

TEMPORARY CONSTRUCTION EASEMENT

0.007 Of One Acre (318 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5314-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 0.007 OF ONE ACRE (318 SQUARE FEET) TRACT OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.891 ACRE TRACT, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, EXECUTED JUNE 23, 2006, RECORDED IN DOCUMENT NO. 2006119671 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 0.007 OF ONE ACRE (318 SQUARE FEET) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point for the northeast 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= 10,100,490.70, E= 3,168,219.52; same being in the northerly line of said 39.891 acre tract, same being in the existing south right-of-way (R.O.W.) line of U.S. 290 described in a deed to the State of Texas as "Parcel A" called 11.780 acres recorded in Volume 678, Page 263 of the Deed Records Travis County, Texas (D.R.T.C.Tx.); from which a 1/2-inch iron rod with a "Capital Surveying" plastic cap found for a northeast corner of said 39.891 acre tract and the northwest corner of a called 20.00 acre tract of land, described in a Warranty Deed to Robert L. Johnson, et al, recorded in Document No. 2003030623, O.P.R.T.C.Tx., bears N 74° 03' 09" E, a distance of 2,483.12 feet;

THENCE over and across said 39.891 acre tract, S 15° 56' 51" E, a distance of 24.09 feet to a calculated point for the southeasterly corner of this tract, same being in the southerly line of said 39.891 acre tract and the northerly line of the remainder of a called 105.170 acre tract of land, described in a Warranty Deed with Vendor's Lien to Las Entradas Development Corporation, executed January 4, 2007, recorded in Document No. 2007002485, O.P.R.T.C.Tx.; from which a 1/2-inch iron rod found with a "Capital Surveying" plastic cap, bears S 63° 34' 40" E, a distance of 1,553.54 feet;

THENCE with the southerly line of this tract, same being the southerly line of said 39.891 acre tract and the northerly line of the remainder of said 105.170 acre tract, N 63° 34' 40" W, passing at the distance of 35.38 feet a 1/2-inch iron rod with a "Capital Survey" cap found, continuing in all a total distance of 35.75 feet to a calculated point in the south right-of-way line of said U.S. 290, for the northeast corner of the remainder of said 105.170 acre tract, and the northwest corner of said 39.891 acre tract and 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 (D.R.T.C.Tx.), bears S 74° 03' 09" W, a distance of 735.68 feet;

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THENCE with the north line of this tract, same being the existing south right-of-way (R.O.W.) line of U.S. 290; N 74° 03' 09" E, a distance of 26.41 feet to the **POINT OF BEGINNING**, and containing 0.007 of One Acre (318 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 ½-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:

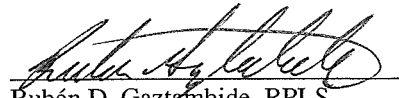
COUNTY OF TRAVIS

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 20th day of May, 2009, A.D.

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

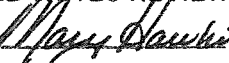



Rubén D. Gaztambide, RPLS
Registered Professional Land Surveyor
No. 6043 - State of Texas

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 "F"
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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.

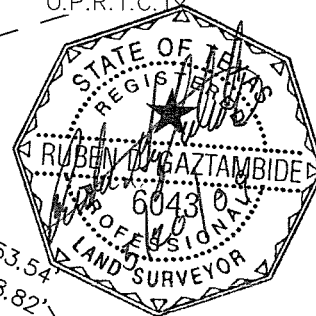
<N74°02'53"E 2509.18'>
N74°03'09"E 2483.12'

P.O.R.

N74°03'09"E
26.41'

P.O.B.
GRID NORTHING
= 10100490.70
GRID EASTING
= 3168219.52

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



S74°03'09"W 735.68'

P.O.R.

N63°34'40"W
35.75'

TEMPORARY
CONSTRUCTION
EASEMENT
318 SQUARE FOOT
0.007 OF ONE ACRE

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

P.O.R.

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

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

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

PROPOSED 50'
WIDE TEMPORARY
CONSTRUCTION ESMT.

LEGEND

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

PROPOSED 50' WIDE
WASTEWATER ESMT.

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
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

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.

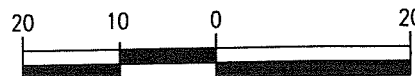
SCALE: 1" = 20 FEET

APRIL 2009

JAMES MANOR SURVEY No. 40

ABSTRACT No. 546

TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

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PROJECT:	GILLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	8538
FIELDNOTE:	FN5314-R1
TECHNICIAN:	TAB
DRAWING:	FN5314.DWG
SCALE:	1"=20'



Exhibit "F"

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FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

TEMPORARY
CONSTRUCTION ESMT.
SKETCH TO
ACCOMPANY FIELD
NOTE No. 5314-R1