

WASTEWATER EASEMENT

1.97 Acres (85,866 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5313-R1
May 20, 2009
SAM, Inc. Job No. 29042

LEGAL DESCRIPTION OF A 1.97 ACRE (85,866 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 1.97 ACRE (85,866 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=10,099,105.55, E=3,168,944.30, 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 the west corner of said 2.243 acre tract, bears S 83° 53' 40" W, a distance of 329.90 feet;

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

1. N 01° 28' 39" E, a distance of 522.68 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2. N 46° 35' 25" W, a distance of 1,123.93 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, and
3. N 15° 56' 51" W, a distance of 65.41 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 662.10 feet;

THENCE with north line of this tract, same being the north line of said 105.170 acre tract and the south right-of-way (R.O.W.) line of said U.S. 290, N 74° 03' 09" E, at a distance of 50.00 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, for the northeasterly corner of this tract, from which a 1/2-inch iron rod with a "Capital Surveying" plastic cap found for the northeast 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., bears, N 74° 03' 09" E, a distance of 2,533.12 feet;

THENCE leaving the north line of this tract and said right-of-way line, over and across said Las Entradas Development Corporation tract, the following three (3) courses and distances:

1. S 15° 56' 51" E, a distance of 51.71 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2. S 46° 35' 25" E, a distance of 1132.52 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, and

WASTEWATER EASEMENT

1.97 Acres (85,866 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5313-R1
May 20, 2009
SAM, Inc. Job No. 29042

3. S 01° 28' 39" W, a distance of 538.32 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the north line of said 2.243 acre tract, for the southeasterly corner of this tract, from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found for an angle point in the north line of said 2.243 acre tract and bears, N 83° 53' 40" E, a distance of 291.55 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 1.97 Acres (85,866 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

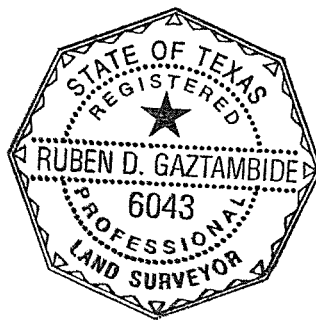
KNOW ALL MEN BY THESE PRESENTS:

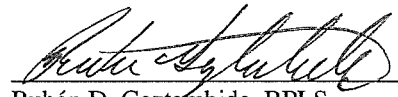
COUNTY OF TRAVIS

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

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

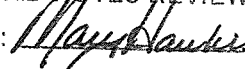



Rubén D. Gaztambide, RPLS
Registered Professional Land Surveyor
No. 6043 - State of Texas

REFERENCES

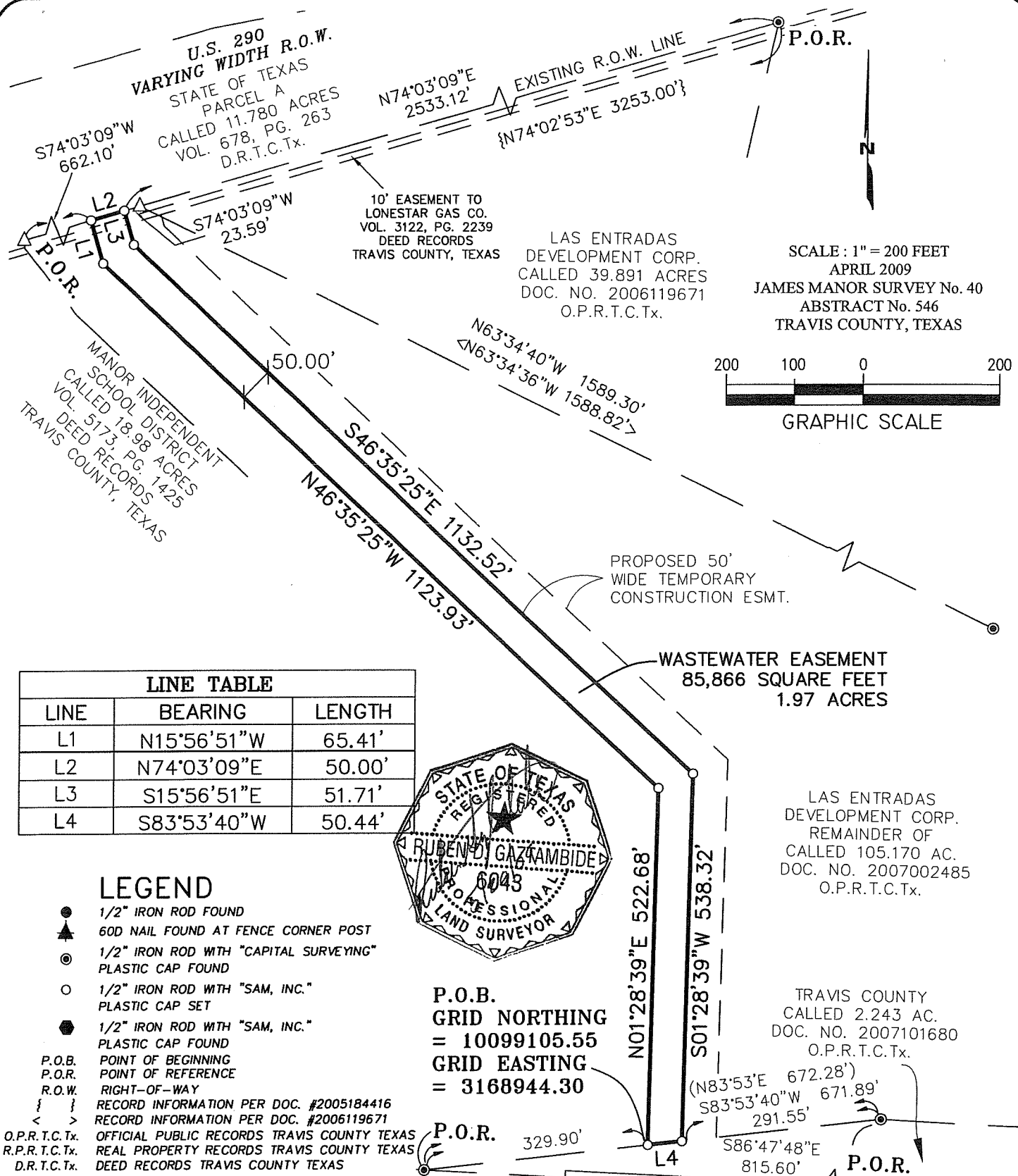
TCAD Parcel No. 02-3460-0803
Austin Grid S-28 & S-29

FIELD NOTES REVIEWED

By:  Date 5/21/09

Engineering Support Section
Department of Public Works
and Transportation

Exhibit "A"
Page 2 of 3

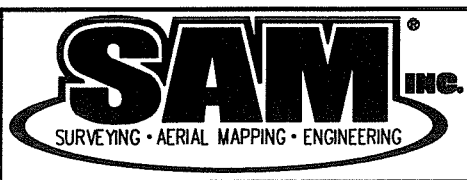


BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93). PROJECT REFERENCE CONTROL POINTS ARE 1/2-INCH IRON RODS WITH SAM, INC. CAPS SET IN THE SOUTH RIGHT-OF-WAY LINE OF US 290 HAVING GRID COORDINATES OF: WEST STATION: N=10100101.87,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

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

Exhibit "A"
Page 3 of 3

PROJECT:	GILGELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	6538
FIELDNOTE:	FN5313-R1
TECHNICIAN:	TAB
DRAWING:	FN5313R1.DWG
SCALE:	1"=200'



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. 5313-R1