

RESOLUTION NO. 20100408-006

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

WHEREAS, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the damages; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to effect the needed acquisitions.

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner: Las Entradas Development Corporation, a Texas Corporation

Project: Wildhorse North Interceptor North of Highway 290

Public Purpose: the permanent wastewater line easements described in the attached Exhibits "A," "B," and "C" are necessary to construct, operate, maintain, repair, replace, upgrade, decommission, and remove wastewater lines, and related infrastructure including without limitation manholes, vent release tubes, and similar improvements, and to make connections therewith in, on, under, and across the land described in Exhibits "A," "B," and "C," in order to increase and improve the City's ability to provide sanitary sewer services to the public, and to prevent leakage from wastewater lines to protect public health and safety;

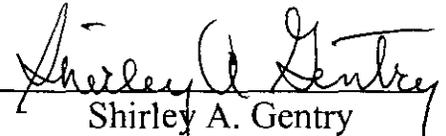
the temporary construction easements described in the attached Exhibits "D," "E," and "F," are necessary to construct the Project.

Location: 11616 East U.S. Highway 290, in the extraterritorial jurisdiction of Manor, Travis County, Texas

Property: Described in the attached and incorporated Exhibits "A," "B," "C," "D," "E," and "F."

ADOPTED: April 8, 2010

ATTEST:


Shirley A. Gentry
City Clerk

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

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

REFERENCES

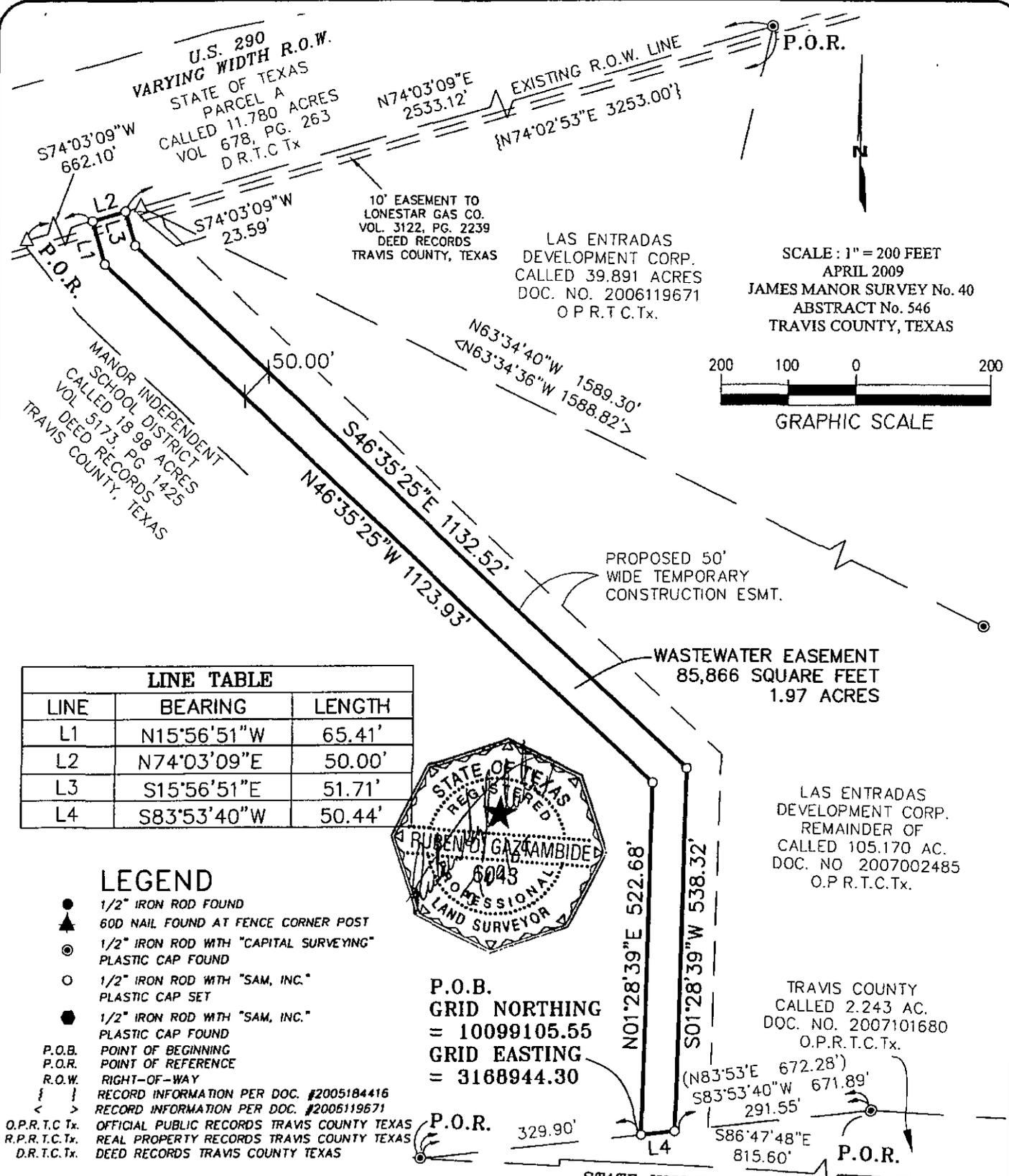
TCAD Parcel No. 02-3460-0803
Austin Grid S-28 & S-29

