



To
City of Austin
(For Transmission Line Easement)

EXHIBIT "A"

A 2,027 square foot tract of land located within the government tract adjoining the original City of Austin as shown on the January 5, 1840 Act of Congress of the Republic of Texas map known as the "Sandusky Map" on file in the Texas General Land Office in Austin, Travis County, Texas; also being a portion of that certain tract of land granted to the City of Austin in State of Texas Regular Session of 1917, 35th Legislature, House Bill No.13, and being a portion of that certain Tract N-12 Dedicating Certain Parkland in Ordinance No. 850502-U dated May 2, 1985; said 2,027 square foot Tract more particularly described by metes and bounds as follows:

Commencing at a square bolt found with a Texas State Plane NAD83 Central Zone 4203 Grid coordinate value N=10,069,750.929 feet and E=3,111,600.133 feet in the present northerly right-of-way line of West Cesar Chavez Street (West 1st Street), on the southerly line of the remainder portion of said Lot 4, Block 186, Original City of Austin, said Lot 4, Block 186 described in a Warranty Deed to the City Of Austin recorded in Volume 413, Page 401 of the D.R.T.C.Tx., being the point of curvature of a 3,751 sq. ft. Tract 2 shown as right-of-way to be dedicated on the sketch in Volume 12852, page 120 of the Real Property Records of Travis County, Texas and from which for reference, an "X" found cut in concrete on the south line of the remainder portion of Lot 2 of said Block 186 bears along a curve to the left having a radius of 3,073.41 feet, an arc length of 152.07 feet, and a chord bearing North 71°59'57" West a distance of 152.05;

THENCE departing the southerly line of the remainder portion of said Lot 4 and present northerly right-of-way line of West Cesar Chavez Street (right-of-way varies) South 41°06'19" East a distance of 143.65 feet to a point with a coordinate value N=10,069,642.760 feet and E=3,111,694.513 feet on the southerly back of curb line of West Cesar Chavez Street and the northerly line of said Tract N-12 to the **POINT OF BEGINNING** for the most westerly corner of the tract described herein;

THENCE continuing along the southerly back of curb line of West Cesar Chavez Street and the northerly line of said tract N-12, **South 70°33'42" East** a distance of **52.47 feet** for the northerly corner of the herein described tract;

THENCE departing the southerly back of curb line of West Cesar Chavez Street and through the interior of said Tract N-12 the following three (3) courses and distances;

- 1) **South 01° 47' 50" West** a distance of **40.30 feet** to a calculated point on the northerly line of that certain 50' foot easement described in a City Of Austin Council Resolution dated April 5, 1995, for the easterly corner of the herein described tract;
- 2) **North 71° 04' 45" West** along the northerly line of said 50 foot easement, a distance of **52.32 feet** to a calculated point;
- 3) **North 01° 47' 50" East** a distance of **40.79 feet** to the **POINT OF BEGINNING** and containing 2,027 square feet of land, more or less.

Bearings cited herein are based on NAD83 Texas State Plane Coordinate System Central Zone 4203, Grid Azimuth derived from GPS observations. Combined Scale Factor = 0.999941

Reference sketch marked EXHIBIT "B" to accompany these field notes.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in October 2011.

 *Jan. 9, 2012*
Marvin L. Gordey
Registered Professional Land Surveyor No. 4920



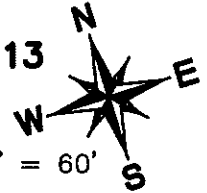
Prepared By: AUSTIN ENERGY
Surveying\Substation\Seaholm\relocation of trans esmt 12-29-11.doc

References:
TCAD Parcel 01-0500-0801
Austin Grid H-22

**SKETCH OF A 2,027 SQ. FT., A 50' WIDE ELECTRIC TRANSMISSION EASEMENT
OUT OF THAT CERTAIN CITY OF AUSTIN IN STATE OF TEXAS
REGULAR SESSION OF 1917, 35th LEGISLATURE, HOUSE BILL No. 13
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

LEGEND:

△ = Calculated Point
D.R.T.C.Tx. = Deed Records Travis County, Texas
R.P.R.T.C.Tx. = Real Property Records Travis County, Texas



Scale 1" = 60'

