



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "_____"

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-1

DESCRIPTION OF A 0.021 ACRE (935 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF THE WESTERN MOST "RESERVE" TRACT AS SHOWN SAID 1840 "SANDUSKY MAP", AND ALSO KNOWN AS THE "SAND BEACH RESERVE" TRACT AS SHOWN ON THE MAP OF THE CITY OF AUSTIN, DATED JULY, 1876, SAID "SAND BEACH RESERVE" TRACT ALSO DESCRIBED AS "FIRST TRACT", A 77 ACRE TRACT PATENTED TO THE CITY OF AUSTIN DATED JULY 3, 1945, AND RECORDED IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.021 ACRE (935 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the west right-of-way line of Lamar Boulevard (200-foot right-of-way width), having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,410.26 and E=3,110,072.57, for the southeast corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found in the west right-of-way line of said Lamar Boulevard, at a corner of a 0.80 acre right-of-way dedication recorded in Volume 5816, Page 182 of the Deed Records of Travis County, Texas, bears South 18°19'34" West, a distance of 247.50 feet;

THENCE over and across said 77 acre "Sand Beach Reserve" tract, the following three (3) courses:

1. North 65°13'34" West, a distance of 47.87 feet to a 60d nail set for the southwest corner of this tract;
2. North 24°46'26" East, a distance of 20.00 feet to a 60d nail set for the northwest corner of this tract;
3. South 65°13'34" East, a distance of 45.61 feet to a 60d nail set in the west right-of-way line of said Lamar Boulevard, for the northeast corner of this tract, from which a 1/2" iron rod with "McGray & McGray" plastic cap found at the intersection of the west right-of-way line of said Lamar Boulevard, with the southeast right-of-way line of B. R.

Reynolds Drive (60-foot right-of-way width, being a portion of said 0.80 acre right-of-way dedication), bears North 18°19'34" East, a distance of 147.56 feet;

THENCE South 18°19'34" West, continuing over and across said 77 acre "Sand Beach Reserve" tract, with the west right-of-way line of said Lamar Boulevard, a distance of 20.13 feet to the **POINT OF BEGINNING** and containing 0.021 acre (935 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

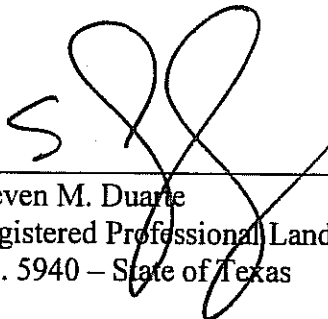
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven M. Duarte, 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 the 17th day of September, 2009, A.D.

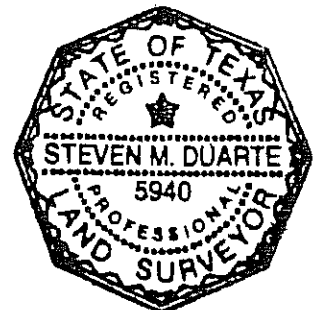
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