FIELD NOTES REVIEWED

By: *Mary Hankins* Date *5/21/09*

Engineering Support Section
Department of Public Works
and Transportation

Exhibit "A"
Page 2 of 3



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°03'09"E
2533.12'

EXISTING R.O.W. LINE
{N74°02'53"E 3253.00'}

P.O.R.

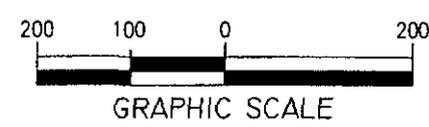
S74°03'09"W
662.10'

S74°03'09"W
23.59'

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

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

SCALE: 1" = 200 FEET
APRIL 2009
JAMES MANOR SURVEY No. 40
ABSTRACT No. 546
TRAVIS COUNTY, TEXAS



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

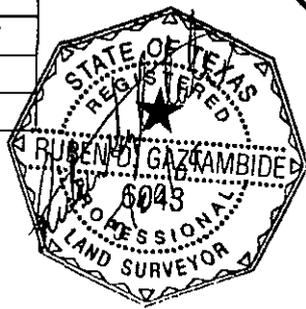
N63°34'40"W 1589.30'
<N63°34'36"W 1588.82'>

S46°35'25"E 1132.52'
N46°35'25"W 1123.93'

PROPOSED 50'
WIDE TEMPORARY
CONSTRUCTION ESMT.

WASTEWATER EASEMENT
85,866 SQUARE FEET
1.97 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°56'51"W	65.41'
L2	N74°03'09"E	50.00'
L3	S15°56'51"E	51.71'
L4	S83°53'40"W	50.44'



P.O.B.
GRID NORTHING
= 10099105.55
GRID EASTING
= 3168944.30

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

TRAVIS COUNTY
CALLED 2.243 AC.
DOC. NO. 2007101680
O.P.R.T.C.Tx.

LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL FOUND AT FENCE CORNER POST
- ⊙ 1/2" IRON ROD WITH "CAPITAL SURVEYING" PLASTIC CAP FOUND
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP FOUND
- P.O.B. POINT OF BEGINNING
- 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

N01°28'39"E 522.68'
S01°28'39"W 538.32'

(N83°53'E 672.28')
S83°53'40"W 671.89'
291.55'

P.O.R.

329.90'

S86°47'48"E 815.60'

P.O.R.

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:	GULF ISLAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	8534
FIELDNOTE:	FNS513-R1
TECHNICIAN:	TAB
DRAWING:	FNS513R1.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

WASTEWATER EASEMENT

0.812 of One Acre (35,355 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5311-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 0.812 OF ONE ACRE (35,355 SQUARE FOOT) 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 104.825 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 4, 2007 TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 0.812 OF ONE ACRE (35,355 SQUARE FOOT) 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 Texas Department of Transportation (TxDOT) Type I concrete monument found in the common line between a called 275.66 acre tract "Tract 3" described in a Special Warranty Deed to the Butler Family Partnership, Ltd., executed December 31, 1996 and recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), and the existing north right-of-way (R.O.W.) line of U.S. 290 (a varying width right-of-way);

THENCE with said common line, N 74° 03' 09" E, a distance 864.12 feet to a calculated corner of said 275.66 acre tract and an angle point in north right-of-way (R.O.W.) line of said U.S. 290, from which a broken Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears N 49° 17' 39" E, a distance 4.50 feet;

