EXHIBIT "__" (WATER EASEMENT)

0.562 ACRE
SEAHOLM
CITY OF AUSTIN

FN.NO. 12-355(ACD)
AUGUST 22, 2012
BPI NO. 1576-02

DESCRIPTION

OF A 0.562 ACRE TRACT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED "TRACT (b)" DEDICATED AS PARK LAND BY CITY OF AUSTIN ORDINANCE NO. 850502-U; ALSO BEING A PORTION OF THAT CERTAIN 4.746 ACRE TRACT DESCRIBED IN AN AFFADAVIT OF DEED RECORDATION, OF RECORD IN DOCUMENT NO. 2006014196, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.562 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod found at the southeasterly corner of Lot 1, Seaholm Subdivision, of record in Document No. 201100062, of said Official Public Records, being the intersection of the westerly right-of-way line of West Avenue (R.O.W. Varies) and the northerly right-of-way line of West Cesar Chavez Street (Undedicated/R.O.W. Varies);

THENCE, S41°17'56"W, leaving the southerly line of said Lot 1, over and across said 4.746 acre tract and said West Cesar Chavez Street right-of-way, a distance of 104.40 feet to a calculated point in the southerly curb line of said West Cesar Chavez Street, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S16°37'42"W, leaving the southerly curb line of said West Cesar Chavez Street, in part over and across said 4.746 acre tract and in part over and across said Tract (b), for the easterly line hereof, a distance of 167.90 feet to calculated point in the southerly line of said Tract (b), being the northerly edge of Town Lake, for the southeasterly corner hereof;

THENCE, N73°26'04"W, along the northerly edge of Town Lake, being the southerly line of said Tract (b), for the southerly line hereof, a distance of 145.88 feet to a calculated point, for the southwesterly corner hereof;

THENCE, N16°37'42"E, leaving the northerly edge of Town Lake, over and across said Tract (b), for the westerly line hereof, a distance of 167.83 feet to a calculated point in the northerly line of said Tract (b), being in the southerly curb line of said West Cesar Chavez Street, for the northwesterly corner hereof, from which a 1/2-inch iron rod found at the southwesterly corner of said Lot 1 bears N32°09'27"W, a distance of 148.72 feet;

THENCE, S73°27′48″E, in par along the northerly line of said Tract (b) and in part over and across said 4.746 acre tract, generally with the southerly curb line of said West Cesar Chavez Street, for the northerly line hereof, a distance of 145.88 feet to the **POINT OF BEGINNING**, and containing 0.562 acre (24,489 square feet) of land, more or less, within these metes and bounds.

BASIS OF BEARINGS: IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE NETWORK. THE DISTANCES STATED HEREON ARE SURFACE VALUES.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

8-22-12

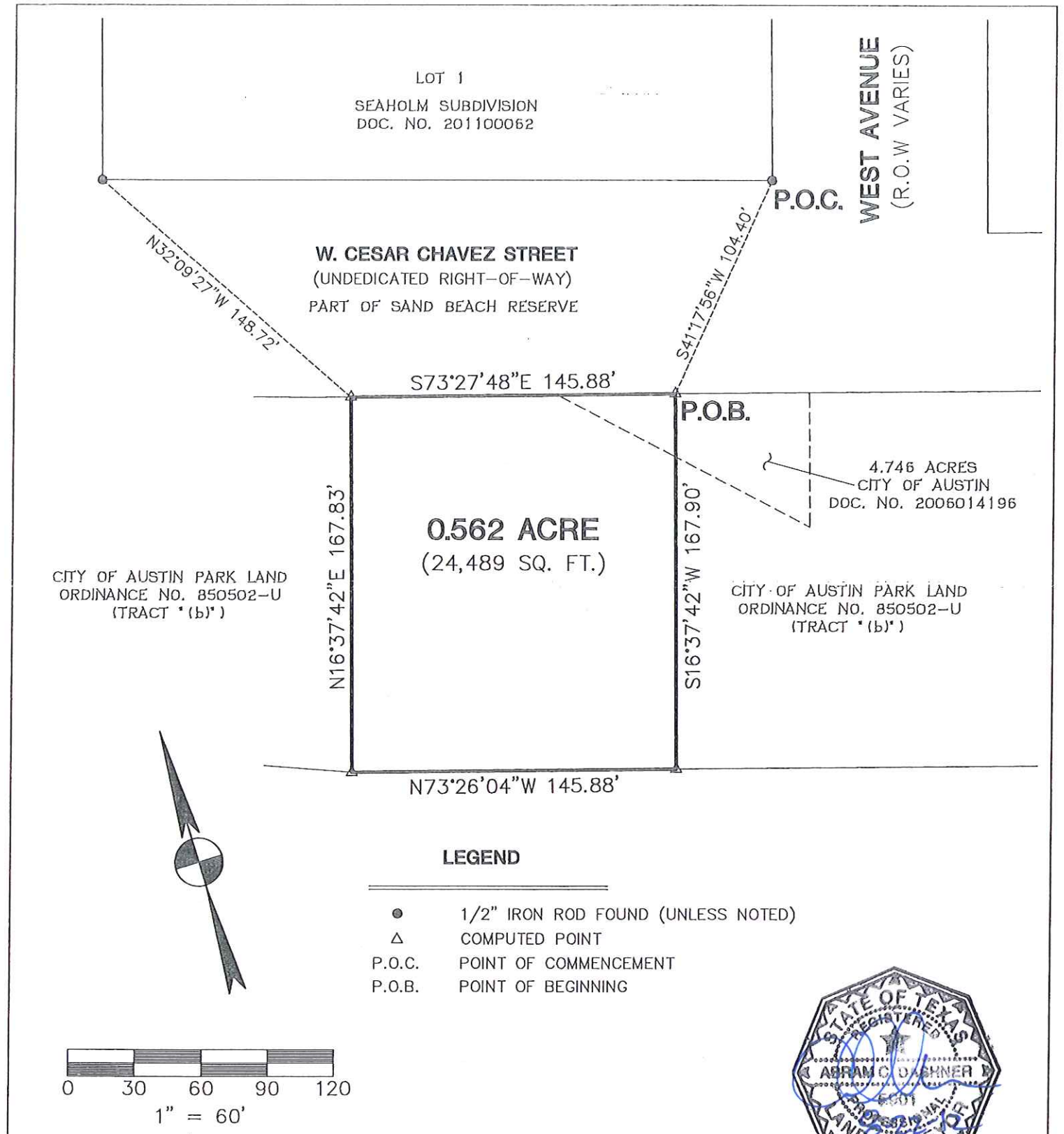
BURY+PARTNERS
ENGINEERS-SURVEYORS
221 WEST SIXTH
AUSTIN, TEXAS 78701

ABRAM C. DASHNER
R.P.L.S. NO. 5901

REFRENCES

TCAD Map No. 01-0602

STATE OF TEXAS
REGISTERED
ABRAM C. DASHNER
5901
PROFESSIONAL
LAND SURVEYOR



Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.562 TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT (CALLED "TRACT (b)") DEDICATED AS PARK LAND BY CITY OF AUSTIN ORDINANCE NO. 850502-U; ALSO BEING A PORTION OF THAT CERTAIN 4.746 ACRE TRACT DESCRIBED IN AN AFFADAVIT OF DEED RECORDATION, OF RECORD IN DOCUMENT NO. 2006014196, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SEAHOLM REDEVELOPMENT PROJECT

DATE: 08/22/12	FILE: H:\1576\02\157602EX5.DWG	FN No.: FN12-355(ACD)	DRAWN BY: ACD	PROJ. No: 1576-02

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