9/17/09

REFERENCES

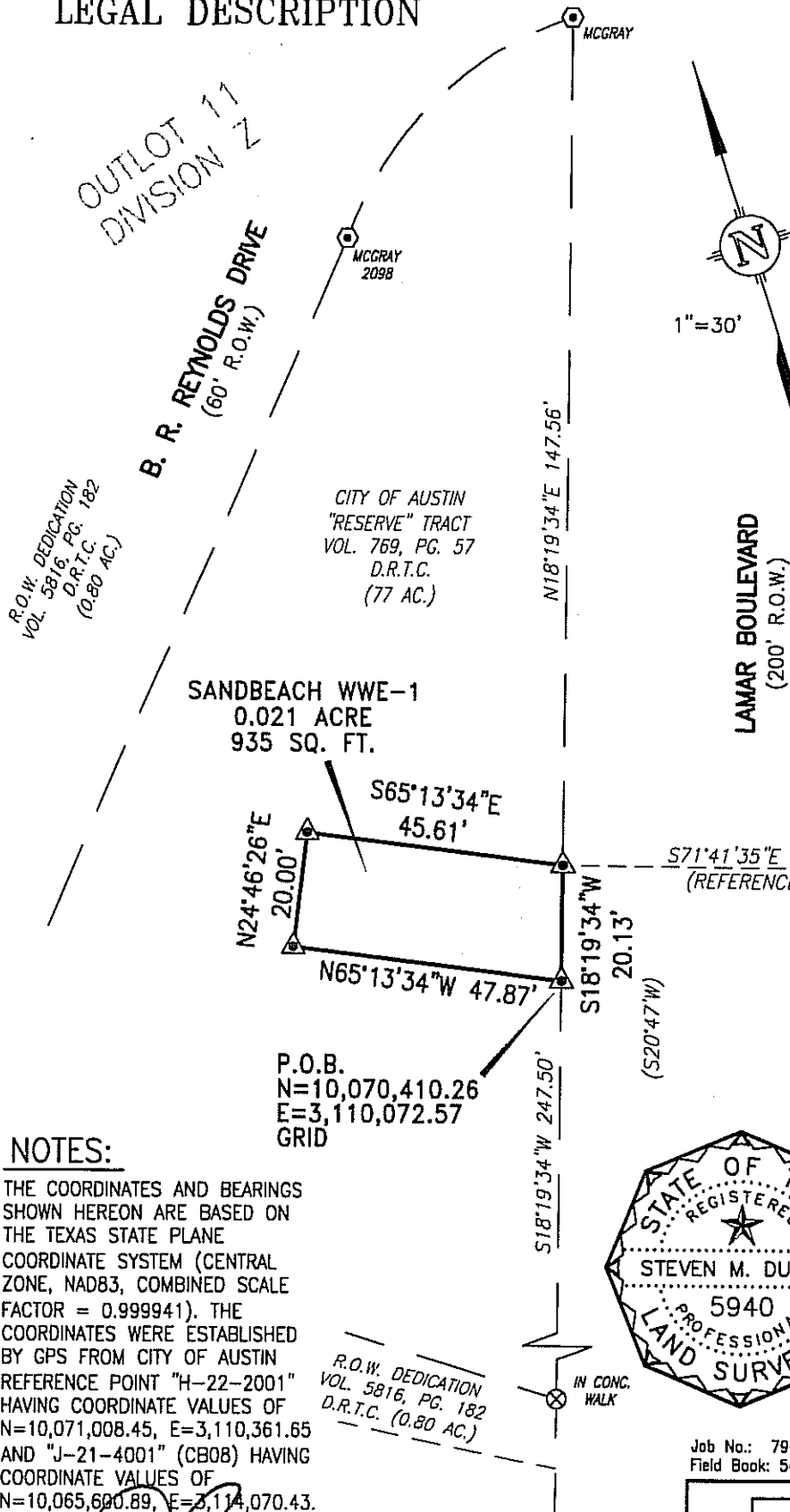
MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0703-0301
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

| | |
|---------------------|---|
| ⊗ | CHISELED "X" FOUND |
| ⊙ BURY | 1/2" IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND |
| ⊙ MCGRAY | 1/2" IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND |
| ⊙ MCGRAY 2098 | 1/2" IRON ROD W/"MCGRAY 2098" PLASTIC CAP FOUND |
| △ | CALCULATED POINT |
| ▲ | 60D NAIL SET |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL., PG. | VOLUME, PAGE |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| () | RECORD INFORMATION |



NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" HAVING COORDINATE VALUES OF N=10,071,008.45, E=3,110,361.65 AND "J-21-4001" (CB08) HAVING COORDINATE VALUES OF N=10,065,600.89, E=3,114,070.43.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

9/17/09
DATE:

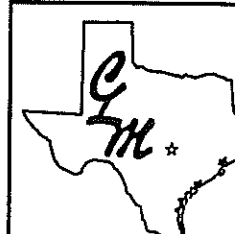
PAGE 3 OF 3



Job No.: 79-59-08
Field Book: 548, Page 32

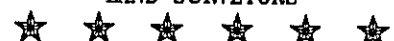
Scale: 1" = 30'
Drawn by: smd

Date: 09-17-09
Checked by: GLO



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN
(WASTEWATER LINE EASEMENT)