THENCE continuing with said common line, N 27° 26' 58" E, passing a calculated point for an angle point in the north right-of-way (R.O.W.) line of said U.S. 290 and said 104.825 acre tract at a distance of 24.77 feet, from which a disturbed Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 22° 18' 42" E, a distance of 1.66 feet; leaving said north right-of-way line of U.S. 290 with the common line of said 275.66 acre tract and said 104.825 acre tract, N 27° 26' 58" E a total distance of 296.84 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the **POINT OF BEGINNING** and the most westerly southwest 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=10,100,734.02, E=3,167,543.65;

THENCE continuing with said common line, N 27° 26' 58" E, a distance 68.82 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the northwest corner of this tract, from which a 3/4-inch iron pipe found at the northerly common corner of said 275.66 acre tract and said 104.825 acre tract, same being in the apparent south right-of-way line of Hill Lane bears, N 27° 26' 58" E, a distance of 2,696.28 feet;

THENCE leaving said common line, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 74° 02' 45" E, a distance of 485.76 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the northeast corner of this tract, and
2. S 15° 56' 51" E, a distance of 247.75 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the south line of said 104.825 acre tract, same being the north right-of-way (R.O.W.) line of said U.S. 290, for the southeast corner of this tract, from which a calculated angle point in the south line of said 104.825 acre tract and the north right-of-way of said U.S. 290 bears N 74° 03' 09" E, a distance of 192.21 feet, and from which calculated angle point a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 75° 11' 58" W, a distance of 6.45 feet;

THENCE with the south line of said 104.825 acre tract and the north right-of-way (R.O.W.) line of said U.S. 290, S 74° 03' 09" W, a distance 50.00 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the most southerly southwest corner of this tract;

WASTEWATER EASEMENT

0.812 of One Acre (35,355 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5311-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

THENCE leaving the north right-of-way (R.O.W.) line of said U.S. 290, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 15° 56' 51" W, a distance of 197.75 feet to a calculated point, and
2. S 74° 02' 45" W, a distance of 483.04 feet to the **POINT OF BEGINNING**, and containing 0.812 of One Acre (35,355 sq. ft.) 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 WILLIAMSON

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.

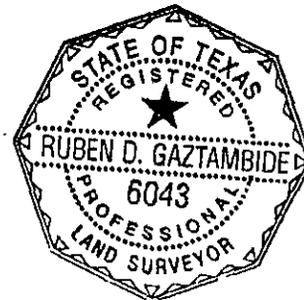
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of May, 2009, A.D.

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-29



FIELD NOTES REVIEWED

By: *[Signature]* Date *5/21/09*

Engineering Support Section
Department of Public Works
and Transportation

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" = 100 FEET
 APRIL 2009
 JAMES MANOR SURVEY No. 40
 ABSTRACT No. 546
 TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°26'58"E	68.82'
L2	S74°03'09"W	50.00'
L3	N75°11'58"E	6.45'

LEGEND

- CONCRETE R.O.W. MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊕ 3/4" IRON PIPE 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

