

TEMPORARY CONSTRUCTION EASEMENT

1.98 Acres (86,077 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN5312-R1
May 21, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 1.98 ACRE (86,077 SQUARE FEET) TRACT OF LAND FIFTY FEET IN WIDTH LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 105.170 ACRE TRACT, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, EXECUTED JANUARY 4, 2007, RECORDED IN DOCUMENT NO. 2007002485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 1.98 ACRE (86,077 SQUARE FEET) TRACT OF LAND FIFTY FEET IN WIDTH AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "SAM, INC." plastic cap set for the southwesterly corner of this tract, having Texas State Plane Coordinate System (Texas Central Zone, NAD 83 (93), U.S. Feet, Combined Scale Factor 1.00007), grid coordinate values of N=10,099,110.91, E=3,168,994.45, in the north line of a called 2.243 acre tract of land, described in a deed to Travis County, executed June 1, 2007, recorded in Document No. 2007101680, O.P.R.T.C.TX., from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found for the west corner of said 2.243 acre tract bears S 83° 53' 40" W a distance of 380.34 feet;

THENCE with the southerly and westerly lines of this tract, continuing across said Las Entradas Development Corporation tract, the following three (3) courses and distances:

1. N 01° 28' 40" E, a distance of 538.32 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2. N 46° 35' 25" W, a distance of 1,132.52 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, and
3. N 15° 56' 51" W, a distance of 51.71 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the north line of the remainder of said 105.170 acre tract same being the south right-of-way (R.O.W.) line of said U.S. 290 for the northwesterly corner of this tract, from which a calculated point in the south R.O.W. line of U.S. 290, for the northwest corner of the remainder of said 105.170 acre tract, same being the northeast corner of a called 18.98 acre tract of land, described in a deed to Manor Independent School District, recorded in Volume 5173, page 1425 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), bears S 74° 03' 09" W, a distance of 712.10 feet;

THENCE with the north line of this tract, same being the north line of said 105.170 acre tract and the south right-of-way line of said U.S. 290, N 74° 03' 09" E, a distance of 23.59 feet to a calculated point in the south R.O.W. line of U.S. 290, for the northeast corner of the remainder of said 105.170 acre tract and this tract, and the northwest corner of a called 39.891 acre tract of land, described in a Warranty Deed with Vendor's Lien to Las Entradas Development Corporation, recorded in Document No. 2006119671, O.P.R.T.C.TX., from which a 1/2-inch iron rod with a "Capital Surveying" plastic cap found for the northeast corner of said 39.891 acre tract of land bears, N 74° 03' 09" E, a distance of 2,483.12 feet;

THENCE with the east line of said Las Entradas Development Corporation tract (105.170 acre tract) and the west line of said Las Entradas Development Corporation tract (39.891 acre tract) bears S 63° 34' 40" E, passing at the distance of 0.37 feet a 1/2-inch iron rod with a "Capital Survey" plastic cap found, continuing in all a total distance of 35.75 feet for a westerly northeast corner of this tract;

EXHIBIT "___"

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THENCE over and across said Las Entradas Development Corporation tract (105.170 acre tract), the following three (3) courses and distances:

1. S 15° 56' 51" E, a distance of 13.92 feet to a calculated point in the north line of said 2.243 acre tract, for the southeast corner of this tract, from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found in the south line of said 105.170 acre tract, for an exterior corner of said 2.243 acre tract, bears N 83° 53' 40" E, a distance of 241.11 feet,
2. S 46° 35' 25" E, a distance of 1,141.12 feet to a calculated point, and
3. S 01° 28' 40" W, a distance of 553.96 feet to a calculated point for the southeast corner of this tract, same being in the south line of said 105.170 acre tract and the north line of said 2.243 acre tract, from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found for angle point in the south line of said 105.170 acre tract and the north line of said 2.243 acre tract, bears N 83° 53' 40" E, a distance of 241.11 feet;

THENCE with the southerly line of this tract and the north line of said 2.243 acre tract, S 83° 53' 40" W, a distance of 50.44 feet to the **POINT OF BEGINNING**, and containing 1.98 Acres (86,077 square feet) of land, more or less, within these metes and bounds.

Bearing Basis: The bearings described hereon are based upon the Texas State Plane Coordinate System (Central Zone, NAD 83 (93), Project reference control points are 1/2-inch iron rods with SAM, Inc. caps set in the south right-of-way line of U.S. 290 having grid coordinates of; west station: N=10,100,101.87, E=3,166,742.92, and east station N=10,101,195.71, E=3,170,667.06. Combined Scale Factor 1.00007.

