



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " A "

NORTHTech NINE, LP
TO
CITY OF AUSTIN
(WATERLINE EASEMENT)

DESCRIPTION FOR PARCEL 4657.03WE

DESCRIPTION OF A 0.026-ACRE (1,140 SQUARE FEET) TRACT OF LAND OUT OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, WELLS BRANCH TECHNOLOGY PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 200000062, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO NORTHTech NINE, LP BY GENERAL WARRANTY DEED EXECUTED OCTOBER 26, 2007, RECORDED IN DOCUMENT NO. 2007202037, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.026-ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor 0.999888327) values of N=10,135,914.89, E=3,122,944.80, on the northwest line of said Lot 1, and the southeast line of a 6.845-acre tract of land conveyed to Austin White Lime Company, Ltd., by Corrected Partition Deed executed September 3, 1991, recorded in Volume 11777, Page 168, Real Property Records of Travis County, Texas, for the west corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod found at the west corner of said Lot 1, at the south corner of said 6.845-acre tract and on the northeast line of Lot 1, Kiddie Acres, a subdivision recorded in Book 87, Page 104B, Plat Records of Travis County, Texas, bears S 27°47'34" W, for a distance of 104.85 feet;

THENCE, N 27°47'34" E, with the northwest line of said Lot 1 of Wells Branch Technology Park and the southeast line of said 6.845-acre tract, a distance of 25.00 feet to a 60d nail set for the north corner of this tract, from which a ½ inch iron rod with plastic cap stamped "LC ENG" found in the southeast line of said 6.845-acre tract, at the north corner of Lot 4 and at the west corner of Lot 3, of said Wells Branch Technology Park, bears N 27°47'34" E, for a distance of 1,110.80 feet;

THENCE, crossing through the interior of said Lot 1 of Wells Branch Technology Park the following three (3) courses:

- 1) S 62°17'40" E, a distance of 45.52 feet to an "X" set in concrete on the northwest line of a Water Easement granted to the City of Austin, recorded in Document No. 2000184972, Official Public Records of Travis County, Texas, for the east corner of this tract;

- 2) S 27°21'07" W, with the northwest line of said Water Easement, a distance of 25.00 feet to an "X" set in concrete for the south corner of this tract;
- 3) N 62°17'40" W, leaving the northwest line of said Water Easement, a distance of 45.71 feet to the **POINT OF BEGINNING** and containing 0.026-acre (1,140 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999888327). Project control points were established from City of Austin reference monument "J-37-4001" having coordinate values of N=10,133,889.08, E=3,113,244.67. Distances shown herein are grid.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Todd Blenden, a Registered Professional Land Surveyor, do hereby state 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 28th day of March, 2011, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