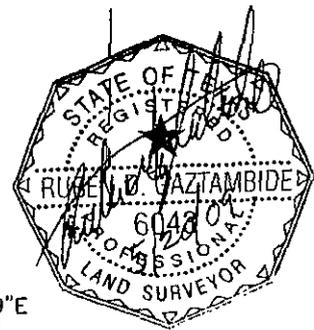
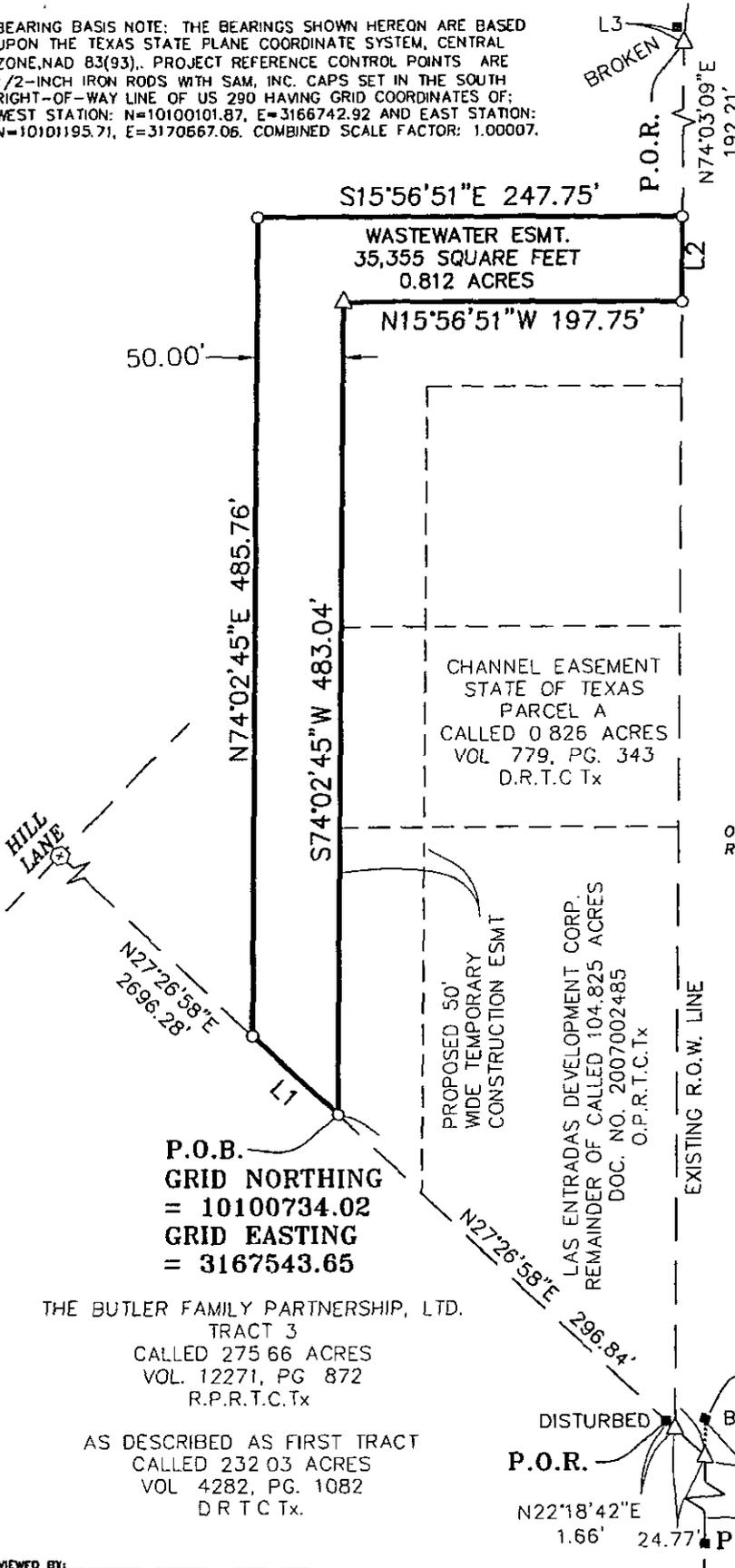


Exhibit "B"
 Page 3 of 3

REVIEWED BY:

PROJECT:	GILLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RG
PARTY CHIEF:	N/A
FIELDBOOK:	N/A
FIELDNOTE:	FN5311-R1
TECHNICIAN:	TAB
DRAWING:	FN-5311R1.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. 5311-R1**

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;

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

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 18th day of June, 2008, A.D.

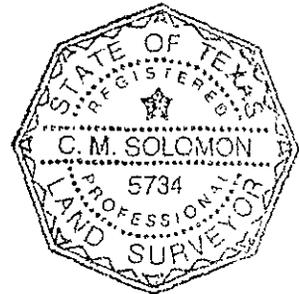
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735



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: *Mary Hankin* Date *6/18/09*

Engineering Support Section
Department of Public Works
and Transportation

TEMPORARY CONSTRUCTION EASEMENT

1.98 Acres (86,077 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN5312-R1
May 21, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 1.98 ACRE (86,077 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 1.98 ACRE (86,077 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=10,099,110.91, E=3,168,994.45, 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 for the west corner of said 2.243 acre tract bears S 83° 53' 40" W a distance of 380.34 feet;

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

1. N 01° 28' 40" E, a distance of 538.32 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2. N 46° 35' 25" W, a distance of 1,132.52 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set, and
3. N 15° 56' 51" W, a distance of 51.71 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 712.10 feet;

