE

NO.	BEARING	DISTANCE
L1	N 62°23'27"W	11.51'
L2	N 27°36'33"E	10.00'
L3	S 62°23'27"E	11.51'
L4	N 27°36'33"W	10.00'

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

N 46°44'09"E 1387.71'  
(N 49°13' E)

CAMERON ROAD  
(R.O.W. VARIES)



04.06.2011

BEARING BASIS NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

CLARK O. DANIEL, R.P.L.S. NO. 5861  
DRAWN BY: CLARK O. DANIEL  
WATER SERVICE LINE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76  
Page 11 of 11

DATE

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