



EXHIBIT “   I   ”

(TEMPORARY INGRESS AND EGRESS EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026 & CIP # 6937.027

**DESCRIPTION FOR PARCEL 4558.110 TIAEE**

LEGAL DESCRIPTION OF A 0.488-ACRE TRACT OF LAND, EQUIVALENT TO 21,255 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 UNION87.88, L.P. *TO* UNION 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 0.488-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 Union 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**, with said easterly right-of-way line of Interstate Highway No. 35, same being the westerly line of said Union Associates, LTD. 87.884-acre tract, N17°32’36”E, a distance of 947.85 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,552.53, E=3,098,058.79, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing with said easterly right-of-way line of Interstate Highway No. 35, same being said westerly line of the Onion Associates, LTD. 87.884-acre tract, N17°32’36”E, a distance of **25.70 feet** to a 60d nail set, for the northwest corner of this tract, 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 N17°32’36”E, a distance of 836.39 feet;

**THENCE**, through the interior of said Onion Associates, LTD. 87.884-acre tract, the following nine (9) courses and distances:

- 1) **S85°52’11”E**, a distance of **20.81 feet** to a 60d nail set at a point of non-tangent curvature of a circular curve to the right, whose radius point bears S09°38’00”E, a distance of 190.00 feet;

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- 2) With said curve to the right, an arc length of **90.35 feet**, having a radius distance of **190.00 feet**, a central angle of **27°14'47"**, a chord which bears **S86°00'37"E**, a distance of **89.50 feet** to a 60d nail set for the point of tangency;
- 3) **S72°23'13"E**, a distance of **127.32 feet** to a 60d nail set, for an angle point of this easement;
- 4) **S18°55'36"W**, a distance of **30.22 feet** to a 60d nail set, for an inside corner of this easement;
- 5) **S72°23'13"E**, a distance of **281.77 feet** to a 60d nail set, for the northeast corner of this easement;
- 6) **S18°55'36"W**, a distance of **30.01 feet** to a 60d nail set, 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 **S43°56'48"E**, a distance of 2,124.13 feet;
- 7) **N72°23'13"W**, a distance of **477.47 feet** to a 60d nail set for the point of tangency of a circular curve to the right;
- 8) With said curve to the right, an arc length of **29.03 feet**, having a radius distance of **35.00 feet**, a central angle of **47°31'14"**, a chord which bears **N48°37'36"W**, a distance of **28.20 feet** to a 60d nail set for a point of non-tangency; and
- 9) **N85°52'11"W**, a distance of **11.94 feet** to the **POINT OF BEGINNING**, containing 0.488-acre (21,255 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.

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**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.**

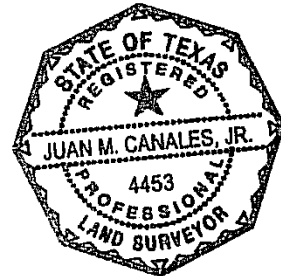
Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*1-11-2010*

**Date**

**REFERENCES**

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



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

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



## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, Zone X (shaded), 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

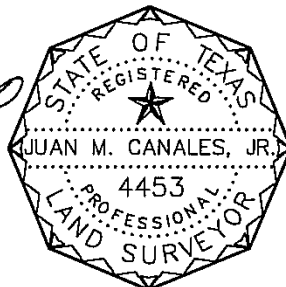
*Juan M. Canales, Jr.* 1-11-2010  
JUAN M. CANALES, JR.

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

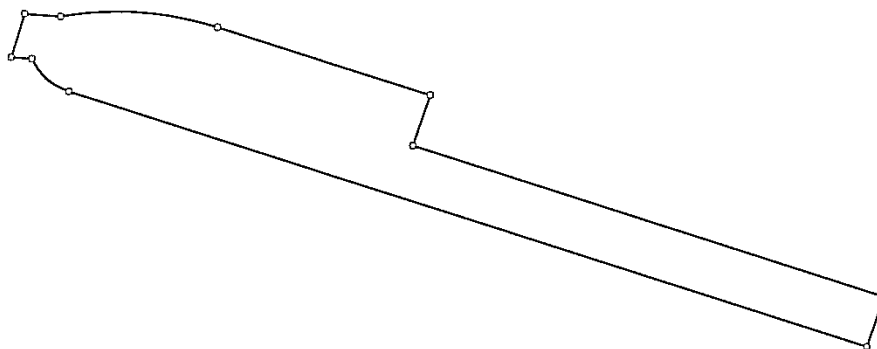
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Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
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Job No.: 610-12-06



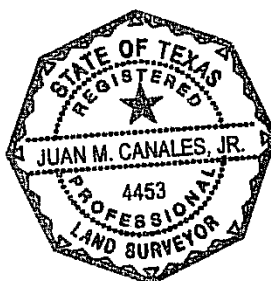
SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
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|  |                          |  |
|--|--------------------------|--|
| Title: 4558.110-TIAEE  |                          | Date: 01-04-2010   |
| Scale: 1 inch = 100 feet   | File: 4558.110-TIAEE.des |  |
| Tract 1: 0.488 Acres: 21255 Sq Feet: Closure = n61.5348w 0.01 Feet: Precision =1/195195: Perimeter = 1125 Feet |                          |  |
| 001=n17.3236e 25.70  | 005=s18.5536w 30.22      | 009: R1, R=35.00, Arc=29.03, Delta=47.3114<br>Bng=n48.3736w, Chd=28.20 |
| 002=s85.5211e 20.81  | 006=s72.2313e 281.77     | 010=n85.5211w 11.94  |
| 003: R1, R=190.00, Arc=90.35, Delta=27.1447<br>Bng=s86.0037e, Chd=89.50  | 007=s18.5536w 30.01      |  |
| 004=s72.2313e 127.32   | 008=n72.2313w 477.47     |  |



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