

WASTEWATER EASEMENT

0.12 Acre (5,135 sq. ft.)  
James Manor Survey No. 40, A-546  
Travis County, Texas

FN 4041R4  
June 18, 2008  
SAM, Inc. Job No. 25102-06

LEGAL DESCRIPTION OF A 5,135 SQUARE FOOT (0.12 ACRE) 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 A CALLED 4.203 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION EXECUTED JANUARY 4, 2007 AND RECORDED IN DOCUMENT NO. 2007002485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 5,135 SQUARE FOOT (0.12 ACRE) TRACT OF LAND FIFTY FEET IN WIDTH AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for a southwest corner of said 4.203 acre tract, same being in the north line of a 200 foot wide railroad right-of-way (R.O.W.) described in a quitclaim deed to the Capital Metropolitan Transportation Authority, as recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), and the southeast corner of a called "triangle of land", described in a deed to Lawrence C. Bates, and wife Cheryl Ann Bates, recorded in Volume 9447, Page 797 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), from which a 1/2-inch iron rod found for reference bears S 07° 09' 00" W, a distance of 0.35 feet;

**THENCE** with the west line of said 4.203 acre tract and the east line of said Bates tract N 07° 09' 00" E, a distance of 73.68 feet to a calculated point for a northwest corner of said 4.203 acre tract and the northeast corner of said Bates tract, same being in the south right-of-way (R.O.W.) line of State Highway No. 20, also known as Parsons Street (a varying width right-of-way), from which a 1/2-inch iron rod found for reference bears N 07° 09' 00" E, a distance of 1.22 feet;

**THENCE** with the north line of said 4.203 acre tract and the south right-of-way (R.O.W.) line of said Parsons Street, S 86° 47' 48" E, a distance 210.01 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the **POINT OF BEGINNING**, 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=10098962.10, E=3168940.60;

**THENCE** continuing with the north line of said 4.203 acre tract and the south right-of-way (R.O.W.) line of said Parsons Street, S 86° 47' 48" E, a distance 50.02 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, from which a 1/2-inch iron rod with "Capital Surveying." plastic cap found for an angle point in the north right-of-way (R.O.W.) line of said Parson's Street and a south line of a called 105.170 acre tract of land described in said deed to Las Entradas Development Corporation bears, N 03° 12' 12" E, a distance of 100.00', and S 86° 47' 48" E, a distance of 812.59 feet;

**THENCE** leaving the south right-of-way (R.O.W.) line of said Parsons Street, and across said 4.203 acre tract S 01° 28' 39" W, a distance of 105.75 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the south line of said 4.203 acre tract, same being the existing north line of a 200 foot wide railroad right-of-way (R.O.W.) described in a quitclaim deed to the Capital Metropolitan Transportation Authority, as recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), from which a 1/2-inch iron rod with "Capital Surveying." plastic cap found for a common corner of said 4.203 acre tract and a called 0.32 acre tract, described in a deed to Ambus Habbit and Puminer Habbit, recorded in Volume 2136, Page 549 of the Deed Records of Travis County, Texas, bears S 79° 52' 50" E, with the common line of said 4.203 acre tract and said railroad right-of-way (R.O.W.) a distance of 956.42 feet;

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**THENCE** with said common line, N 79° 52' 50" W, a distance 50.57 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set;

**THENCE** leaving said common line, and across said 4.203 acre tract, N 01° 28' 39" E, a distance of 99.66 feet to the **POINT OF BEGINNING**, and containing 5,135 square feet (0.12 ACRE) of land, more or less.

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=10100101.87, E=3166742.92, and east station N=10101195.71, E=3170667.06. Combined Scale Factor 1.00007.

THE STATE OF TEXAS

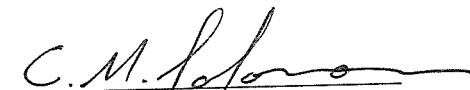
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

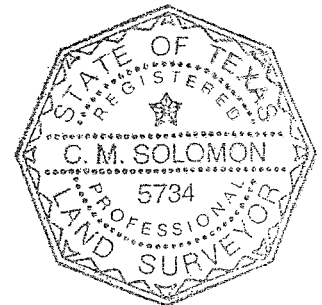
That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April 2005.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18<sup>th</sup> day of June, 2008, A.D.

