



EXHIBIT “ P ”

(100'x 100' WASTEWATER EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.026

DESCRIPTION FOR PARCEL 4558.110 WWE

LEGAL DESCRIPTION OF A 0.230-ACRE TRACT OF LAND, EQUIVALENT TO 10,000 SQUARE FEET OF LAND, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, OUT OF AND A PART OF A CALLED 87.884-ACRE TRACT OR PARCEL OF LAND HAVING BEEN 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 0.230-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 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 87.884-acre parcel of land, N35°07'30"E, a distance of 1,109.49 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,556.22, E=3,098,411.44, for the westerly corner and **POINT OF BEGINNING** of this easement;

THENCE, continuing through the interior of the Onion Associates, LTD. 87.884-acre tract, the following four (4) courses and distances:

- 1) **N18°55'36"E**, a distance of **100.00 feet** to a 60d nail set, for the northerly 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 N09°49'01"W, a distance of 734.47 feet;
- 2) **S71°04'24"E**, a distance of **100.00 feet** to a 60d nail set, for the easterly corner of this easement;
- 3) **S18°55'36"W**, a distance of **100.00 feet** to a 60d nail set, for the southerly 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

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.



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. 200623665 of the Official Public Records of Travis County, Texas, bears S42°18'27"E, a distance of 2,250.81 feet; and

- 4) N71°04'24"W, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 0.230-acre (10,000 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

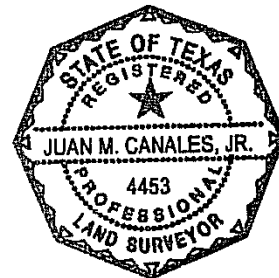
Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crdw

Date: *1/11/2010*
JACKIE LEE CRDW
R.P.L.S. #5209

REFERENCES

MAPSCO 2009, 703-R, GRID NO. F-11
TCAD PARCEL ID NO. 04-4818-0501
4558.11-100' SQ_SWWE.doc



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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND



600 NAIL SET



1/2" IRON ROD FOUND



BRASS DISK FOUND



1/2" IRON PIPE FOUND



CALCULATED POINT



CENTERLINE



RECORD INFORMATION



TXDOT PLANS



35-LOOP



DATED



OFFICIAL PUBLIC RECORDS



REAL PROPERTY RECORDS



PLAT RECORDS



TRAVIS COUNTY APPRAISAL



RIGHT-OF-WAY



SUBDIVISION LINE



MONUMENTED ROW LINE



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(IH-35) STA. 1377+66.73

200.00' LEFT &

ONION CREEK

(120' R.O.W.)

ONION CREEK PARKWAY

STA. 51+94.52

53.0' RIGHT

UNLESS NOTED OTHERWISE

MAG NAIL FOUND

CALCULATED POINT

CENTERLINE

RECORD INFORMATION

STA. 1380+00.00

NEIGHBORING RECORD

TXDOT PLANS #3090-0

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

TRAVIS CENTRAL APPRAISAL

DISTRICT

RIGHT-OF-WAY

SUBDIVISION LINE

MONUMENTED ROW LINE

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RIGHT-OF-WAY

SUBDIVISION LINE

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 No. 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 NOT 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 DO 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:

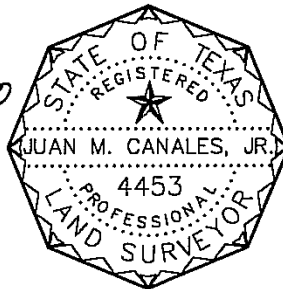
THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 146B+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

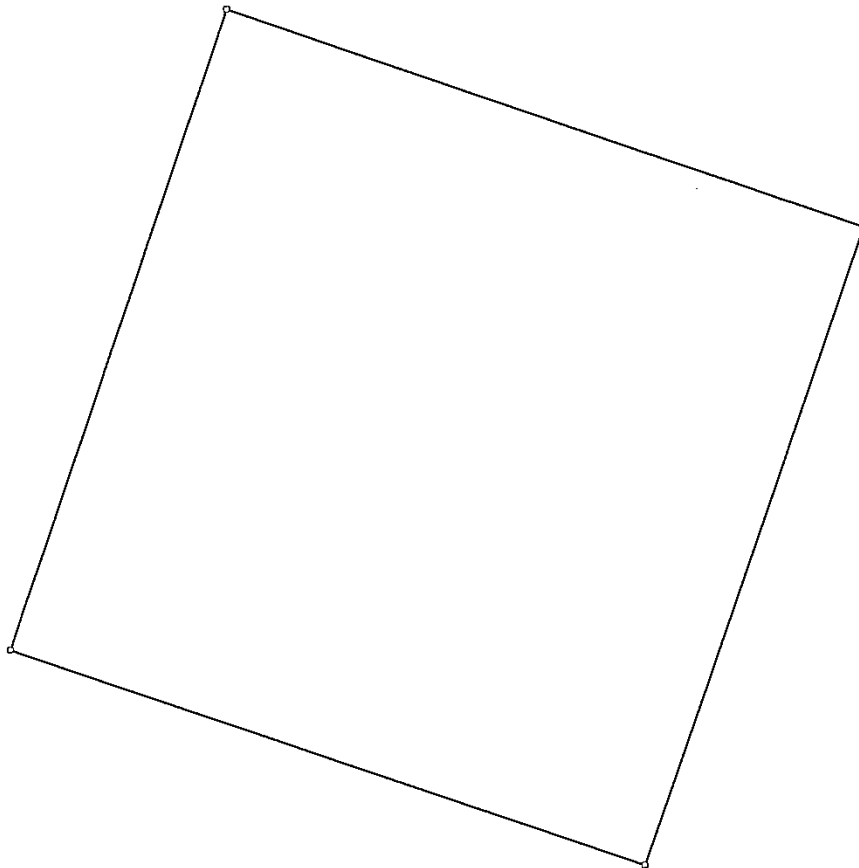
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

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

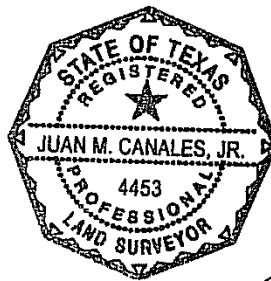


SKETCH TO
ACCOMPANY
FIELD NOTES


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



Title: 4558.11-100' SQ_SWWE		Date: 12-10-2009
Scale: 1 inch = 26 feet	File: 4558.110-100' SQ_SWWE.des	
Tract 1: 0.230 Acres: 10000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 400 Feet		
001=n18.5536e 100.00	003=s18.5536w 100.00	
002=s71.0424e 100.00	004=n71.0424w 100.00	



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