



EXHIBIT “   O   ”

(50-FOOT WASTEWATER EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026 & CIP # 6937.027

**DESCRIPTION FOR PARCEL 4558.110 WWE-2**

LEGAL DESCRIPTION OF A 2.490-ACRE TRACT OF LAND, EQUIVALENT TO 108,445 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 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 2.490-ACRES 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 Union 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 Union Associates, LTD. 87.884-acre tract, N39°44' 12"E, a distance of 1,152.66 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,535.16, E=3,098,509.93, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing through the interior of said Union Associates, LTD. 87.884-acre tract, the following seven (7) courses and distances:

- 1) **N18°55'36"E**, a distance of **51.19 feet** to a 60d nail set, 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 N14°43'34"W, a distance of 817.82 feet;
- 2) **S58°42'03"E**, a distance of **100.88 feet** to a 60d nail set, for an angle point of this easement;
- 3) **S75°46'28"E**, a distance of **413.44 feet** to a 60d nail set, for an angle point 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) **S70°17'38"E**, a distance of **491.10 feet** to a 60d nail set, for an angle point of this easement;
- 5) **S57°58'19"E**, a distance of **495.72 feet** to a 60d nail set, for an angle point of this easement;
- 6) **S41°21'05"E**, a distance of **499.98 feet** to a 60d nail set, for an angle point of this easement; and
- 7) **S56°01'07"E**, a distance of **171.35 feet** to a calculated point in the east line of said Onion Associates, LTD. 87.884-acre tract, same being the west line of a called 117.188-acre tract conveyed to Onion Associates, LTD. in the above referenced Document No. 2006236625 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found on an angle point in said east line of Onion Associates, LTD. 87.884-acre tract bears N26°54'57"E, a distance of 400.16 feet,

**THENCE**, with the common line of said Onion Associates, LTD. 87.884-acre tract and said Onion Associates, LTD. 117.188-acre tract, **S26°54'57"W**, a distance of **50.38 feet** to a calculated point, from which a 1/2-inch iron rod found at the southeast corner of said Onion Associates, LTD. 87.884-acre tract, same being the northeast corner of a called 254.9-acre tract conveyed to Spillman Properties Ltd. in Document No. 2009124581, Official Public Records Travis County, Texas, also being an angle point in the west line of said Onion Associates, LTD. 117.188-acre tract, bears S26°54'57"W a distance of 423.86 feet and S28°10'16"W a distance of 281.22 feet;

**THENCE**, through the interior of said Onion Associates, LTD. 87.884-acre tract, the following six (6) courses and distances:

- 1) **N56°01'07"W**, a distance of **183.99 feet** to a 60d nail set, for an angle point of this easement;
- 2) **N41°21'05"W**, a distance of **499.11 feet** to a 60d nail set, for an angle point of this easement;
- 3) **N57°58'19"W**, a distance of **483.02 feet** to a 60d nail set, for an angle point of this easement;
- 4) **N70°17'38"W**, a distance of **483.31 feet** to a 60d nail set, for an angle point of this easement;
- 5) **N75°46'28"W**, a distance of **418.56 feet** to a 60d nail set, for an angle point of this easement; and

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- 6) N58°42'03"W, a distance of 97.42 feet to the POINT OF BEGINNING, containing 2.490-acres (108,445 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**

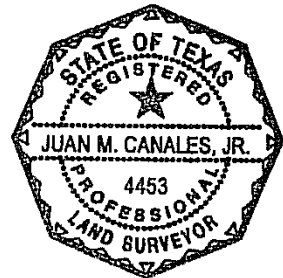
*Juan M. Canales, Jr.*  
**Juan M. Canales, Jr.**

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

*7-20-10*  
**Date**

**REFERENCES**

MAPSCO 2009, 703-R & 704-S, GRID NO. F-11 & G-10  
TCAD PARCEL ID NO. 04-4818-0501  
4558.110-50' WWE-2\_rev1.doc



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

*Jackie Lee Crow*  
Date: *7/20/2010*  
**JACKIE LEE CROW**  
**R.P.L.S. #5209**

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

600' NAIL SET

1/2" IRON ROD FOUND

UNLESS NOTED OTHERWISE

BRASS DISK FOUND

1/2" IRON PIPE FOUND

UNLESS NOTED OTHERWISE

MAG NAIL FOUND

CALCULATED POINT

CENTERLINE

RECORD INFORMATION

NEIGHBORING RECORD

TXDOT PLANS #3090-0

STA. 1380+00.00

200.00' LEFT

5/8" (H-35)

1/2" (H-35)

INSIDE R.O.W.

