



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

(WATERLINE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.009

DESCRIPTION FOR PARCEL 4558.52 WE

LEGAL DESCRIPTION OF A 0.100-ACRE (4,372 SQUARE FOOT) TRACT OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 14.025-ACRE TRACT OF LAND CONVEYED TO JADCO DEVELOPMENT INC. BY QUITCLAIM DEED EXECUTED MAY 3, 2002 AND RECORDED IN DOCUMENT NO. 2002088103 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.100-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 CONTAINING 0.083 ACRE (3,621 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.017 ACRE (751 SQUARE FEET) OF LAND; SAID PART 1 AND PART 2 AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.083 ACRE)

BEGINNING FOR REFERENCE on a ½-inch inside diameter iron pipe found in the northwesterly right-of-way line of Bradshaw Road (60-foot right-of-way width), being the southeasterly corner of the above mentioned 14.025-acre tract of land conveyed to Jadco Development Inc. by Document No. 2002088103 of the Official Public Records of Travis County, Texas, same being the northeasterly corner of a called 59.141-acre tract of land, described as Tract II, conveyed to Lennar Buffington Zachary Scott, L.P. in Document No. 2004186026 of the Official Public Records of Travis County, Texas, **THENCE** departing said northwesterly right-of-way line of Bradshaw Road, with the southerly boundary line of said 14.025-acre tract, same being the northerly boundary line of said 59.141-acre tract, S84°43'47"W a distance of 287.89 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,025,214.10, E=3,106,572.84, for the southeasterly corner and **POINT OF BEGINNING** of this tract;

THENCE continuing with said southerly boundary line of the 14.025-acre tract, same being said northerly boundary line of the 59.141-acre tract, S84°43'47"W for a distance of 35.40 feet to a 60d nail set for the southwesterly corner of this tract, from which a calculated point, being the southwesterly corner of said 14.025-acre tract, bears S84°43'47"W a distance of 36.08 feet to a calculated angle point and S85°19'47"W a distance of 2.46 feet,

THENCE departing said northerly boundary line of the 59.141-acre tract, through the interior of said 14.025-acre tract, N03°19'48"E for a distance of 70.90 feet to a 60d nail set in the northwesterly boundary line of said 14.025-acre tract, same being the southeasterly boundary line of Lot 1, Block A of 151 Acre Tract Subdivision, a subdivision recorded in Volume 101, Page 245 of the Plat Records of Travis County, Texas, having been conveyed to Trident-River Ridge L.L.C. in Document No. 1999106754 of said Official Public Records, for the northwesterly corner of this tract, from which said calculated point being the southwesterly corner of the 14.025-acre tract bears S29°46'25"W for a distance of 85.59 feet;

THENCE with said northwesterly boundary line of said 14.025-acre tract, same being said southeasterly boundary line of Lot 1, Block A, N29°46'25"E for a distance of 78.60 feet to a 60d nail set for the northeasterly corner of this tract;

THENCE departing said southeasterly boundary line of Lot 1, Block A, through the interior of said 14.025-acre tract, S03°19'48"W for a distance of 135.98 feet to the **POINT OF BEGINNING** and containing 0.083-acre (3,621 square feet) of land.

PART 2 (0.017 ACRE)

BEGINNING FOR REFERENCE on a ½-inch diameter iron rod found in the southwesterly right-of-way line of Old Lockhart Highway (right-of-way width varies), being an angle point in the northeasterly boundary line of the above mentioned 14.025-acre tract of land conveyed to Jadco Development Inc. by Document No. 2002088103, from which a ½-inch diameter iron rod also found on an angle point in said southwesterly right-of-way line of Old Lockhart Highway, same being an angle point in said northeasterly boundary line of the 14.025-acre tract, bears S23°44'36"E a distance of 113.77 feet; **THENCE** with said southwesterly right-of-way line, same being said northeasterly boundary line of the 14.025-acre tract, N25°53'13"W for a distance of 2.97 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,026,923.51, E=3,107,515.42, for the most easterly corner and **POINT OF BEGINNING** of this tract;

THENCE departing said southwesterly right-of-way line of Old Lockhart Highway, through the interior of said 14.025-acre tract, S74°44'18"W for a distance of 42.25 feet to a 60d nail set in the northwesterly boundary line of said 14.025-acre tract, same being the southeasterly boundary line of a called 49.729-acre portion of Lot 1, Block A of 151 Acre Tract Subdivision, a subdivision recorded in Volume 101, Page 245 of the Plat Records of Travis County, Texas, said 49.729-acre portion, described as Phase 2, having been conveyed to River Ridge Acquisition Limited Partnership in Document No. 2001219909 of said Official Public Records, for the most southerly corner of this tract;

THENCE with said northwesterly boundary line of the 14.025-acre tract, same being said southeasterly boundary line of the 49.729-acre portion of Lot 1, Block A, N29°46'25"E for a distance of 50.29 feet to a 60d nail set for the most northerly corner of said 14.025-acre tract, same being the most easterly corner of said 49.729-acre portion of Lot 1, Block A, also being an angle point in said southwesterly right-of-way line of Old Lockhart Highway, for the most northerly corner of this tract;

THENCE with said northeasterly boundary line of the 14.025-acre tract, same being said southwesterly right-of-way line of Old Lockhart Road, S25°53'13"E for a distance of 36.16 feet to the **POINT OF BEGINNING** and containing 0.017-acre (751 square feet) of land.

