



EXHIBIT “  T  ”

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

**DESCRIPTION FOR PARCEL 4558.110 AE-2**

LEGAL DESCRIPTION OF A 0.200-ACRE TRACT OF LAND, EQUIVALENT TO 8,728 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, AND ALSO BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006146663 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.200-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 or parcel of land, also monumenting the northerly corner of a called 16.88-acre tract of land conveyed to the Protestant Episcopal Church of the Diocese of Texas by General Warranty Deed dated December 8, 1981 and recorded in Volume 7640, Page 106 of the Deed 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 Onion Associates, LTD. 87.884-acre tract, N17°32’36”E, a distance of 939.27 feet to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N= 10,021,544.35, E= 3,098,056.20, for the southwesterly 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 **25.00 feet** to a calculated point, for the northwesterly 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 Engineers Station 1380+00.00 ~ 200.00 feet left, bears N17°32’36”E, a distance of 845.67 feet;

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

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.



- 1) **S72°23'13"E**, a distance of **332.91 feet** to a calculated point marking the point of curvature of a circular curve to the left, whose radius point bears **N17°36'47"E**, a distance of 15.00 feet;
- 2) With said circular curve to the left, an arc length of **23.22 feet**, having a radius distance of **15.00 feet**, a central angle of **88°41'11"**, a chord which bears **N63°16'10"E**, a distance of **20.97 feet** to a calculated point for the point of tangency for the northeasterly corner of this easement and also being a point on the westerly line of a 25-foot Access Easement conveyed to the City of Austin, which was filed for record as Exhibit A, by that Temporary Right Of Entry And Possession, recorded in Document No. 2010120031 of the Official Public Records of Travis County, Texas;
- 3) Thence with the westerly line of said 25-foot Access Easement, **S18°55'36"W**, a distance of **39.67 feet** to a calculated point, on the northerly right-of-way line of proposed 90-foot wide Antone Blue Boulevard for the southwesterly corner of said 25-foot Access Easement and the southeasterly 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 **S45°57'46"E**, a distance of 2,273.19 feet;
- 4) Thence along the proposed north right-of-way line of Antone Blue Boulevard, **N72°23'13"W**, a distance of **346.97 feet** to the **POINT OF BEGINNING**, containing 0.200-acre (8,728 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.*

*11-10-11*

**Juan M. Canales, Jr.**

**Date**

Registered Professional Land Surveyor No. 4453

Senior Project Manager

Firm Registration No. 100727-00

**REFERENCES**

MAPSCO 2009, 703-R, GRID NO. F-11

TCAD PARCEL ID NO. 04-4818-0501

4558.110-AE-2.doc



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

*Jackie Lee Crow*  
Date: *11/10/2011*

JACKIE LEE CROW  
RPLS # 5209





## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zones "AE" and "Shaded X", 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:

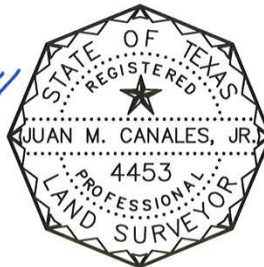
THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 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. 11-10-11*  
JUAN M. CANALES, JR.  
Registered Professional Land Surveyor No. 4453

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

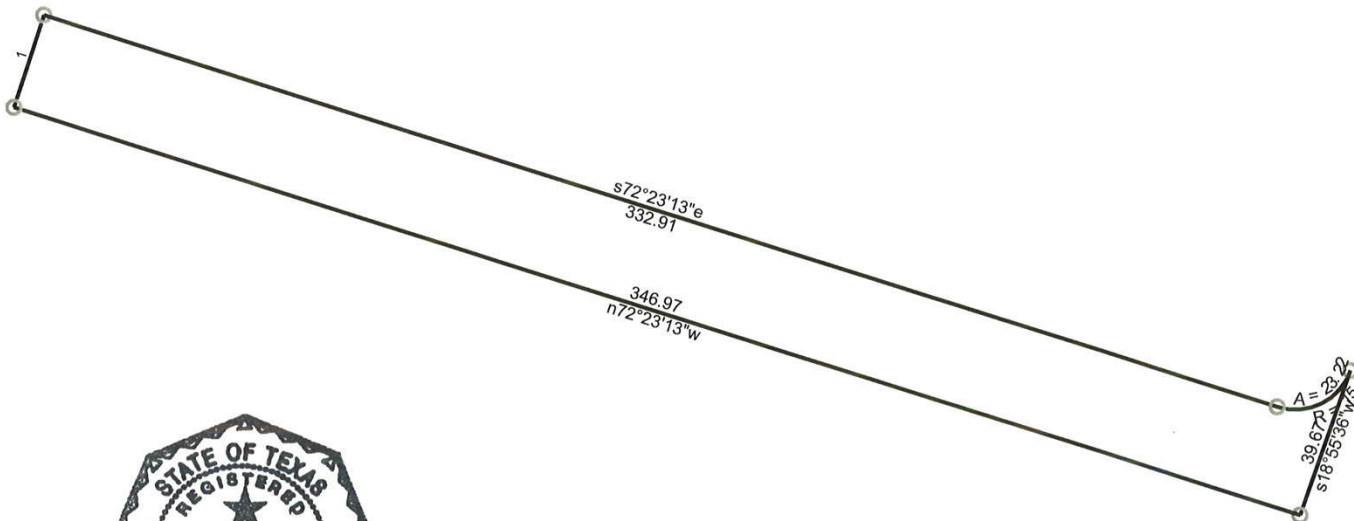
Client: URS  
Date: November 08, 2011  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
Path: i:\othon\onion creek interceptor tie-in\landmark drawings\grid-staff\easements\oca-grid-base.dwg  
Job No.: 610-12-06A