SEE

DETAIL A

OFFICIAL PUBLIC RECORDS

OF TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS

OF TRAVIS COUNTY, TEXAS

PLAT RECORDS

OF TRAVIS COUNTY, TEXAS

DEED RECORDS

OF TRAVIS COUNTY, TEXAS

TRAVIS CENTRAL APPRAISAL

DISTRICT

RIGHT-OF-WAY

LINE

MONUMENTED

ROW LINE

NOT TO SCALE

DETAIL A

POINT OF BEGINNING

POINT OF REFERENCE

POINT OF BEGINNING

POINT OF REFERENCE

POINT OF BEGINNING

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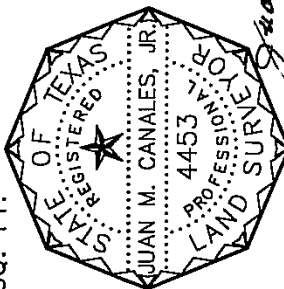
POINT OF REFERENCE

LINE	BEARING	DISTANCE
L1	N18°55'36"E	51.19'
L2	S58°42'03"E	100.88'
L3	S56°01'07"E	171.35'
L4	S26°54'57"W	50.38'
L5	N56°01'07"W	183.99'
L6	N58°42'03"W	97.42'

1" = 200'

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

UNION ASSOCIATES, LTD.  
DOC. NO. 2006236625 O.P.R.T.C.T.  
(GRANTOR 2 TRACT, 87.884-ACRES)  
TCAD#0448180501



**Landmark**  
SURVEYING, LP

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

*Surveyed by Juan M. Canales, Jr.*  
7-20-10

Client: Othon, Inc.  
Date: July 16, 2010  
Office: Stephen Lawrence  
Crew: S.Dunn  
F.B.: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
Job No.: 480-16-11

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## LEGEND

- 50D NAIL SET  
1 1/2" IRON ROD FOUND  
UNLESS NOTED OTHERWISE  
BRASS DISK FOUND

- 1/2" IRON PIPE FOUND  
UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- CALCULATED POINT  
CENTERLINE
- RECORD INFORMATION  
NEIGHBORING RECORD

- TXDQT PLANS #3090-0  
IH 35-LOOP 275 TO FM 1327  
DATED: JUNE 9, 1989

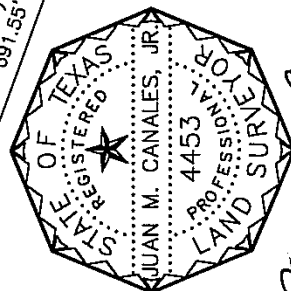
- OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS  
REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS  
PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS  
DEED RECORDS  
OF TRAVIS COUNTY, TEXAS  
TRAVIS CENTRAL APPRAISAL  
DISTRICT  
RIGHT-OF-WAY

SANTIAGO DEL VALLE GRANT  
ABSTRACT NO. 24

ABSTRACT NO. 24

PARCEL 4558.110  
WWE-2  
2.490 AC.  
108,445 SQ. FT.

(N67°01'32"W 678.95')  
N69°47'40"W 691.55'



Client: Guam M. Canales, Jr.  
Other, Inc. 7-20-10

Client: Othon, Inc.  
Date: July 16, 2010  
Office: Stephen Lawrence  
Crew: S.Dunn

F.B.: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
 Path: Job No.: 480-16-11

SPECIAL WARRANTY DEED  
SPILLMAN PROPERTIES LTD.  
DOC. NO. 2009124581 O.P.R.T.C.T.  
(254.9--ACRES)

UNION ASSOCIATES, LTD.  
DOC. NO. 2006236625 O.P.R.T.C.T.  
(GRANTOR 2 TRACT, 87.884-ACRES)  
TCAD#0448180501

5' WIDE ELECTRIC &  
TELEPHONE EASEMENT  
TO CITY OF AUSTIN  
VOL. 5187, PAGES  
596 D.R.T.C.T.

20.0'  
INGRESS/EGRESS  
EASEMENT  
VOL. 8777, PAGES  
54; 359; 364; 377  
381; 386; & 391  
DIST.

DOC. NO. 2006236625 O.P.R.T.C.T.  
(TRACT 1, 117.188-ACRES)  
TCAD#0448180502

54; 359; 364; 378  
381; 386; & 391  
D.B.T.C.