THENCE with the north line of this tract, same being the north line of said 105.170 acre tract and the south right-of-way line of said U.S. 290, N 74° 03' 09" E, a distance of 23.59 feet to a calculated point in the south R.O.W. line of U.S. 290, for the northeast corner of the remainder of said 105.170 acre tract and this tract, and the northwest 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., from which a 1/2-inch iron rod with a "Capital Surveying" plastic cap found for the northeast corner of said 39.891 acre tract of land bears, N 74° 03' 09" E, a distance of 2,483.12 feet;

THENCE with the east line of said Las Entradas Development Corporation tract (105.170 acre tract) and the west line of said Las Entradas Development Corporation tract (39.891 acre tract) bears S 63° 34' 40" E, passing at the distance of 0.37 feet a 1/2-inch iron rod with a "Capital Survey" plastic cap found, continuing in all a total distance of 35 75 feet for a westerly northeast corner of this tract;

EXHIBIT "___"

TEMPORARY CONSTRUCTION EASEMENT

1.98 Acres (86,077 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN5312-R1
May 21, 2009
SAM, Inc. Job No. 29042-01

THENCE over and across said Las Entradas Development Corporation tract (105.170 acre tract), the following three (3) courses and distances:

1. S 15° 56' 51" E, a distance of 13.92 feet to a calculated point in the north line of said 2.243 acre tract, for the southeast corner of this tract, from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found in the south line of said 105.170 acre tract, for an exterior corner of said 2.243 acre tract, bears N 83° 53' 40" E, a distance of 241.11 feet,
2. S 46° 35' 25" E, a distance of 1,141.12 feet to a calculated point, and
3. S 01° 28' 40" W, a distance of 553.96 feet to a calculated point for the southeast corner of this tract, same being in the south line of said 105.170 acre tract and the north line of said 2.243 acre tract, from which a 1/2-inch iron rod with "Capital Surveying" plastic cap found for angle point in the south line of said 105.170 acre tract and the north line of said 2.243 acre tract, bears N 83° 53' 40" E, a distance of 241.11 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 1.98 Acres (86,077 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 21st day of May, 2009, A.D.