LEGAL DESCRIPTION FOR PARKLAND-WWE

DESCRIPTION OF A 0.026 ACRE (1,135 SQUARE FOOT) TRACT OF LAND OUT OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING OUT OF A 1.889 ACRE PORTION OF WEST 2ND STREET VACATED BY THE CITY OF AUSTIN BY VACATION OF RIGHT-OF-WAY DATED JANUARY 15, 1997 AND RECORDED IN VOLUME 12852, PAGE 120, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF A 1.241 ACRE TRACT DESCRIBED IN AN AFFIDAVIT OF DECLARATION OF PARKLAND EASEMENT LOCATIONS DATED JANUARY 10, 1997 AND RECORDED IN VOLUME 12852, PAGE 90, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.026 ACRE (1,135 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,070,037.49 E=3,111,722.43, on the west line of said 1.241 acre tract, for the southwest corner this tract, from which an iron bolt found on the north right-of-way line of West Cesar Chavez Street, a varying width right-of-way, at the southwest corner of a 1.12 acre portion of West Avenue vacated by the City of Austin by Vacation of Right-of-Way dated January 15, 1997 and recorded in Volume 12852, Page 133, Real Property Records of Travis County, Texas, and the northwest corner of Tract No. 2, a 3,751 square foot tract described in an Affidavit of Declaration of Right-of-Way dated April 29, 1996 and recorded in Volume 12678, Page 630, Real Property Records of Travis County, Texas, bears South 57°49'17" West, 406.57 feet;

THENCE, North 30°04'50" E, across said 1.889 acre tract, with the west line of said 1.241 acre tract, a distance of 22.28 feet to a 60d nail set for the northwest corner of this tract, from which a mag nail with washer stamped "LAI RPLS 4878" found in a concrete wall along the south side of a concrete sidewalk, at the intersection of the south right-of-way line of West 3rd Street, a 60-foot wide right-of-way, with the west right-of-way line of West Avenue, an 80-foot wide right-of-way, at the northeast corner of a 2.614 acre tract referred to as Tract 1 in Exhibit "A" in a Deed Without Warranty dated November 24, 2003 to the City of Austin, recorded in Document No. 2003282535, Official Public Records of Travis County, Texas, bears North 26°00'44" West, 521.17 feet;

0.026 Acre (1,135 Square Feet)
Wastewater Line Easement

PARKLAND-WWE

THENCE, across said 1.889 acre tract and said 1.241 acre tract, the following three (3) courses:

1. South 86°05'01" East, a distance of 51.86 feet to a 60d nail set for the northeast corner of this tract;
2. South 03°54'59" West, a distance of 20.00 feet to a 60d nail set for the southeast corner of this tract;
3. North 86°05'01" West, a distance of 61.68 feet to the **POINT OF BEGINNING** and containing 0.026 acre (1,135 square feet) of land.

BEARING BASIS

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83, Combined Scale Factor 0.999941). The coordinates were established by GPS from reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43. All distances shown are surface distances.

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

That I, Gregorio Lopez, Jr., 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 15th day of October, 2009, A.D.