THE STATE OF TEXAS

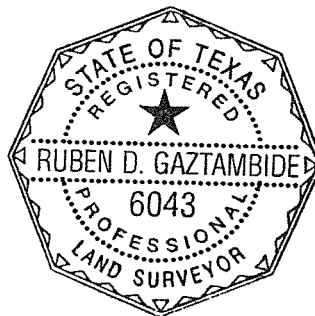
KNOW ALL MEN BY THESE PRESENTS:

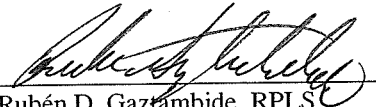
COUNTY OF TRAVIS

That I, Rubén D. Gaztambide, a Registered Professional Land Surveyor, do hereby certify 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 during April 2009.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of May, 2009, A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735




Rubén D. Gaztambide, RPLS
Registered Professional Land Surveyor
No. 6043 - State of Texas

REFERENCES

TCAD Parcel No. 02-3460-0803
Austin Grid S-28 & S-29

FIELD NOTES REVIEWED

By:  Date 5/21/09

Engineering Support Section
Department of Public Works
and Transportation

Exhibit "D"
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U.S. 290
VARYING WIDTH R.O.W.
STATE OF TEXAS
PARCEL A
CALLED 11.780 ACRES
VOL. 678, PG. 263
D.R.T.C.Tx.

2509.18'
2483.12'

P.O.R.

EXISTING R.O.W. LINE

<N74°02'53"E
N74°03'09"E

{N74°02'53"E 3253.00'}

10' EASEMENT TO
LONESTAR GAS CO.
VOL. 3122, PG. 2239
DEED RECORDS
TRAVIS COUNTY, TEXAS

LAS ENTRADAS
DEVELOPMENT CORP.
CALLED 39.891 ACRES
DOC. NO. 2006119671
O.P.R.T.C.Tx.

SCALE: 1" = 200 FEET

APRIL 2009

JAMES MANOR SURVEY No. 40

ABSTRACT No. 546

TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

S74°03'09"W
712.10'

SEE
DETAIL "A"

MANOR INDEPENDENT
SCHOOL DISTRICT
CALLED 18.98 ACRES
VOL. 5173, PG. 1425
DEED RECORDS
TRAVIS COUNTY, TEXAS

S46°35'25"E 1141.12'
N46°35'25"W 1132.52'

<N63°34'36"W 1588.82'
S63°34'40"E 1553.54'

TEMPORARY
CONSTRUCTION EASEMENT
86,077 SQUARE FEET
1.98 ACRES

LAS ENTRADAS
DEVELOPMENT CORP.
REMAINDER OF
CALLED 105.170 AC.
DOC. NO. 2007002485
O.P.R.T.C.Tx.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°53'40"W	50.44'
L2	N15°56'51"W	51.71'
L3	N74°03'09"E	23.59'
L4	S63°34'40"E	35.75'
L5	S15°56'51"E	13.92'

LEGEND

- 1/2" IRON ROD FOUND
- ⊕ 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP FOUND
- △ CALCULATED POINT
- ⊙ 1/2" IRON ROD WITH "CAPITAL SURVEYING" PLASTIC CAP FOUND
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

R.O.W. RIGHT-OF-WAY

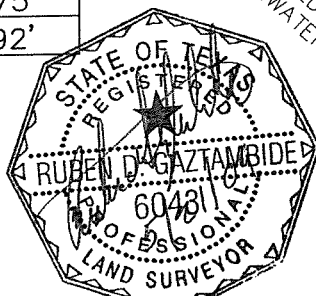
{ RECORD INFORMATION PER DOC. #2005184416

< > RECORD INFORMATION PER DOC. #2006119671

O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS

D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY TEXAS



P.O.B.
GRID NORTHING
= 10099110.91
GRID EASTING
= 3168994.45

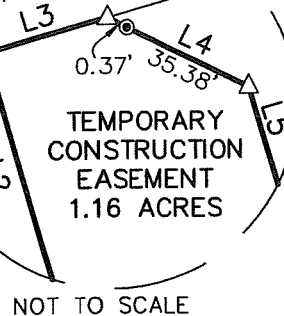
P.O.R. (N83°53'E
N83°53'40"E
380.34'

N01°28'40"E 538.32'
S01°28'40"W 553.96'

672.28'
671.89'

241.11' P.O.R.

DETAIL "A"
EXISTING
R.O.W. LINE



NOT TO SCALE

BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), PROJECT REFERENCE CONTROL POINTS ARE 1/2-INCH IRON RODS WITH SAM, INC. CAPS SET IN THE SOUTH RIGHT-OF-WAY LINE OF US 290 HAVING GRID COORDINATES OF: WEST STATION: N=10100101.87, E=3166742.92 AND EAST STATION: N=10101195.71, E=3170667.06. COMBINED SCALE FACTOR: 1.00007.

TRAVIS COUNTY
CALLED 2.243 AC.
DOC. NO. 2007101680
O.P.R.T.C.Tx.

STATE HIGHWAY No. 20
(A.K.A. PARSONS STREET)
(VARYING WIDTH R.O.W.)

Page 3 of 3

PROJECT:	GILLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 21, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	6538
FIELDNOTE:	FN5312-R1
TECHNICIAN:	TB
DRAWING:	FN5312R1.DWG
SCALE:	1"=200'



Exhibit "D"
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Fax: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

TEMPORARY CONST.
ESMT. SKETCH TO
ACCOMPANY FIELD
NOTE No. 5312-R1