



State of Texas
County of Travis
EXHIBIT
“F”#8989.1110”

Existing Road Easement
To Be Released

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 1.959-ACRE (85,342 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF AN EXISITNG 3.07-ACRE ROAD AND PUBLIC UTILITY EASEMENT DESCRIBED IN VOLUME 3819, PAGE 2395 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING OUT OF AND A PORTION OF THAT CERTAIN CALLED 48.0261-ACRES TRACT OF LAND, HAVING BEEN CONVEYED TO XBIOTECH USA INC. BY GENERAL WARRANTY DEED, EXECUTED ON OCTOBER 7, 2010 AND RECORDED IN DOCUMENT NO. 2010170781 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.07-ACRE EASEMENT AND SAID 48.0261-ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 201.04-ACRE TRACT OF LAND CONVEYED TO MISSOURI IMPROVEMENT COMPANY IN VOLUME 3754, PAGE 1414 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.959-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR POINT OF REFERENCE at a ½” iron rod found at the intersection of the southwesterly right-of-way (R.O.W.) line of Winnebago Lane (85-foot R.O.W.) and the southeasterly R.O.W. of Caven Road (85-foot R.O.W.) at the present “dead-end” of Winnebago Lane and at an angle point in the northerly line of said called 48.0261-acres tract, from which point a ½” iron rod found on said southwesterly R.O.W. line of Winnebago Lane at another angle point in the said northerly line of said 48.0261-acre tract, same being the easterly corner of Lot 3, Missouri-Pacific Industrial Park, Section 1-A, a subdivision as recorded in Book 83, Page 133-B of the Plat Records of Travis County, Texas, bears N33°22’00”W a distance of 457.36 feet; THENCE, with said southeasterly R.O.W. line of said Caven Road, N56°38’28”E, a distance of 5.00 feet to a calculated point at the northwesterly corner of the remainder of said 3.07-acre Road and Public Utility Easement for the northwesterly corner and the **POINT OF BEGINNING** of this tract;



THENCE, N56° 38'28"E, coincident with said southeasterly R.O.W. line of said Caven Road at the present easterly "dead-end" of Winnebago Lane, a distance of **80.00 feet** to a calculated point at the northeasterly corner of the remainder of said 3.07-acre Road and Public Utility Easement, from which a ½" iron rod set with plastic cap stamped "Landmark Surveying" at a point of curvature in said southeasterly R.O.W. of Caven Road at its intersection with the projected northeasterly R.O.W. line of said Winnebago Lane bears N56°38'28"E a distance of 4.87 feet, for the northeasterly corner of this tract;

THENCE, through said called 48.0261-acres tract, and with the remainder of said 3.07-acres Road and Public Utility Easement and with the easterly, southerly and westerly lines of this easement the following fifteen (15) courses:

- 1) **S33°22'00"E, a distance of 354.49 feet** to a calculated point of curvature of a curve to the right having a radius of 520.73 feet;
- 2) With the arc of said curve to the right having an arc length of 314.99 feet, a radius of 520.73 feet, a central angle of 34°39'30" and a chord which bears **S16°02'00"E** a distance of **310.21** feet to a calculated point of tangency;
- 3) **S01°18'00"W** a distance of **114.00 feet** to a calculated point of curvature of a curve to the left having a radius of 15.00 feet, for an outside corner of this tract;
- 4) With the arc of said curve to the left having an arc length of 23.56 feet, a radius of 15.00 feet, a central angle of 89°58'58" and a chord which bears **S46°18'00"W** a distance of **21.21** feet to a calculated point of compound curvature of a curve to the left with a radius of 215.37 feet.
- 5) With the arc of said curve to the left having an arc length of 130.28 feet, a radius of 215.37 feet, a central angle of 34°39'29" and a chord which bears **S16°02'00"E** a distance of **128.30** feet to a calculated point of tangency;
- 6) **S33°22'00"E** a distance of **168.77 feet** to a calculated point of curvature of a curve to the left having a radius of 15.00 feet, for a southeasterly corner of this tract;
- 7) With the said curve to the left an arc distance of 13.62 feet, a radius of 15.00 feet, a central angle of 52°01'28", and a chord which bears **S 59°22'00" E** a distance of **13.16 feet** to a calculated point of reverse curvature of a curve with a radius of **50.00 feet**;



