DESCRIPTION FOR PARCEL 4558.126 TIAEE


BEGINNING FOR REFERENCE at a 1/2-inch iron rod found monumenting the northeast corner of the above referenced Figer 166.598-acre, same being on the southerly right-of-way line of Brandt Lane (right-of-way width varies), same also being the northwest corner of a called 27.110-acre tract conveyed to Jesus Turullos and recorded in Volume 8361, Page 293 of the Real Property Records Travis County, Texas; Thence, with the east line of said Figer 166.598-acre tract and the west line of said Turullos 27.110-acre tract, S28°40'21"E, a distance of 239.59 feet to a calculated point at the most northerly corner of a Travis County roadway easement designated as Slaughter Lane (120-foot right-of-way) recorded in Volume 11818, Page 224 of the Real Property Records of Travis County, Texas; Thence, with the westerly right-of-way line of said Slaughter Lane, S25°07'34"E, a distance of 760.84 feet to calculated point of tangency of a circular curve to the left, and with said circular curve to the left a chord bearing of S34°46'45"E a distance of 606.96 feet to a calculated point having Texas State Plane Grid...
Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,029,293.83, E=3,105,498.93, for the northeast corner and POINT OF BEGINNING of this easement;

THENCE, continuing with said westerly right-of-way line of Slaughter Lane, with said circular curve to the left, an arc length of 31.34 feet, having a radius distance of 1,810.00 feet, a central angle of 00°59'31"N, a chord which bears S44°55'39"E, a distance of 31.34 feet to a calculated point of non-tangency, for the southeast corner of this easement, whose radius point bears N44°34'35"E, a distance of 1,810.00 feet, from which a 1/2-inch iron rod found at the southeast corner of said Figer 166.598-acre tract, same being an angle point in the northerly line of Lot 1, Block A, 151 Acre Tract Subdivision, a subdivision recorded in Book 101, Pages 245-247 of the Plat Records of Travis County, Texas, bears a chord bearing of S59°49'23"E a distance of 900.22 feet, S74°12'33"E a distance of 339.13 feet, S26°15'28"E a distance of 332.02 feet, and S25°48'02"E a distance of 18.67 feet;

THENCE, through said Figer 166.598-acre tract, the following three (3) courses and distances:

1) S61°51'58"W, a distance of 1,284.89 feet to a calculated point, for the southwest corner of this easement;

2) N28°08'02"W, a distance of 30.00 feet to a calculated point, for the northwest corner of this easement;

3) N61°51'58"E, a distance of 1,275.83 feet to the POINT OF BEGINNING, containing 0.882-acre (38,409 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "CLM-32" having coordinate values of N=10,033,759.424, E=3,101,110.970 and reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276. Distances shown hereon are grid.
CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Landmark Surveying, LP

Juan M. Canales, Jr.
Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

1-11-2010

REFERENCES
MAPSCO 2009, 704-B GRID NO. G-12
TCAD PARCEL ID NO. 04-3908-0402
4558.126_TIAEE.doc

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Date: 1/14/2010
JACKIE LEE CROW
R.P.L.S. #5209
SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24

LINE TABLE
LINE BEARING DISTANCE
L1 N25°08'02"W 30.00'

PARCEL 4558.126 TIAEE
0.882-ACRE
38,409 SQ. FT.

TITLE VESTED TO:
SEE PAGE 6 OF 6

PAGE 4 OF 6
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The property described hereon is contained within Zone X as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:
1. Deleted.