BEARING BASIS NOTE

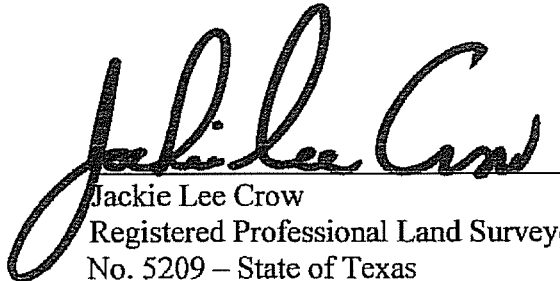
The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Jackie Lee Crow, 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 22nd day of July, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

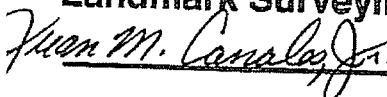

Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

MAPSCO 2009 704-G
AUSTIN GRID NO. H-12
TCAD PARCEL ID NO. 04-3908-0418
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-04-08

Reviewed and Approved by
Landmark Surveying, LP

 Date 7-24-09

Juan M. Canales, Jr., R.P.L.S. No. 4453
Senior Project Manager

Exhibit "A"
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=300'

LINE TABLE

NO.	BEARING	DIST.
L1	S 84°43'47" W	35.40'
L2	S 84°43'47" W	36.08'
L3	S 85°19'47" W	2.46'
(L3)	(S 88°18'00" W)	(2.46')
L4	N 03°19'48" E	70.90'
L5	S 29°46'25" W	85.59'
L6	N 29°46'25" E	78.60'
L7	S 03°19'48" W	135.98'
L8	N 25°53'13" W	2.97'
L9	S 74°44'18" W	42.25'
L10	N 29°46'25" E	50.29'
L11	S 25°53'13" E	36.16'
(L8,L11)	(N 22°55'00" W)	(39.14')

HOPE ENGINEERING AND SUPPLY COMPANY, VOL. 413, PG. 475, D.R.T.C.T.
UNITED GAS PIPE LINE COMPANY VOL. 2245, PG.384, D.R.T.C.T.
VALERO TRANSMISSION COMPANY VOL. 9606, PG. 312, R.P.R.T.C.T.

LEGEND

- ⊙ 1/2" INSIDE DIA. IRON
IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

JULY 22, 2009

Jackie Lee Crow
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas

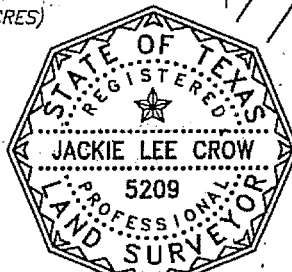


Exhibit "A"
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POINT OF BEGINNING

PART 2
N=10,026,923.51
E=3,107,515.42
GRID

BEGIN FOR
REFERENCE
PART 2

RIVER RIDGE ACQUISITION
LIMITED PARTNERSHIP
DOC. NO. 2001219909
O.P.R.T.C.T.
(PHASE 2, 49.729 ACRES)

NOT TO SCALE

SANTIAGO DEL VALLE
GRANT
ABSTRACT NO. 24

PARCEL 4558.52
WATERLINE EASEMENT
PART 2
0.017 AC.
751 SQ. FT.

DRAINAGE EASEMENT
DOC. NO. 2000152581
O.P.R.T.C.T.

TRIDENT-RIVER RIDGE L.L.C.
DOC. NO. 1999106754
O.P.R.T.C.T.
(REMAINDER OF
137.342 ACRES)

OLD LOCKHART
ROAD
(ROW VARIES)

CURTIS B. FIGER AND WIFE,
BILLIE JO FIGER
VOL. 2685, PG. 112
D.R.T.C.T.
(10 ACRES)

NOT TO SCALE

PARCEL 4558.52
WATERLINE EASEMENT
PART 1
0.083 AC.
3,621 SQ. FT.

JADCO DEVELOPMENT, INC.
DOC. NO. 2002088103
O.P.R.T.C.T.
(14.025 ACRES)

BRADSHAW ROAD (60' ROW)

BEGIN FOR
REFERENCE
PART 1

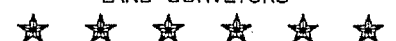
POINT OF
BEGINNING
PART 1
N=10,025,214.10
E=3,106,572.84
GRID

DATE: 07-22-09
DRAWN BY: J CROW
MAI JOB NO.: 396-04-08
REFERENCE:

J:\JOBS\URS\396-04-08\SouthH35\DWG\4558.52 WE.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



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