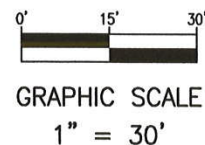
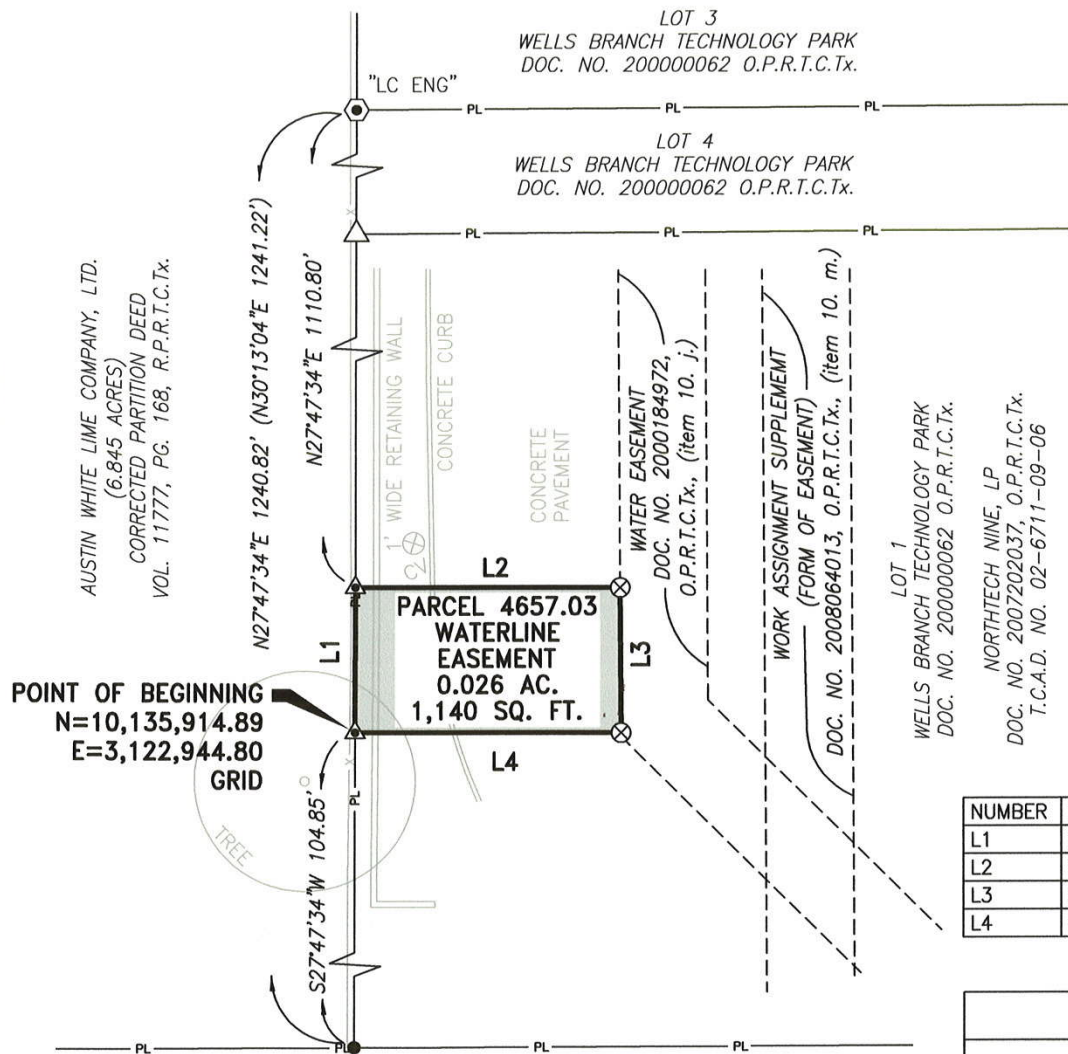
MAPSCO 2009 435V
Austin Grid No. K-37
TCAD PARCEL ID NO. 02-6711-09-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 327-12-10

FIELD NOTES REVIEWED

By: Date: 4/6/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N27°47'34"E	25.00'
L2	S62°17'40"E	45.52'
L3	S27°21'07"W	25.00'
L4	N62°17'40"W	45.71'

LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- ⊙ 1/2" IRON ROD FOUND WITH CAP NOTED " "
- ⊗ "X" IN CONCRETE
- △ CALCULATED POINT
- PL — PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alamo Title Insurance, GF No. ATA-70-02-AT10001250CH, effective date: February 22, 2011.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE MONUMENT "J-37-4001" HAVING COORDINATE VALUES OF N=10,133,889.08, E=3,113,244.67. COMBINED SCALE FACTOR 0.999888327. DISTANCES SHOWN HEREON ARE GRID.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.
Revised 3/28/2011



J:\JOBS\BLACK & VEATCH\327-10-10 MARTIN HILL WTM\DWG\EASEMENTS\4657.03WE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

★ ★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 WWW.MACIASWORLD.COM

Todd Blenden 3/28/2011
TODD BLENDEN Date:
Registered Professional Land Surveyor
No. 6186 — State of Texas

PAGE 3 OF 3

DATE: 2-15-11
DRAWN BY: T.BLENDEN,
MAI JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24