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



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

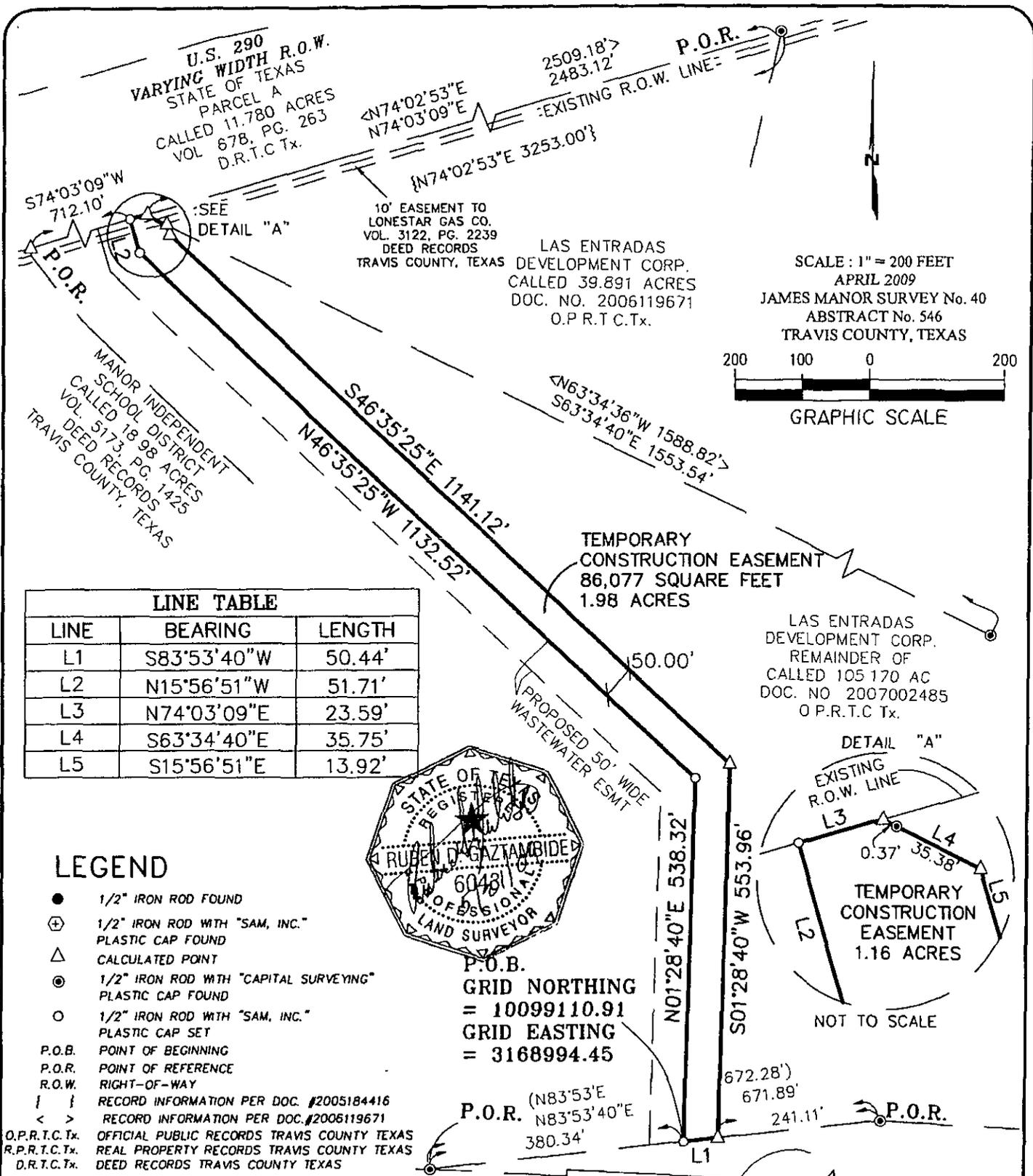
REFERENCES

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

FIELD NOTES REVIEWED

By: *Mary Stankis* Date *5/21/09*

Engineering Support Section
Department of Public Works
and Transportation



SCALE: 1" = 200 FEET
 APRIL 2009
 JAMES MANOR SURVEY No. 40
 ABSTRACT No. 546
 TRAVIS COUNTY, TEXAS

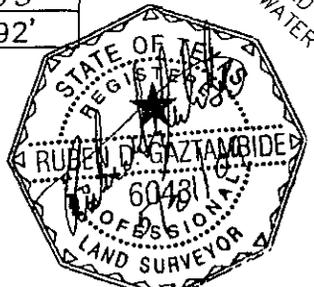
200 100 0 200

GRAPHIC SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°53'40"W	50.44'
L2	N15°56'51"W	51.71'
L3	N74°03'09"E	23.59'
L4	S63°34'40"E	35.75'
L5	S15°56'51"E	13.92'

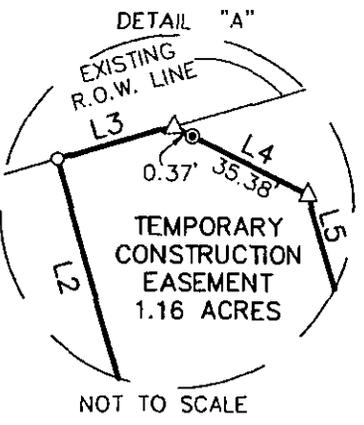
LEGEND

- 1/2" IRON ROD FOUND
- ⊕ 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP FOUND
- △ CALCULATED POINT
- ⊙ 1/2" IRON ROD WITH "CAPITAL SURVEYING" PLASTIC CAP FOUND
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET
- P.O.B. POINT OF BEGINNING
- 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



P.O.B.
 GRID NORTHING
 = 10099110.91
 GRID EASTING
 = 3168994.45

LAS ENTRADAS DEVELOPMENT CORP.
 REMAINDER OF
 CALLED 105 170 AC
 DOC. NO. 2007002485
 O.P.R.T.C.Tx.



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.

