

STATE OF TEXAS  
COUNTY OF TRAVIS

HEART OF MANOR, LP.  
TO  
CITY OF AUSTIN  
(TEMPORARY CONSTRUCTION  
EASEMENT)  
AUGUST 12, 2009

**LEGAL DESCRIPTION**

DESCRIPTION OF A 5.057 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, AND THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 99.720 ACRE TRACT OF LAND, DESCRIBED AS TRACT NO. 2 IN EXHIBIT A-3 IN A DEED TO HEART OF MANOR, LP., OF RECORD IN DOCUMENT #2007037703, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.057 ACRE TRACT BEING MADE UP OF A 1.945 ACRE TRACT DESCRIBED AS PART A AND A 3.112 ACRE TRACT DESCRIBED AS PART B, AS SHOWN ON THE ACCOMPANYING SKETCH, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART A – 1.945 ACRES**

**BEGINNING** at ½" iron rod found for the southwest corner of that certain 148.322 acre tract of land as described in a deed to Austin Boise Venture, L.P. of record in Document No. 2005107569 of the Official Property Record Travis County, Texas, being in the east line of said 99.720 acre tract, being also the northeast corner of that certain 0.957 acre Wastewater Line Easement granted to the City of Austin in Document No. 2004241665 of the Official Property Record Travis County, Texas, and being the southeast corner of the herein described tract, having grid coordinates of X = 3,159,011.74, Y = 10,093,113.75;

**THENCE** departing the east line of said 99.720 acre tract and the west line of said 148.322 acre tract, along the north line of said Wastewater Line Easement, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. N 89°24'45" W, for a distance of 124.70 feet to a calculated point,
2. N 07°36'51" W, for a distance of 456.98 feet to a calculated point,
3. N 44°00'46" W, for a distance of 465.03 feet to a calculated point,
4. N 73°01'22" W, for a distance of 569.11 feet to a calculated point,
5. S 54°58'17" W, for a distance of 403.92 feet to a calculated point, and

6. N 70°43'05" W, for a distance of 64.40 feet to a calculated point for the southwest corner of the herein described tract, being also in the east line of FM 3177(Decker Lane), a variable width right-of-way, and being in the west line of said 99.720 acre tract, from which a concrete highway monument found, bears S 16°09'38" W, a distance of 73.19 feet;

**THENCE** N 16°09'38" E, departing the north line of said Wastewater Line Easement, along the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), for a distance of 65.10 feet to a calculated point for the northwest corner of the herein described tract;

**THENCE** departing the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. S 70°43'05" E, for a distance of 65.38 feet to a calculated point,
2. N 54°58'17" E, for a distance of 372.13 feet to a calculated point,
3. S 73°01'22" E, for a distance of 598.97 feet to a calculated point,
4. S 44°00'46" E, for a distance of 488.53 feet to a calculated point,
5. S 07°36'51" E, for a distance of 435.49 feet to a calculated point, and
6. S 89°24'45" E, for a distance of 110.58 feet to a calculated point for the northeast corner of the herein described tract, being in the west line of said 148.322 acre tract, and being in the east line of said 99.720 acre tract, from which a ½" iron rod found for an angle point in the east line of said 99.720, bears N 27°45'15" E, a distance of 1297.29 feet;

**THENCE** S 27°45'15" W, along the east line of said 99.720 acre tract and the west line of said 148.322 acre tract, for a distance of 44.96 to the **POINT OF BEGINNING** and containing 1.945 acres of land.

