



EXHIBIT “   B   ”

(TEMPORARY WORKING SPACE EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026 & CIP # 6937.027

**DESCRIPTION FOR PARCEL 4558.110 TWSE-3**

LEGAL DESCRIPTION OF A 0.750-ACRE TRACT OF LAND, EQUIVALENT TO 32,658 SQUARE FEET OF LAND, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 87.884-ACRE TRACT OF LAND AS CONVEYED *FROM* JOYCE ANN PORTER AND ONION87.88, L.P. *TO* ONION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.750-ACRE OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** on a capped 1/2-inch iron rod stamped “RDS-4094” found on the easterly right-of-way line of Interstate Highway No. 35 (400-foot right-of-way width), monumenting the westerly corner of said Onion Associates, LTD. 87.884-acre tract, also monumenting the northerly corner of a called 8.17-acre tract of land conveyed to Onion Creek Associates LTD. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, departing said easterly right-of-way line of Interstate Highway No. 35 and through the interior of said Onion Associates, LTD. 87.884-acre tract, N42°59’25”E, a distance of 1,072.79 feet to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,433.48, E=3,098,504.59, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing through the interior of said Onion Associates, LTD. 87.884-acre tract, the following five (5) courses and distances:

- 1) **N18°55’36”E**, a distance of **71.31 feet** to a calculated point, for the northwest corner of this easement, from which a 5/8-inch iron rod found on the easterly right-of-way line of Interstate Highway No. 35 identified as Texas Department of Transportation Station 1380+00.00 ~ 200.00 feet left, bears N13°27’32”W, a distance of 898.27 feet;
- 2) **S58°42’03”E**, a distance of **67.45 feet** to a calculated point, for an angle point of this easement;
- 3) **S75°46’28”E**, a distance of **420.60 feet** to a calculated point, for the northeast corner of this easement;

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
T.U.C.P./W.B.E./H.U.B./D.B.E.



- 4)  $S17^{\circ}36'47''W$ , a distance of **80.19 feet** to a calculated point, for the southeast corner of this easement, from which a 1/2-inch iron rod found monumenting the southeast corner of said Onion Associates, LTD. 87.884-acre tract, same being on a north line of a called 254.9-acre tract conveyed to Spillman Properties, LTD., recorded in Document No. 2009124581, Official Public Records of Travis County, Texas, also on the west line of a called 117.118-acre tract conveyed to Onion Associates, LTD., recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, bears  $S36^{\circ}24'26''E$ , a distance of 1,772.95 feet; and
- 5)  $N72^{\circ}23'13''W$ , a distance of **487.03 feet** to the **POINT OF BEGINNING**, containing 0.750-acre (32,658 square feet) of land.

#### BEARING BASIS NOTE

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of  $N=10,022,637.008$ ,  $E=3,098,305.276$  and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of  $N=10,014,095.051$ ,  $E=3,095,165.555$ . Distances shown hereon are grid.

#### CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by**  
**Landmark Surveying, LP**

*Juan M. Canales, Jr.*

**Juan M. Canales, Jr.**  
Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*1-11-2010*

Date



#### REFERENCES

MAPSCO 2009, 703-R, GRID NO. F-11  
TCAD PARCEL ID NO. 04-4818-0501  
4558.110-TWSE-3.doc

Reviewed and Approved by:  
MACIAS & ASSOCIATES, L.P.

*Jackie Lee Crow*  
Date: *1/11/2010*  
**JACKIE LEE CROW**  
R.P.L.S. #5209

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND



60D NAIL SET



1/2" IRON ROD FOUND  
UNLESS NOTED OTHERWISE



BRASS DISK FOUND  
UNLESS NOTED OTHERWISE



1/2" IRON PIPE FOUND  
UNLESS NOTED OTHERWISE



MAG NAIL FOUND



CALCULATED POINT



CENTERLINE



RECORDED INFORMATION



NEIGHBORING RECORD



TYPED PLANS #3090-0



IH 35-LOOP 275 TO FM 1327



DATED: JUNE 9, 1989



OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS



REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS



PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS



TCAD TRAVIS CENTRAL APPRAISAL  
DISTRICT RIGHT-OF-WAY



SUBDIVISION LINE



MONUMENTED ROW LINE



DETAIL A  
NOT TO SCALE



POINT OF BEGINNING  
N=10,021,433.48  
E=3,098,504.59  
GRID



POINT OF REFERENCE  
N=10,021,433.48  
E=3,098,504.59  
GRID



INTERSTATE HIGHWAY No. 35  
CAPPED-RDS-4094



LOT 1  
ST. ALBAN'S ADDITION  
BK. 86, PG. 88C P.R.T.C.T.