TRAVIS COUNTY CALLED 2.243 AC. DOC. NO. 2007101680 O.P.R.T.C.Tx

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

PROJECT:	GILLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 21, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	6538
FIELDNOTE:	FMS312-R1
TECHNICIAN:	TB
DRAWING:	FMS312R1.DWG
SCALE:	1"=200'



Exhibit "D"
 Page 3 of 3
 FAX: (512) 326-3029
 EMAIL: SAM@SAMINCAUS.COM

TEMPORARY CONST. ESMT. SKETCH TO ACCOMPANY FIELD NOTE No. 5312-R1

TEMPORARY CONSTRUCTION EASEMENT

0.751 of One Acre (32,723 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5310-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 0.751 OF ONE ACRE (32,723 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 104.825 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 4, 2007 TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 0.751 OF ONE ACRE (32,723 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:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found in the common line between a called 275.66 acre tract "Tract 3" described in a Special Warranty Deed to the Butler Family Partnership, Ltd., executed December 31, 1996 and recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), and the existing north right-of-way (R.O.W.) line of U.S. 290 (a varying width right-of-way);

THENCE with said common line, N 74° 03' 09" E, a distance 864.12 feet to a calculated corner of said 275.66 acre tract and an angle point in north right-of-way (R.O.W.) line of said U.S. 290, from which a broken Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears N 49° 17' 39" E, a distance 4.50 feet;

THENCE continuing with said common line, N 27° 26' 58" E, passing a calculated point for an angle point in the north right-of-way (R.O.W.) line of said U.S. 290 and the southwest corner of said 104.825 acre tract at a distance of 24.77 feet, from which a disturbed Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 22° 18' 42" E, a distance of 1.66 feet; leaving said north right-of-way line of U.S. 290 and with the common line of said 275.66 acre tract and said 104.825 acre tract, N 27° 26' 58" E a total distance of 228.02 feet to a calculated point for the **POINT OF BEGINNING** and the most westerly southwest 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=10,100,672.96, E=3,167,511.93;

THENCE continuing with said common line, N 27° 26' 58" E, a distance 68.82 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the northwest corner of this tract, from which a 3/4-inch iron pipe found at the northerly common corner of said 275.66 acre tract and said 104.825 acre tract, same being in the apparent south right-of-way line of Hill Lane bears, N 27° 26' 58" E, a distance of 2,765.10 feet;

THENCE leaving said common line, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 74° 02' 45" E, a distance of 483.04 feet to a calculated point for the northeast corner of this tract, and
2. S 15° 56' 51" E, a distance of 197.75 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the south line of said 104.825 acre tract, same being the north right-of-way (R.O.W.) line of said U.S. 290, for the southeast corner of this tract, from which a calculated angle point in the south line of said 104.825 acre tract and the north right-of-way (R.O.W.) line of said U.S. 290 bears N 74° 03' 09" E, a distance of 242.21 feet, and from which calculated point a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 75° 11' 58" E, a distance of 6.45 feet;

TEMPORARY CONSTRUCTION EASEMENT

0.751 of One Acre (32,723 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5310-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

THENCE with the south line of said 104.825 acre tract and the north right-of-way (R.O.W.) line of said U.S. 290, S 74° 03' 09" W, a distance 50.00 feet to a calculated point for the most southerly southwest corner of this tract;

THENCE leaving the north right-of-way (R.O.W.) line of said U.S. 290, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 15° 56' 51" W, a distance of 147.74 feet to a calculated point, and
2. S 74° 02' 45" W, a distance of 480.32 feet to the **POINT OF BEGINNING**, and containing 0.751 of one acre (32,723 square feet) of land, more or less, with in 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 WILLIAMSON