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





*Juan M. Canales, Jr.*  
11-10-11

4558.110 AE-2\_Closure Report-Fieldnote Desc

11/8/2011

Scale: 1 inch= 45 feet

File: 4558.110 AE-2\_Closure Report-Fieldnote Desc.ndp

Tract 1: 0.2004 Acres (8728 Sq. Feet), Closure: n66.5321e 0.01 ft. (1/149214), Perimeter=768 ft.

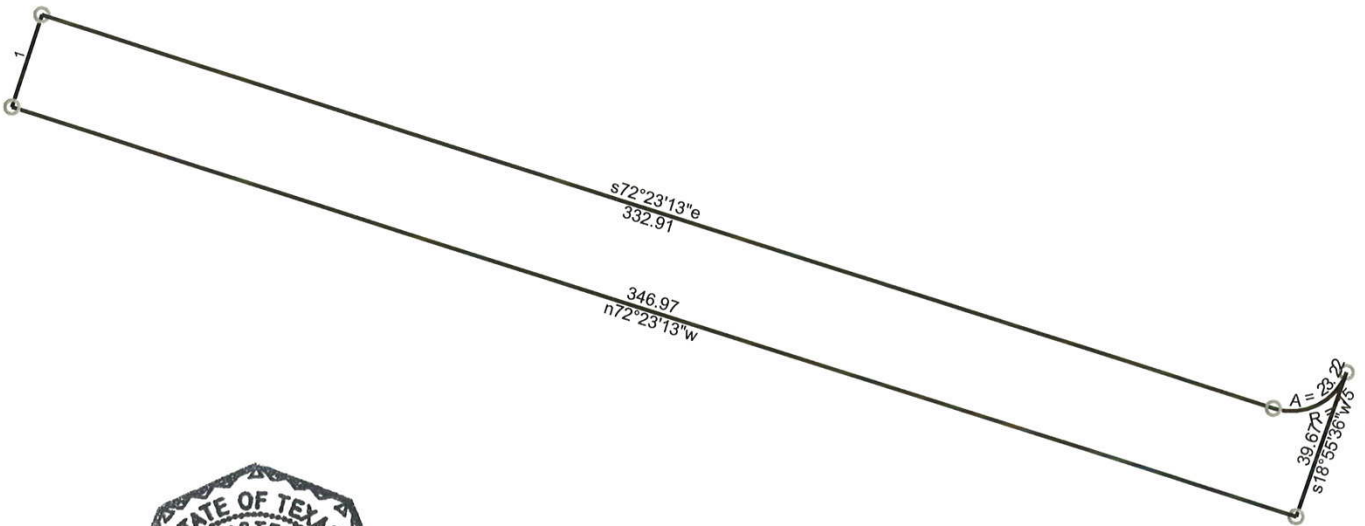
01 n17.3236e 25.00

02 s72.2313e 332.91

03 Lt, r=15.00, delta=088.4111, arc=23.22, chord=n63.1610e 20.97

04 s18.5536w 39.67

05 n72.2313w 346.97



*Juan M. Canales, Jr.*  
11-10-11

11/8/2011

Scale: 1 inch= 45 feet

File: 4558.110 AE-2\_Closure Report-Sketch.ndp

Tract 1: 0.2004 Acres (8728 Sq. Feet), Closure: n66.5321e 0.01 ft. (1/149214), Perimeter=768 ft.

01 n17.3236e 25.0  
02 s72.2313e 332.91  
03 Lt, r=15.00, delta=088.4111, arc=23.22, chord=n63.1610e 20.97  
04 s18.5536w 39.67  
05 n72.2313w 346.97