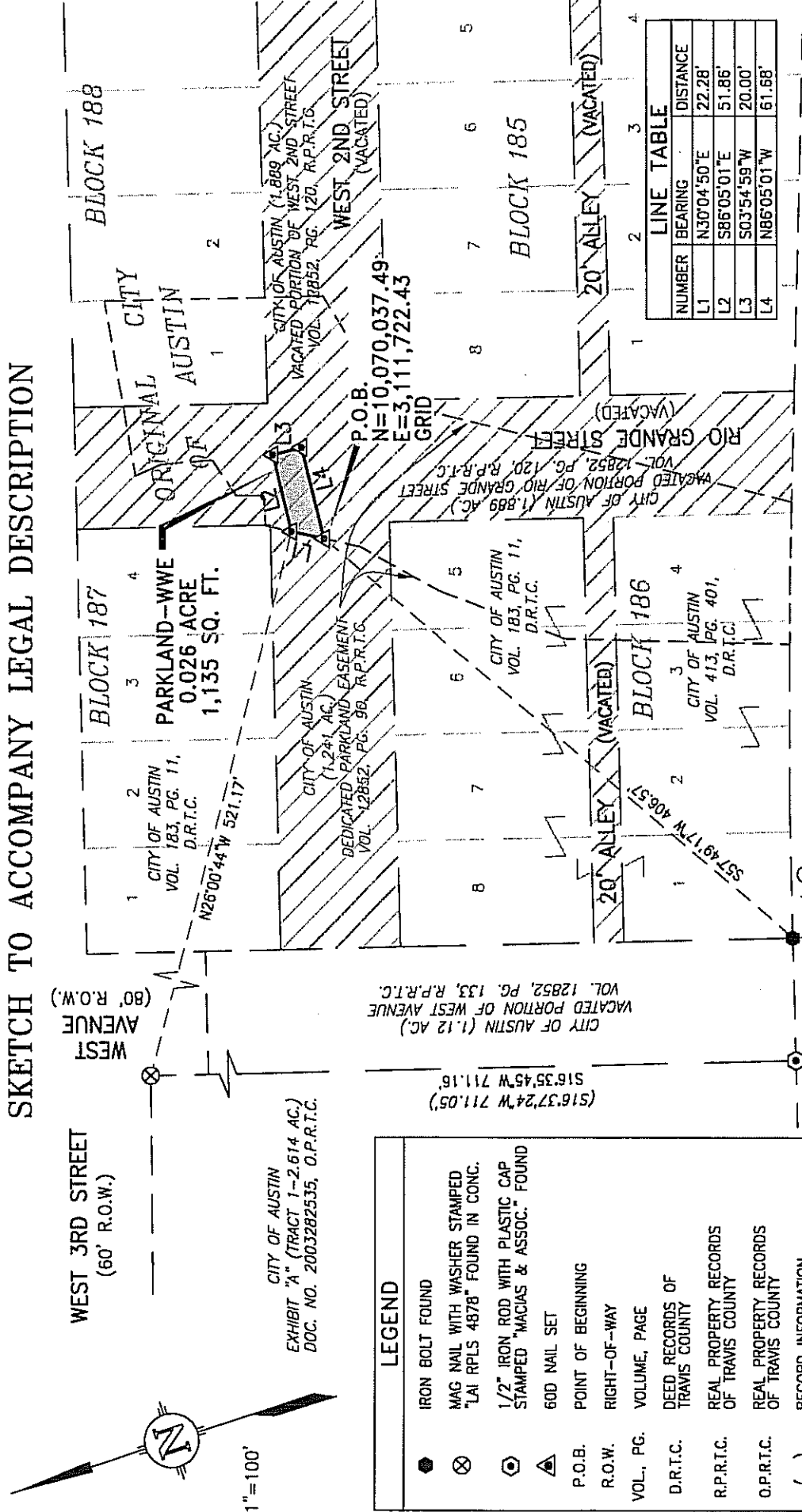
Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas

REFERENCES

MAPSCO 2009 584Z
Austin Grid No. MH-22
TCAD PARCEL ID NO. 01-0500-0201
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



WEST CESAR CHAVEZ STREET
(R.O.W. WIDTH VARIES)

Job No.: 79-59-08 Scale: 1" = 100' Date: 10-15-2009
Field Book: 524, Page 66 Drawn by: SMD/ALM Checked by: GLO

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

☆ ☆ ☆ ☆ ☆

5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
WWW.MACIASWORLD.COM

PAGE 3 OF 3

NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" AND "J-21-4001" (CB09). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

Margaret Lopez, Jr. Oct. 15, 2009
Crenshaw 12627 Date:

Date:

Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

J:\JOBS\DANNENBAUM\SEAHOLM\795908-ww esmts\DWG\PARKLAND-WWE.dwg



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-2

DESCRIPTION OF A 0.048 ACRE (2,105 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 0.720 ACRE TRACT DESCRIBED AS EXHIBIT E IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.048 ACRE (2,105 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the east right-of-way line of Lamar Boulevard (200-foot right-of-way width), same being the west line of said 0.720 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,326.03 and E=3,110,255.09, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a chiseled "X" found at the intersection of the east right-of-way line of said Lamar Boulevard, with the apparent north line of West 1st Street/West Cesar Chavez Street (an undedicated right-of-way), at the southwest corner of said 0.720 acre tract, bears South 18°18'25" West, a distance of 250.08 feet;