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

  
C. M. Solomon  
Registered Professional Land Surveyor  
No. 5734 - State of Texas

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



FIELD NOTES REVIEWED

By:  Date 6/18/09

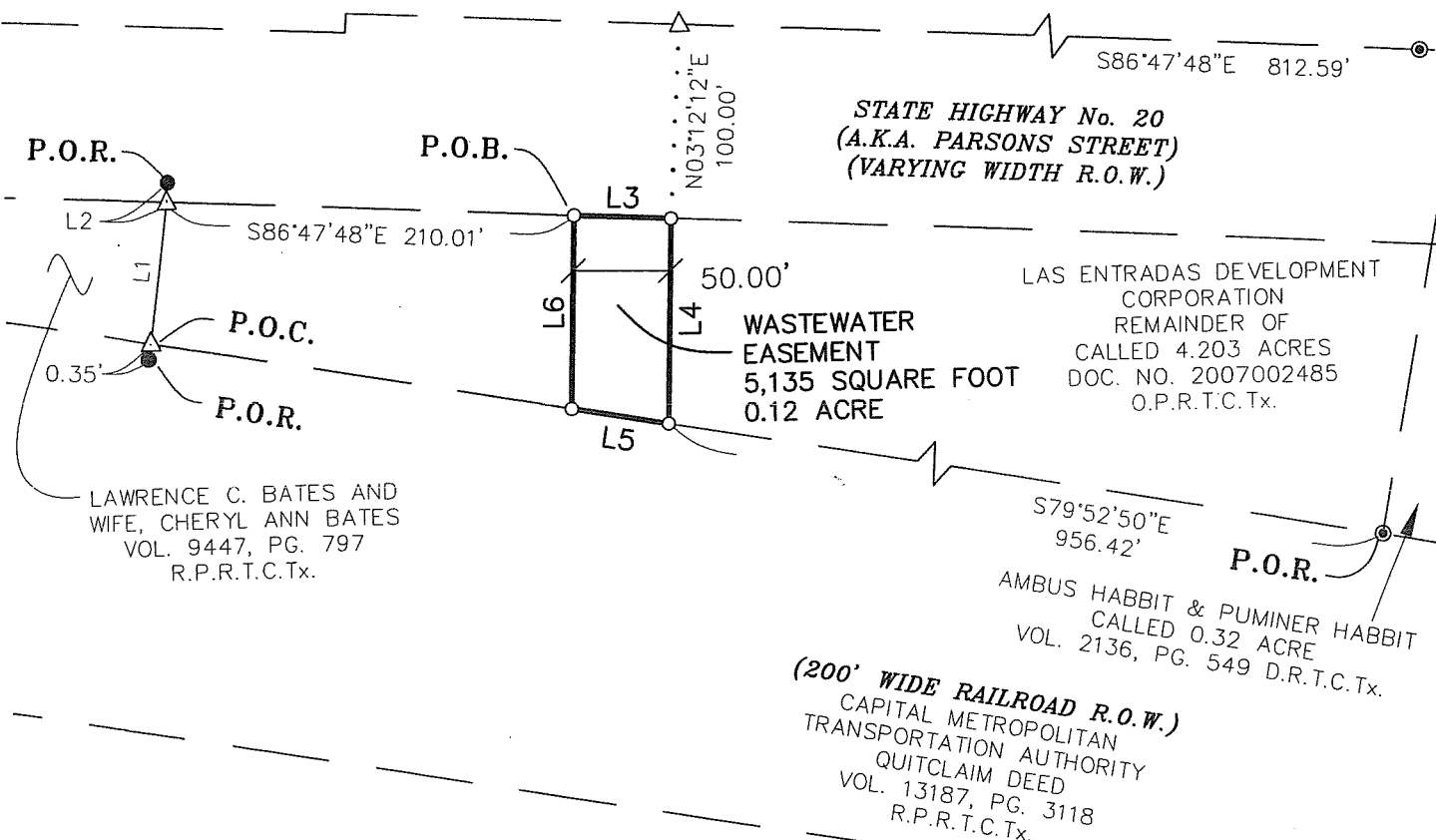
Engineering Support Section  
Department of Public Works  
and Transportation

Exhibit "C"  
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SCALE : 1" = 100 FEET  
JUNE 2008  
JAMES MANOR SURVEY No. 40  
ABSTRACT No. 546  
TRAVIS COUNTY, TEXAS

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

JAMES MANOR SURVEY No. 40,  
ABSTRACT No. 546



ANNE BLOOR SCHRYVER, ET AL  
VOL. 12870, PG. 1684  
R.P.R.T.C.Tx.

## LEGEND

- 1/2" IRON ROD FOUND
- ⊕ 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP FOUND
- ⊙ 1/2" IRON ROD WITH "CAPITAL SURVEY" PLASTIC CAP FOUND
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. RIGHT-OF-WAY
- 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.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°09'00"W	73.68'
L2	N07°09'00"E	1.22'
L3	S86°47'48"E	50.02'
L4	S01°28'39"W	105.75'
L5	N79°52'50"W	50.57'
L6	N01°28'39"E	99.66'

P.O.B.  
GRID NORTHING  
= 10098962.10  
GRID EASTING  
= 3168940.60

Exhibit "C"  
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PROJECT: GILLELAND BASIN INT.  
JOB NUMBER: 25102-06  
DATE: JUNE 18, 2008  
SURVEYOR: CMS  
PARTY CHIEF: N/A  
FIELDBOOK: N/A  
FIELDNOTE: FN4041R4  
TECHNICIAN: SLK  
DRAWING: FN4041R4.DWG  
SCALE: 1"=100'



5508 WEST HIGHWAY 290  
BUILDING B  
AUSTIN TEXAS, 78735  
(512) 447-0575  
FAX: (512) 326-3029  
EMAIL: SAM@SAMINCAUS.COM

WASTEWATER  
ESMT. SKETCH TO  
ACCOMPANY FIELD  
NOTE No. 4041R4