

4-14-05  
#4



MACIAS & ASSOCIATES, Inc.  
LAND SURVEYORS

Sunscape Partnership  
To  
City of Austin

Exhibit "A"

**LEGAL DESCRIPTION FOR PARCEL 109**

BEING AN 8.624 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 8.62 ACRE TRACT DESCRIBED IN A DEED TO SUNSCAPE PARTNERSHIP, RECORDED IN VOLUME 11707, PAGE 1562, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.624 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a PK nail found on the northwest right-of-way line of Cardinal Loop, a sixty (60) foot-wide right-of-way, also being on the southwest line of an 5.544 acre tract know as "Tract Three" as described in a deed to City of Austin, recorded in Volume 12816, Page 1528, Real Property Records of Travis County, Texas, for the east corner of this tract;

**THENCE**, with the northwest right-of-way line of Cardinal Loop and the southeast line of said 8.62 acre tract, the following six (6) courses:

- 1 S 09°51'01" W, a distance of 26.92 feet to a PK nail found at the point of curvature of a non-tangent curve to the right,
- 2 Along said curve to the right having a radius of 126.53 feet, a central angle of 52°39'14", a chord which bears, S 37°03'21" W, 112.23 feet, an arc distance of 116.28 feet to a 1/2" iron pipe found at the point of tangency;
- 3 S 61°35'57" W, a distance of 31.61 feet to a 1/2" iron rod found at the point of curvature of a curve to the left;
- 4 Along said curve to the left having a radius of 777.31 feet, a central angle of 34°00'34", a chord which bears, S 46°09'47" W, 454.65 feet, an arc distance of 461.39 feet to a 1/2" iron rod found at the point of tangency,
5. S 28°49'08" W, a distance of 87.68 feet to a PK nail found at an angle point;
6. S 20°59'27" W, a distance of 27.42 feet to a 1/2" iron rod with plastic cap set at the south corner of said 8.62 acre tract and at the east corner of Lot A,

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McNeeley Addition, a subdivision recorded in Book 70, Page 61, Plat Records of Travis County, Texas, for the south corner of this tract,

**THENCE**, N 60°54'24" W, with the common line between said 8 62 acre tract and said Lot A, a distance of 514 92 feet to a 1/2" iron rod found on the southeast line of Lot A, Jim Dobson Addition, a subdivision recorded in Book 68, Page 30, Plat Records of Travis County, Texas, at the west corner of said 8 62 acre tract and at the north corner of the C F R. Addition, a subdivision recorded in Volume 55, Page 97, Plat Records of Travis County, Texas, for the west corner of this tract;

**THENCE**, N 42°34'20" E, with the northwest line of said 8 62 acre tract, the southeast line of said Lot A of Jim Dobson Addition, and the southeast line of a 110 81 acre tract described in a deed to Austin-Bergstrum Airport Centre, Ltd , recorded in Document No 2000074675, Official Public Records of Travis County, Texas, a distance of 846 31 feet to a 1/2" iron rod found at the north corner of said 8 62 acre tract and an interior corner of said 5 544 acre tract, for the north corner of this tract;

**THENCE**, S 47°42'34" E, with the common line between said 8 62 acre tract and said 5 544 acre tract, a distance of 483 26 feet to the **POINT OF BEGINNING** and containing 8 624 acres of land

#### **BEARING BASIS NOTE**

Bearing basis refers to the Texas State Plane Coordinate System, Central Zone, North American Datum of 1927 Distances are adjusted to surface Scale factor to convert from surface to grid = 0 99996.

STATE OF TEXAS

COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS

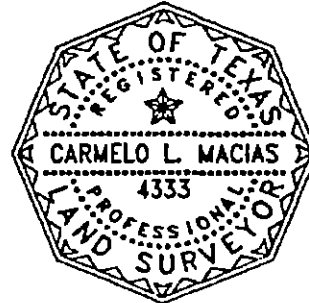
That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 10<sup>TH</sup>  
day of June, 2004, A D

MACIAS & ASSOCIATES, INC  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745

*Carmelo L. Macias*

Carmelo L. Macias  
Registered Professional Land Surveyor  
No 4333 - State of Texas



REFERENCES

MAPSCO 2003-647  
Austin Grid No N-18 and N-17  
TCAD Parcel ID No 03-1531-03-17  
MACIAS AND ASSOCIATES, INC. PROJ NO. 329-109-04

As long as most of the time of the business will be spent in the United States, the company will not be able to pay dividends to its shareholders. The company will not be able to pay dividends to its shareholders until it has paid all of its debts and obligations to its creditors. The company will not be able to pay dividends to its shareholders until it has paid all of its debts and obligations to its creditors.