SEAHOLM POWER PLANT

DRAINAGE EASEMENT

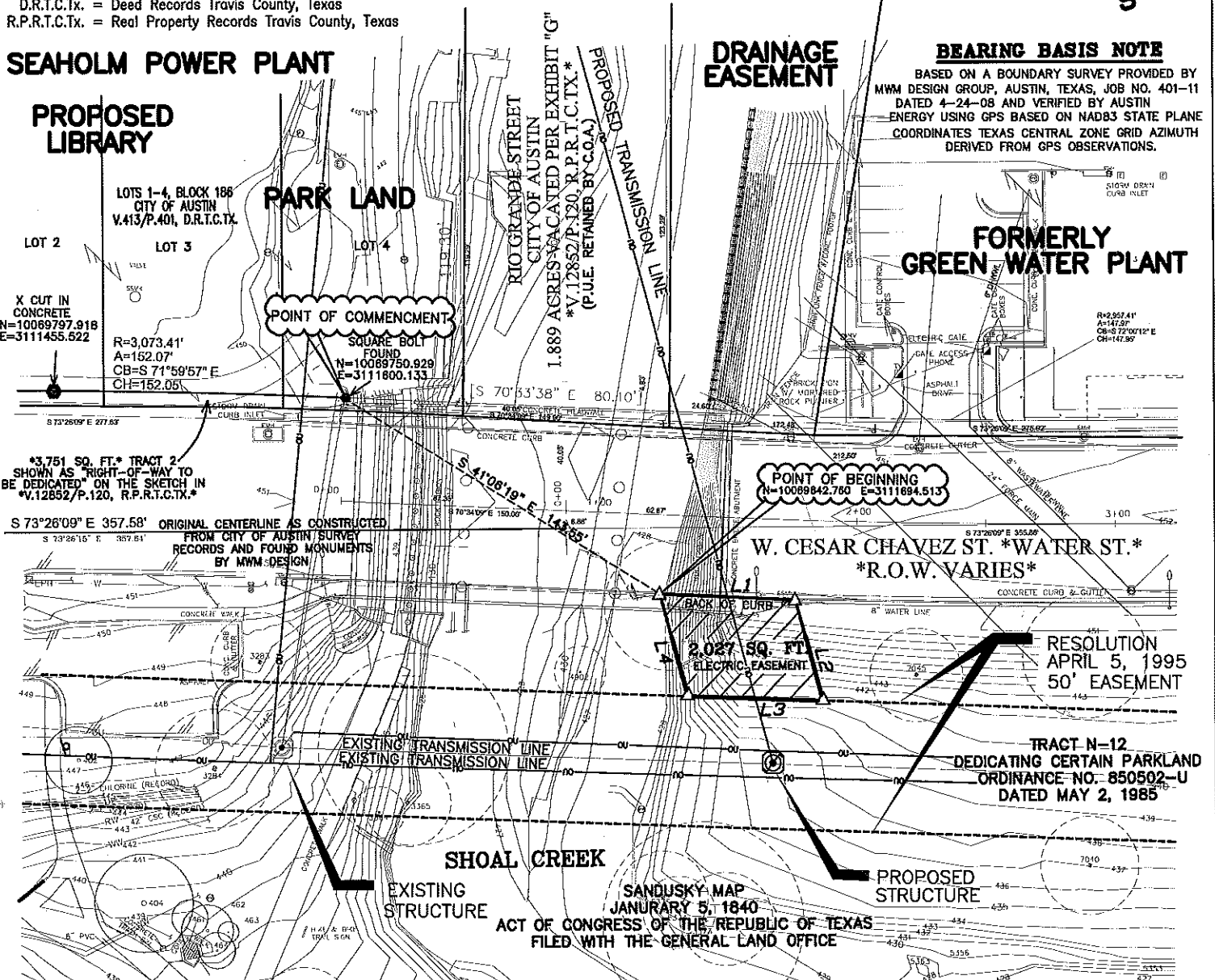
BEARING BASIS NOTE

BASED ON A BOUNDARY SURVEY PROVIDED BY MWM DESIGN GROUP, AUSTIN, TEXAS, JOB NO. 401-11 DATED 4-24-08 AND VERIFIED BY AUSTIN ENERGY USING GPS BASED ON NAD83 STATE PLANE COORDINATES TEXAS CENTRAL ZONE GRID AZIMUTH DERIVED FROM GPS OBSERVATIONS.

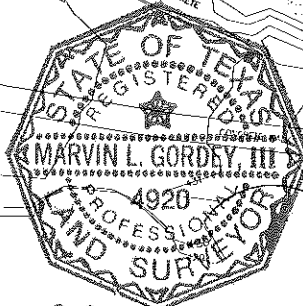
PROPOSED LIBRARY

PARK LAND

FORMERLY GREEN WATER PLANT



PREPARED BY:



MARVIN L. GORDEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4920
DECEMBER 2011

LADY BIRD LAKE

EXHIBIT "B"

DRAWING: G:\SURVEYING\SUBSTATIONS\SEAHOLM\RECULATION OF TRANS ESMT.DWG

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 70°33'42" E	52.47'
L2	S 01°47'50" W	40.30'
L3	N 71°04'45" W	52.32'
L4	N 01°47'50" E	40.79'