#### **PART B – 3.112 ACRES**

**BEGINNING** at an axle found for the southeast corner of said 99.720 acre tract, being also in the north line of Lindell Lane, a variable width right-of-way, and being the southeast corner of the herein described tract, having grid coordinates of X = 3,158,990.85, Y = 10,093,074.90;

**THENCE** N 89°26'00" W, along the south line of said 99.720 acre tract and the north line of said Lindell Lane, for a distance of 209.71 feet to a calculated point, from which a concrete highway monument found in the east line of said FM 3177(Decker Lane), bears N 89°26'00" W, a distance of 1519.53 feet;

**THENCE** departing the south line of said 99.720 acre tract and the north line of Lindell Lane, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. N 07°36'51" W, for a distance of 444.51 feet to a calculated point,
2. N 44°00'46" W, for a distance of 503.51 feet to a calculated point,
3. N 73°01'22" W, for a distance of 421.22 feet to a calculated point,
4. S 54°58'17" W, for a distance of 393.51 feet to a calculated point,
5. S 16°07'47" W, for a distance of 99.17 feet to a calculated point, and
6. N 73°52'52" W for a distance of 99.19 feet to a calculated point for the southwest corner of the herein described tract, being also in the east line of said FM 3177 (Decker Lane), and being the west line of said 99.720 acre tract;

**THENCE** along the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), the following two (2) courses and distances:

1. N 16°05'49" E for a distance of 81.86 feet to a concrete monument found, and
2. N 16°09'38" E for a distance of 53.16 feet to a calculated point for the northwest corner of the herein described tract, and being the southwest corner of aforesaid Wastewater Line Easement;

**THENCE** departing the west line of said 99.720 acre tract and the east line of said FM 3177 (Decker Lane), along the south line of said Wastewater Line Easement, and over and across said 99.720 acre tract, the following six (6) courses and distances:

1. S 70°43'05" E, for a distance of 73.58 feet to a calculated point,
2. N 54°58'17" E, for a distance of 404.42 feet to a calculated point,
3. S 73°01'22" E, for a distance of 554.18 feet to a calculated point,
4. S 44°00'46" E, for a distance of 453.28 feet to a calculated point,
5. S 07°36'51" E, for a distance of 467.73 feet to a calculated point, and
6. S 89°24'45" E, for a distance of 131.54 feet to a calculated point for the northeast corner of the herein described tract, and being in the east line of said 99.720 acre tract, from which a ½" iron rod found for the southwest corner of aforesaid 148.322 acre tract, bears N 28°15'30" E, a distance of 22.58 feet;

**THENCE S 28°15'30" W, along the east line of said 99.720 acre tract, for a distance of 21.52 to the POINT OF BEGINNING and containing 3.112 acres of land.**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83(93). COMBINED SCALE FACTOR = 1.0001. THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS   §**

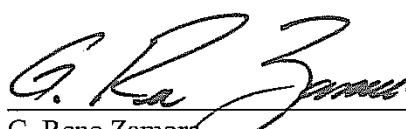
**KNOW ALL MEN BY THESE PRESENTS:**

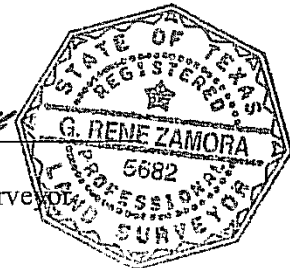
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2008 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of October 2009, A.D.

A sketch of even date accompanies this description.

Zamora, L.L.C.  
4412 Spicewood Springs Rd., Suite 200  
Austin, Texas 78759

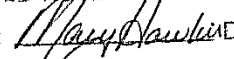
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA FIELD NOTE NO. FN-09-1005-HOM-TCE  
ZWA DRAWING FILE NO. 09-1005-TCE  
TCAD NO.: 02-2641-03-08  
AUSTIN GRID NO.: R27