THENCE North 18°18'25" East, with the east right-of-way line of said Lamar Boulevard and the west line of said 0.720 acre tract, a distance of 20.13 feet to a 60d nail set for the northwest corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found in the east right-of-way line of said Lamar Boulevard, at a corner of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the northwest corner of said 0.720 acre tract, bears North 18°18'25" East, a distance of 63.45 feet;

THENCE over and across said 0.720 acre tract, the following three (3) courses:

1. South 65°13'34" East, a distance of 58.14 feet to a 60D nail set for a corner;
2. North 88°15'26" East, a distance of 24.21 feet to a 60D nail set for a corner;
3. South 65°13'34" East, a distance of 3.83 feet to a 60d nail set in the curving west right-of-way line of Sandra Muraida Way, being a portion of said 1.891 tract, same being the east line of said 0.720 acre tract, for the northeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of compound curvature in the west right-of-

way line of said 1.891 tract and the east line of said 0.720 acre tract, bears North 22°29'15" West, a chord distance of 73.03 feet;

THENCE with the curving west right of-way line of said 1.891 tract and the east line of said 0.720 acre tract, with a curve to the right, having an arc length of 35.69 feet, a radius of 183.00 feet, and a chord which bears South 05°23'27" East, a distance of 35.63 feet to a 60d nail set for the southeast corner of this tract, from which a 1/2" iron rod with "Bury & Partners" cap found at a point of tangency in the west right-of-way line of said 1.891 tract and the east line of said 0.720 acre tract, bears South 08°24'20" West, a chord distance of 52.26 feet;

THENCE North 65°13'34" West, over and across said 0.720 acre tract, a distance of 99.27 feet to the **POINT OF BEGINNING** and containing 0.048 acre (2,105 square feet) of land.

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

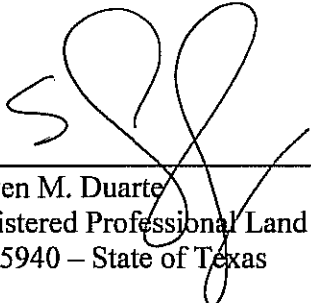
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

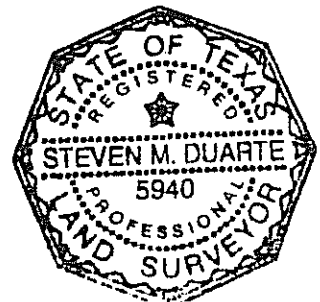
That I, Steven M. Duarte, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 9th day of February, 2010, A.D.

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


2/9/10
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES
MAPSCO 2009 Grid 584V/Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)
B. R. REYNOLDS DRIVE
(60' R.O.W.)

1"=40'

LAMAR BOULEVARD
(200' R.O.W.)

CITY OF AUSTIN
SAND BEACH RESERVE
VOL. 769, PG. 57
D.R.T.C.
(77 AC.)

R.O.W. DEDICATION
VOL. 5816, PG. 182
D.R.T.C. (0.80 AC.)

IN CONC.
WALK

P.O.B.
N=10,070,326.03
E=3,110,255.09
GRID



NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON
ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE, NAD83,
COMBINED SCALE FACTOR = 0.999941). THE
COORDINATES WERE ESTABLISHED BY GPS FROM
CITY OF AUSTIN REFERENCE POINT "H-22-2001"
HAVING COORDINATE VALUES OF N=10,071,008.45,
E=3,110,361.65 AND "J-21-4001" (CB08) HAVING
COORDINATE VALUES OF N=10,065,600.89,
E=3,114,070.43.