10a. A pipe line and appurtenance easement granted to Hope Engineering and Supply Company, dated January 19, 1928, by instrument recorded in Volume 413, Page 475 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10b. An electric transmission and/or distribution line easement granted to Texas Power and Light Company, dated November 24, 1936, by instrument recorded in Volume 551, Page 574 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10c. An electric transmission and/or distribution line easement granted to Texas Power and Light Company, dated October 27, 1936, by instrument recorded in Volume 554, Page 329 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10d. A telephone line easement granted to Southwestern Bell Telephone Company, dated January 29, 1942, by instrument recorded in Volume 692, Page 221 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10e. An electric transmission line easement in favor of the Lower Colorado River Authority as set out in Condemnation Proceeding under Cause No. 79, Probate Court of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10f. An electric and telephone line easement granted to the City of Austin, dated October 23, 1956, by instrument recorded in Volume 1914, Page 317 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10g. A pipe lines and right of way easement granted to United Gas Pipe Line Company, dated October 26, 1960, by instrument recorded in Volume 2245, Page 384 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10h. An electric and telephone line easement granted to the City of Austin, dated September 25, 1962, by instrument recorded in Volume 2520, Page 137 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10i. An electric and telephone line easement granted to the City of Austin, dated May 12, 1965, by instrument recorded in Volume 2969, Page 228 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10j. An electric and telephone line easement granted to the City of Austin, dated August 15, 1967, by instrument recorded in Volume 3358, Page 1762 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10k. A utility easement granted to CGH Joint Venture One, a Texas Joint Venture, by instrument dated April 1, 1985, recorded in Volume 9106, Page 638 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

BEARING BASIS:
The bearings described herein are Texas State Plane Grid Bearings, Central Zone—1403, NAD83(CORS). Project Control Points were established from Macias & Associates, L.P., Land Surveyors, Reference Point "OM—32" having coordinate values of N=10,033,759.424, E=3,101,119.079 and Reference Point "F—11—3001" having coordinate values of N=10,025,857.059, E=3,098,305.275. Distances shown hereon are Grid.
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

10l. A water and wastewater easement granted to the City of Austin and/or Southland Oaks Municipal Utility District, by instrument dated September 18, 1986, recorded in Volume 10011, Page 652 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.

10m. A roadway easement granted to Travis County, by instrument dated November 11, 1992, recorded in Volume 11818, Page 224 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10n. A lateral support easement granted to Travis County, by instrument dated November 11, 1992, recorded in Volume 11818, Page 231 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10o. A lateral support easement granted to Travis County, by instrument dated November 11, 1992, recorded in Volume 11818, Page 231 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10p. A lateral support easement granted to Travis County, by instrument dated November 11, 1992, recorded in Volume 11818, Page 231 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10q. An electric transmission line easement in favor of the Lower Colorado River Authority as set out in Condemnation Proceeding under Cause No. 2142, Probate Court of Travis County, Texas, as recorded in Volume 12454, Page 80 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10r. A drainage easement granted to Travis County, by instrument dated April 24, 2003, recorded in Document No. 2003093738 of the Official Public Records of Travis County, Texas DOES NOT APPLY to the subject easement.

10s. A temporary access easement granted to Travis County, by instrument dated April 24, 2003, recorded in Document No. 2003093739 of the Official Public Records of Travis County, Texas DOES NOT APPLY to the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Commonwealth Land Title Insurance Company, according to GF No. 00092668, are shown or noted hereon. Other than visible easements, no unrecored or written easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

TITLE VESTED TO:
CURTIS B. FIGER AND BILLIE JO FIGER 11836/1356
MICHAEL G. FIGER 12098/864
DONALD K. FIGER 12098/856
BETSY A. LAMBETH 12098/862
MICHAEL G. FIGER 12097/160
DONALD K. FIGER 12097/170
BETSY A. LAMBETH 12097/175
DAVID A. BREWER AND BILLIE J. FIGER 12159/85
KEITH H. HARMON AND BONNIE HARMON DOC. NO.
2000178631

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: JANUARY 7, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: URS
Date: January 7, 2010
Office: Stephen Lawrence
Crew: S.Dunn
F.B.: 1205/1
Path: c:\dsg 11\urs\urs-rincard to slaughter\grid\seg 23-grid-base.dwg
Job No.: 810-12-07
Title: 4558.126_TIAEE

Scale: 1 inch = 240 feet

File: 4558.126_TIAEE.des

Date: 01-05-2010

Tract 1: 0.882 Acres, 38409 Sq Feet, Closure = n69.1215e 0.01 Feet, Precision =1/408683, Perimeter = 2622 Feet

091: L=1110.00, A=31.34, Delta=08.991
092=54.3555e, Cld=31.34
003=n28.0802w 30.00
004=n61.5158e 1275.83