FIELD NOTES REVIEWED

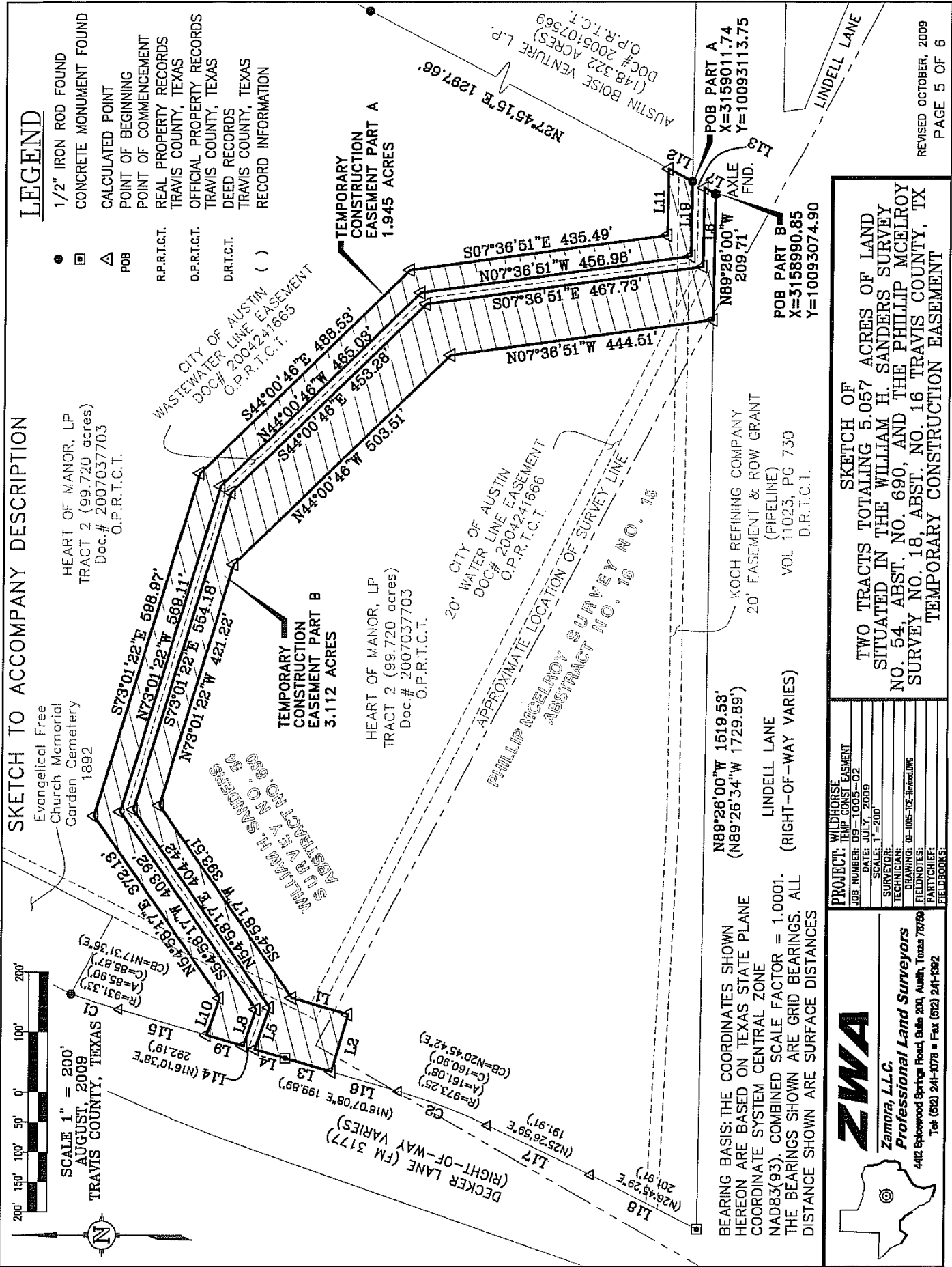
By:  Date 11/4/09

Engineering Support Section  
Department of Public Works  
and Transportation

ZWA- JOB NO.  
FN09-1005-HOM-TCE

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5.057 ACRE TRACT  
TEMPORARY  
CONSTRUCTION EASEMENT



# LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- CALCULATED POINT
- POINT OF BEGINNING
- REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- OFFICIAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- DEED RECORDS TRAVIS COUNTY, TEXAS
- RECORD INFORMATION

## SKETCH TO ACCOMPANY DESCRIPTION

HEART OF MANOR, LP  
TRACT 2 (99.720 acres)  
Doc. # 2007037703  
O.P.R.T.C.T.