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5940 - STATE OF TEXAS

2/9/10
DATE:

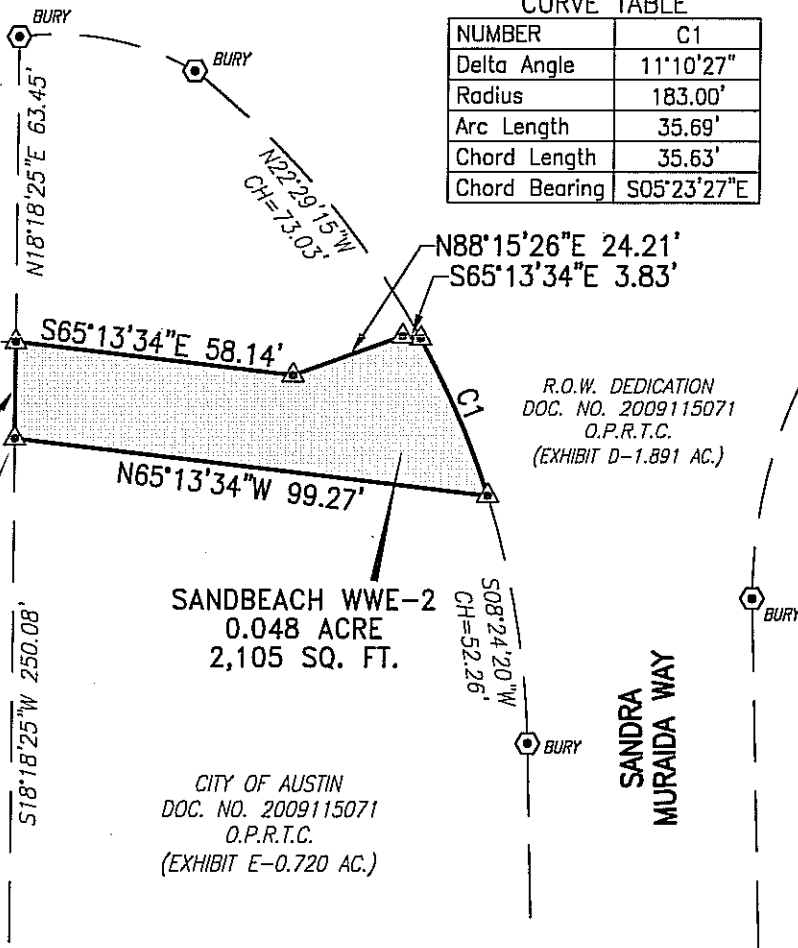
PAGE 3 OF 3

LEGEND

| | | | |
|-------------|---|------------|---|
| ⊗ | CHISELED "X" FOUND | P.O.B. | POINT OF BEGINNING |
| ⊕ BURY | IRON ROD W/"BURY & PARTNERS" PLASTIC CAP FOUND | R.O.W. | RIGHT-OF-WAY |
| ⊕ MCGRAY | IRON ROD W/"MCGRAY & MCGRAY" PLASTIC CAP FOUND | VOL., PG. | VOLUME, PAGE |
| △ | CALCULATED POINT | D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| ▲ | 60D NAIL SET | O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| () | | | RECORD INFORMATION |

CURVE TABLE

| NUMBER | C1 |
|---------------|-------------|
| Delta Angle | 11°10'27" |
| Radius | 183.00' |
| Arc Length | 35.69' |
| Chord Length | 35.63' |
| Chord Bearing | S05°23'27"E |



OUTLOT 11
DIVISION Z

Job No.: 79-59-08
Field Book: 548, Page 32

Scale: 1" = 40'
Drawn by: smd

Date: 09-17-09
Rev.: 02-09-10
Checked by: GLO



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876
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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "_____"