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PAGE 5 OF 6

**AUSTIN, TEXAS 78746**  
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**Exhibit O**  
**Page 5 of 7**

## 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.

### Restrictive Covenant and Easement Note:

1. Restrictive covenants and easements as declared in Document Nos. 2005209467, and 2007071321 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.
- 10a. An ingress and egress easement granted to John Lee Cook et al as set out in Volume 9278, Page 625 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10b. An ingress, egress and regress easement granted to John Lee Cook and Donald E. Laine as set out in Volume 9261, Page 714 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10c. An electric and telephone line easement granted to the City of Austin as set out in Volume 5187, Page 596 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.
- 10d. Provisions regarding building lines set out in instrument recorded in Document NO. 2005209467 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.
- 10k. Affidavit of Service Area set out in Document NO. 2001176946 of the Official Public Records of Travis County, Texas DOES APPLY to the subject easement.
- 10l. All terms, conditions and stipulations of that certain Contract and Agreement by and between Effie Reeves Kitchens, et al, and Jimmie Demaret and Jimmy Connolly, Trustees, as set out in Volume 4440, Page 1843. of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 806522, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

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

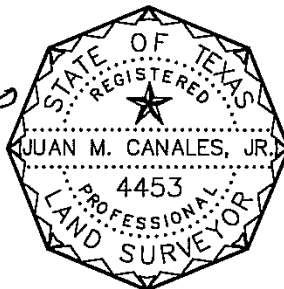
*Juan M. Canales, Jr. 7-20-10*  
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453  
DATE: July 16, 2010

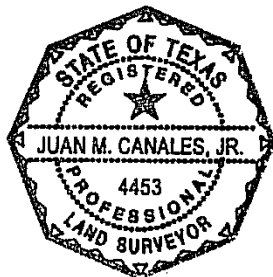
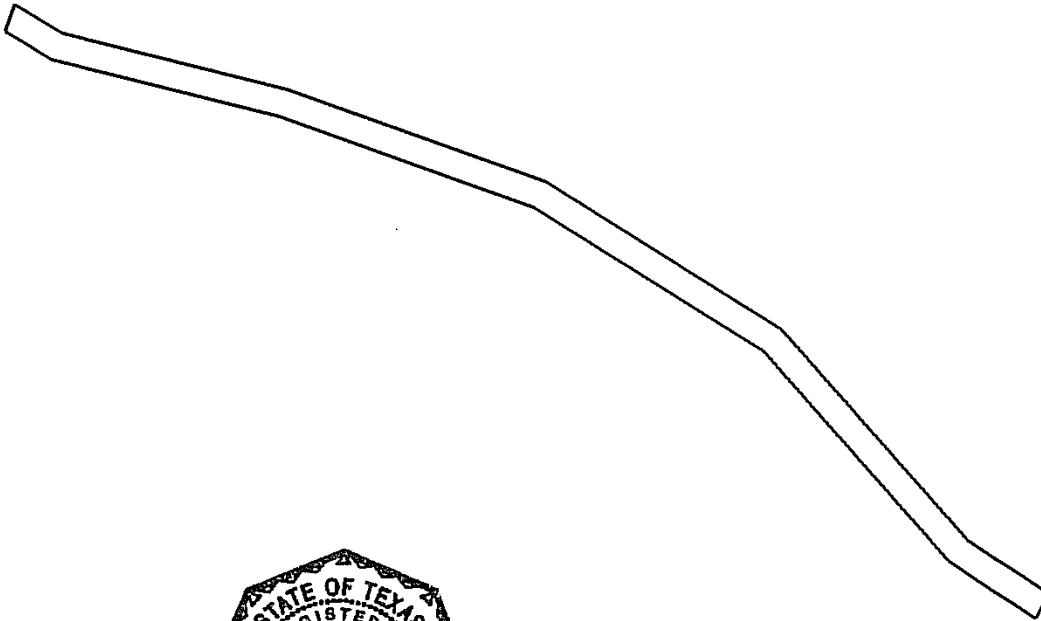
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE  
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Othon, Inc.  
Date: July 16, 2010  
Office: Stephen Lawrence  
Crew: S.Dunn

F.B.:  
Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
Job No.: 480-16-11



  
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*Juan M. Canales, Jr.*  
7-20-10

4558.110-50' WWE-2\_rev1

7/19/2010

Scale: 1 inch= 311 feet

File: 4558.110-50' WWE-2\_rev1.ndp

Tract 1: 2.4896 Acres (108445 Sq. Feet), Closure: s54.4331e 0.02 ft. (1/248170), Perimeter=4439 ft.

01 n18.5536e 51.19  
02 s58.4203e 100.88  
03 s75.4628e 413.44  
04 s70.1738e 491.1  
05 s57.5819e 495.72  
06 s41.2105e 499.98  
07 s56.0107e 171.35  
08 s26.5457w 50.38  
09 n56.0107w 183.99  
10 n41.2105w 499.11

11 n57.5819w 483.02  
12 n70.1738w 483.31  
13 n75.4628w 418.56  
14 n58.4203w 97.42