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

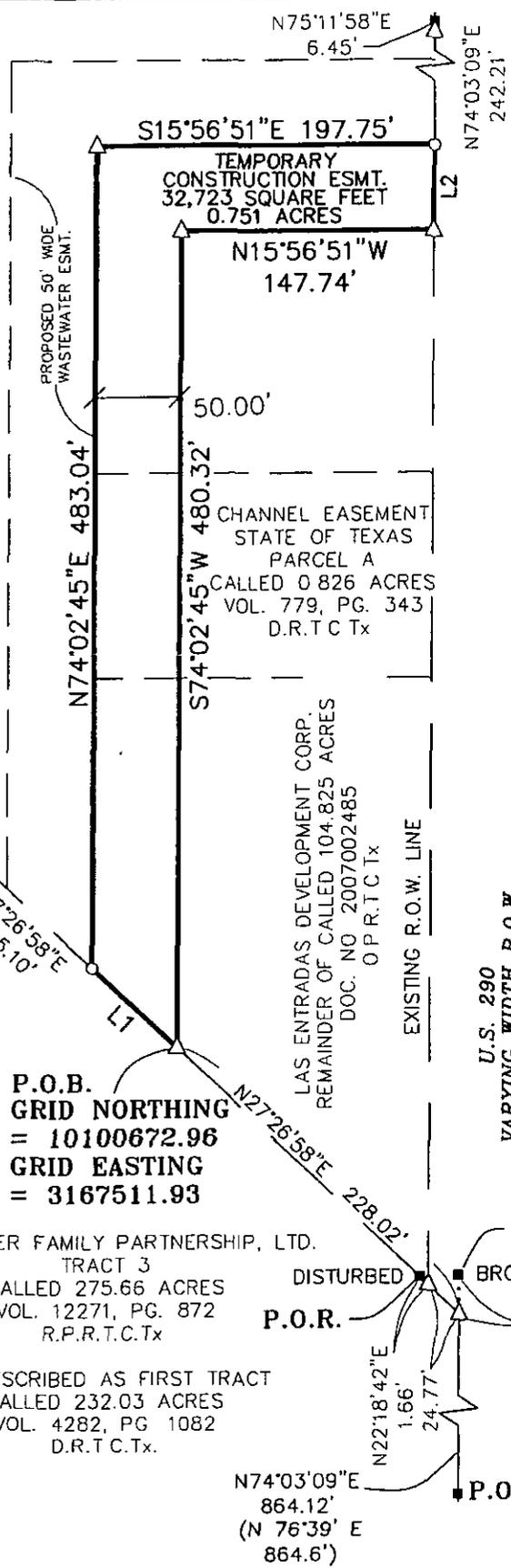
TCAD Parcel No. 02-3460-0803
Austin Grid S-29



FIELD NOTES REVIEWED

By: *Mary Lou...* Date *5/21/09*

Engineering Support Section
Department of Public Works
and Transportation



SCALE: 1" = 100 FEET
 APRIL 2009
 JAMES MANOR SURVEY No. 40
 ABSTRACT No. 546
 TRAVIS COUNTY, TEXAS



LEGEND

- CONCRETE R.O.W. MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊕ 3/4" IRON PIPE 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°26'58"E	68.82'
L2	S74°03'09"W	50.00'



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.

REVIEWED BY: _____

PROJECT:	GILLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RG
PARTY CHIEF:	BF
FIELDBOOK:	N/A
FIELDNOTE:	FN5310-R1
TECHNICIAN:	TAB
DRAWING:	FN5310R1.DWG
SCALE:	1" = 100'



Exhibit "E"
 Page 3 of 3

EMAIL: SAM@SAMINCAUS.COM

TEMP. CONSTRUCTION ESMT. SKETCH TO ACCOMPANY FIELD NOTE No. 5310-R1

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;

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

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: *Mary Hawkins* Date *5/21/09*

Engineering Support Section
Department of Public Works
and Transportation

Exhibit "F"
Page 2 of 3

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.

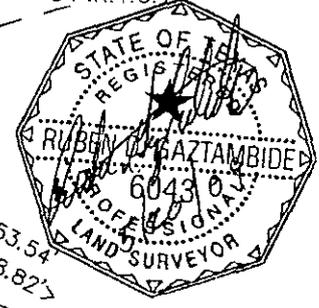
S74°03'09"W 735.68'

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.



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'>

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

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

LAS ENTRADAS
 DEVELOPMENT CORP.
 REMAINDER OF
 CALLED 105 170 AC.
 DOC NO. 2007002485
 O.P.R.T.C.Tx.

P.O.R.

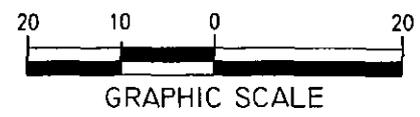
PROPOSED 50'
 WIDE TEMPORARY
 CONSTRUCTION ESMT.

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
- 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

SCALE: 1" = 20 FEET
 APRIL 2009
 JAMES MANOR SURVEY No. 40
 ABSTRACT No. 546
 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.

PROJECT:	GULLELAND BASIN INT.
JOB NUMBER:	29042
DATE:	MAY 20, 2009
SURVEYOR:	RC
PARTY CHIEF:	BF
FIELDBOOK:	8338
FIELDNOTE:	FNS314-R1
TECHNICIAN:	TAB
DRAWING:	FNS314.DWG
SCALE:	1"=20'



Exhibit "F"
 Page 3 of 3

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