CITY OF AUSTIN
TO
CITY OF AUSTIN
WASTEWATER LINE EASEMENT

LEGAL DESCRIPTION FOR PARCEL SANDBEACH WWE-3

DESCRIPTION OF A 0.221 ACRE (9,605 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT 11, DIVISION Z OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE 1840 "SANDUSKY MAP" ON FILE IN THE TEXAS GENERAL LAND OFFICE OF THE STATE OF TEXAS, ALSO BEING OUT OF A 2.429 ACRE TRACT DESCRIBED AS EXHIBIT B IN A DECLARATION AND ACKNOWLEDGEMENT OF PARKLAND DEDICATION AND PARKLAND USE TO THE CITY OF AUSTIN DATED JULY 7, 2009, AND RECORDED IN DOCUMENT NUMBER 2009115071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.221 ACRE (9,605 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the curving east right-of-way line Sandra Muraida Way, being a portion of a 1.891 acre right-of-way dedication described as Exhibit D in said Document No. 2009115071, same being the west line of said 2.429 acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) values of N=10,070,260.78 and E=3,110,396.47, for the southwest corner and **POINT OF BEGINNING** of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of curvature in the east right-of-way line of said 1.891 acre tract and the west line of said 2.429 acre tract, bears South 21°45'41" West, a chord distance of 14.67 feet;

THENCE with the curving east right of-way line of said 1.891 tract and the west line of said 2.429 acre tract, with a curve to the right, having an arc length of 20.17 feet, a radius of 102.16 feet, and a chord which bears North 31°32'13" East, a distance of 20.14 feet to a 60d nail set for the northwest corner of this tract, from which a 1/2" iron rod with "Bury & Partners" plastic cap found at a point of non-tangency in the east right of-way line of said 1.891 tract and the west line of said 2.429 acre tract, bears North 53°05'59" East, a chord distance of 56.00 feet;

THENCE over and across said 2.429 acre tract, the following two (2) courses:

1. South 65°13'34" East, a distance of 129.91 feet to a 60d nail set for an angle point;
2. South 66°37'55" East, a distance of 349.04 feet to a 60d nail set in the west right-of-way line of the International and Great Northern Railroad (right-of-way width varies, described in Volume 47, Page 419 of the Deed Records of Travis County, Texas), same

BEARING BASIS

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone, NAD83, Combined Scale Factor = 0.999941). The coordinates were established by GPS from City of Austin reference point "H-22-2001" having coordinate values of N=10,071,008.45, E=3,110,361.65 and "J-21-4001" (CB08) having coordinate values of N=10,065,600.89, E=3,114,070.43.

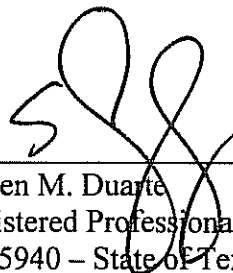
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven M. Duarte, 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 the 17th day of September, 2009, A.D.

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


9/17/09
Steven M. Duarte
Registered Professional Land Surveyor
No. 5940 – State of Texas

REFERENCES

MAPSCO 2009 Grid 584Z
Austin Grid No. H-22
TCAD PARCEL ID NO. 01-0602-0204
MACIAS & ASSOCIATES, L.P., PROJECT NO. 79-59-08