SPECIAL WARRANTY DEED  
SPILLMAN PROPERTIES LTD.  
(254.9-ACRES)



UNION CREEK ASSOCIATES LTD.  
(TRACT 1, 117.188-ACRES)



UNION CREEK GOLF  
GROUP, LP  
DOC. NO. 2006079292  
O.P.R.T.C.T.  
[140.788-ACRES]



SANTIAGO DEL VALLE GRANT  
ABSTRACT NO. 24



SKETCH TO  
ACCOMPANY  
FIELD NOTES

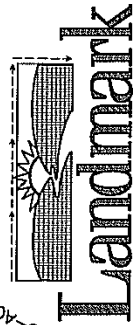
## LINE TABLE

LINE	BEARING	DISTANCE
L1	N18°55'36"E	71.31'
L2	S58°42'03"E	67.45'
L3	S17°36'47"W	80.19'
L10	S81°41'03"W	1.95'
L11	N76°01'46"W	1.73'

*Juan M. Canales, Jr.*  
1-11-2010

1" = 200'

Client: URS  
Date: December 31, 2009  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
Path: c:\leos drawings\other\easements\oci\_bradshaw-grid-base.dwg  
Job No.: 610-12-06



**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

### BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 1468+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

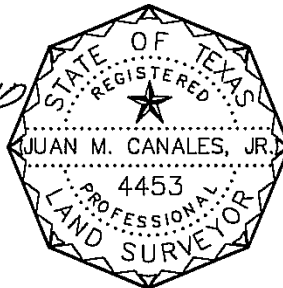
AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr.* 1-11-2010  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453  
DATE: December 9, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

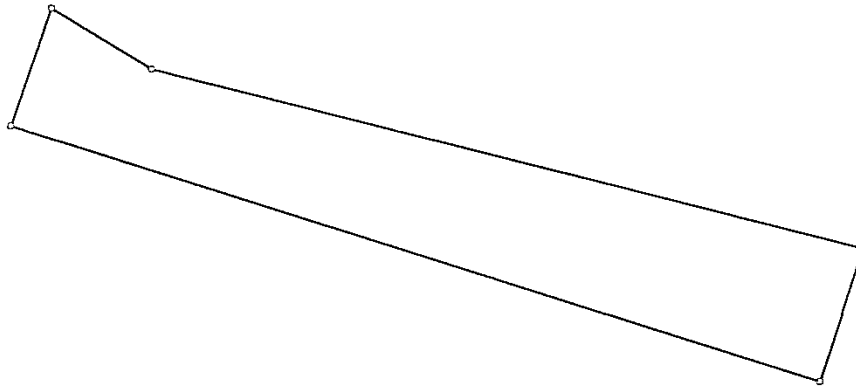
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Date: December 31, 2009  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
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Job No.: 610-12-06



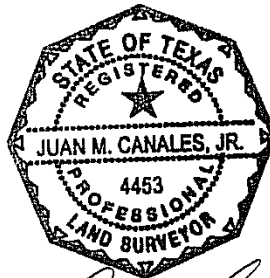
SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
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Title: 4558.110-TWSE-3		Date: 01-04-2010
Scale: 1 inch = 100 feet	File: 4558.110-TWSE-3.des	
Tract 1: 0.750 Acres: 32658 Sq Feet: Closure = n26.1342w 0.01 Feet: Precision = 1/164911: Perimeter = 1127 Feet		
001=n18.5536e 71.31	003=s75.4628e 420.60	005=n72.2313w 487.03
002=s58.4203e 67.45	004=s17.3647w 80.19	



*Juan M. Canales, Jr.*  
1-11-2010