HEART OF MANOR, LP  
TRACT 2 (99.720 acres)  
Doc. # 2007037703  
O.P.R.T.C.T.

CITY OF AUSTIN  
WATER LINE EASEMENT  
DOC# 2004241666  
O.P.R.T.C.T.

PHILLIP MCELROY SURVEY NO. 18  
APPROXIMATE LOCATION OF SURVEY LINE

KOCH REFINING COMPANY  
20' EASEMENT & ROW GRANT  
(PIPELINE)  
VOL 11023, PG 730  
D.R.T.C.T.

LINDELL LANE  
(RIGHT-OF-WAY VARIES)

PROJECT: WILDBORSE TRIP CONSTRUCTION EASEMENT
JOB NUMBER: 08-1005-02
DATE: JULY, 2009
SCALE: 1"=200'
SURVEYOR:
TECHNICIAN:
DRAWING: 08-1005-02-Improved.DWG
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

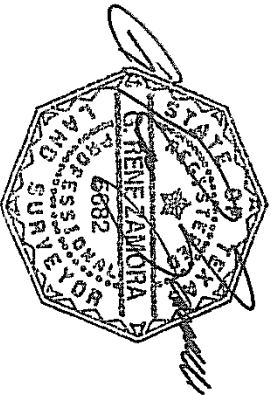
**Zamora, LLC**  
**Professional Land Surveyors**  
4412 Blackwood Springs Road, Suite 201, Austin, Texas 78759  
Tel (512) 241-4778 • Fax (512) 241-5322

SKETCH OF TWO TRACTS TOTALING 5.057 ACRES OF LAND SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABST. NO. 690, AND THE PHILLIP MCELROY SURVEY NO. 18, ABST. NO. 16 TRAVIS COUNTY, TX TEMPORARY CONSTRUCTION EASEMENT

# SKETCH TO ACCOMPANY DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°07'47"W	99.17'
L2	N73°52'52"W	99.19'
L3	N16°06'48"E	81.86'
L4	N16°09'36"E	53.16'
L5	S70°43'05"E	73.56'
L6	S89°24'45"E	131.54'
L7	S28°15'30"W	21.52'
L8	N70°43'05"W	64.40'
L9	N16°09'38"E	65.10'
L10	S70°43'05"E	65.36'
L11	S89°24'45"E	110.58'
L12	S27°45'15"W	44.96'
L13	N28°15'30"E	22.58'
L14	N16°09'38"E	20.03'
L15	N16°09'38"E	153.82'
L16	N16°05'49"E	118.19'
L17	N25°25'40"E	191.79'
L18	N26°44'10"E	201.78'
L19	N89°24'45"W	124.70'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	931.33'	5°16'59"	85.88'	N17°30'36"E
C2	973.25'	9°28'37"	160.98'	S20°44'23"W



**ZWA**  
**Zamora, LLC.**  
**Professional Land Surveyors**  
 4412 Spicewood Springs Road, Suite 200, Austin, Texas 78739  
 Tel: (512) 241-8078 • Fax: (512) 241-1392

PROJECT: WILHORSE  
 JOB NUMBER: 09-1005-02  
 DATE: JULY, 2009  
 SCALE: 1"=200'  
 SURVEYOR:  
 TECHNICIAN: G. HENEZAMORA  
 DRAWING: 09-1005-02-REVISED  
 FIELD NOTES:  
 PARTIALS:  
 RECORDS:

SKETCH OF  
 TWO TRACTS TOTALING 5.057 ACRES OF LAND  
 SITUATED IN THE WILLIAM H. SANDERS SURVEY  
 NO. 54, ABST. NO. 690, AND THE PHILIP MCELROY  
 SURVEY NO. 18, ABST. NO. 16 TRAVIS COUNTY, TX  
 TEMPORARY CONSTRUCTION EASEMENT