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

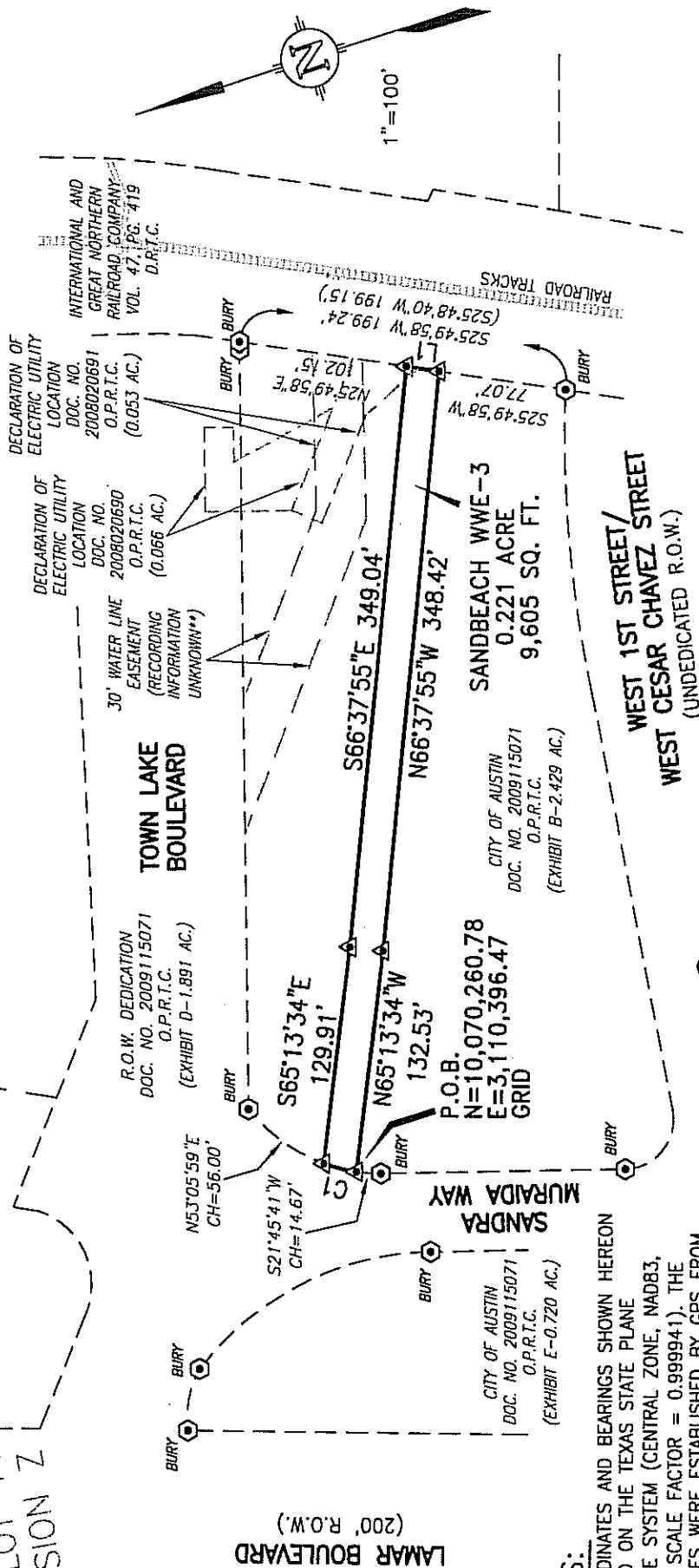
| CURVE TABLE | |
|---------------|-------------|
| NUMBER | C1 |
| Delta Angle | 11°18'50" |
| Radius | 102.16' |
| Arc Length | 20.17' |
| Chord Length | 20.14' |
| Chord Bearing | N31°32'13"E |

| LINE TABLE | |
|------------|-------------|
| NUMBER | L1 |
| Bearing | S25°49'58"W |
| Length | 20.02' |

LEGEND

IRON ROD W/BURY & PARTNERS* VOL., PG. VOLUME, PAGE
 PLASTIC CAP FOUND D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
 60D NAIL SET P.O.B. POINT OF BEGINNING OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 R.O.W. RIGHT-OF-WAY () RECORD INFORMATION

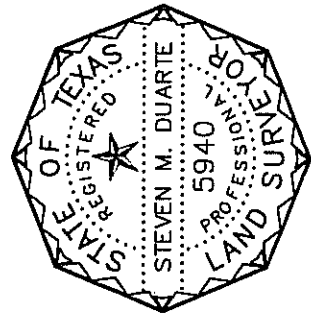
OUTLOT 11
DIVISION Z



NOTES:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.999941). THE COORDINATES WERE ESTABLISHED BY GPS FROM CITY OF AUSTIN REFERENCE POINT "H-22-2001" HAVING COORDINATE VALUES OF N=10,071,008.45, E=3,110,361.65 AND "J-21-4001" (CB08) HAVING COORDINATE VALUES OF N=10,065,600.89, E=3,114,070.45.

NOTE** - 30' WATER LINE EASEMENT SHOWN HEREON IS LISTED ON COA WATER PLAN# W-98-0014 (NO RECORDING INFORMATION LISTED)



DATE: 9/17/05

STEVEN M. DUARTE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5940 - STATE OF TEXAS

Job No.: 79-59-08 Scale: 1" = 100' Date: 09-17-09
 Field Book: 548, Page 32 Drawn by: smd Checked by: GLO

MACIAS & ASSOCIATES, L.P.
 LAND SURVEYORS

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