- 8) With the arc of said curve to the right, having an arc length of 247.87, a radius of 50.00 feet, a central angle of $284^{\circ} 02' 17''$, and a chord which bears **S56°38'00"W** a distance of **61.54** feet to a point of reverse curvature to the left, the radius of which is 15.00 feet;
- 9) With said curve to the left, having an arc length of 13.62 feet, a central angle of $52^{\circ} 01' 28''$, and a chord which bears **N 7° 22'00"W** a distance of **13.16 feet** to calculated point of tangency for a southwesterly corner of this tract, from which from which a one inch round head bolt found at an angle point in the southeasterly line of said called 48.0261-acres tract, same being an angle point in the northwesterly line of a 102.28-acre tract conveyed to TCEP, LLC from the State of Texas in Document No. 2008138557 of the Official Public Records of Travis County, Texas, bears **S24°15'52"E** a distance of 305.78 feet;
- 10) **N33° 22'00" W** a distance of **168.77 feet** to calculated point of curvature of a curve to the right, the radius of which is **265.37 feet**,
- 11) With the said curve to the right, an arc distance of 160.53 feet, a radius of 265.37 feet, a central angle of $34^{\circ} 39' 33''$, and a chord which bears **N16° 02'00"W** a distance of **158.09 feet**, to a calculated point of reverse curvature to the left, the radius of which is 15.00 feet;
- 12) With the said curve to the left, an arc distance of 23.56 feet, a radius of 15.00 feet; a central angle of $89^{\circ} 58' 58''$, and a chord which bears **N43° 42'00"W** a distance of **21.21 feet** to a calculated point of tangency of said curve, for an outside corner of this tract;
- 13) **N1° 18'00"E** a distance of **114.00 feet** to a calculated point of curvature of a curve to the left, the radius of which is 440.73 feet;
- 14) With the said curve to the left, an arc distance of 266.60 feet, a radius of 440.73 feet, a central angle of $34^{\circ} 39' 29''$, and a chord which bears **N16° 02'00"W** a distance of **262.55 feet** to a calculated point of tangency of said curve;
- 15) **N33° 22'00"W** a distance of **354.49** to the **POINT OF BEGINNING** and containing 1.959-acre (85,342 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are based on the bearing called for on the southwesterly R.O.W. line of Winnebago Lane in the aforementioned subject deed (Document No. 2010170781 of the Official Public Records of Travis

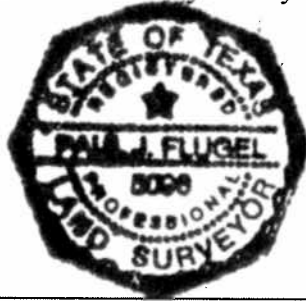


County, Texas), and also as shown on the Missouri-Pacific Industrial Park, Section Two plat (Book 79, Page 268, Plat Records, Travis County, Texas) **being S33°22'00"E.**

CERTIFICATION:

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**



Paul J. Flugel

11/10/2011

Paul J. Flugel

Date

Registered Professional Land Surveyor No. 5096

Vice President of the General Partner, Senior Project Manager

Firm Registration No. 100727-00

REFERENCES

MAPSCO 2009 645-P, T, & U

AUSTIN GRID NO. J16, K16, J17, & K17

TCAD PARCEL ID NO. 03-1706-0101

T:\TG Edwards Const\Winnebago Ln Boundary & Staking\Field Notes\
Existing Road & PUE \Existing Road & PUE.doc

FIELD NOTES REVIEWED

By: Clark Daniel Date 12-02-2011

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N56°38'28"E	89.87'
	(N56°18'55"E <N56°38'00"E	90.00') 90.00'>
L2	N56°38'28"E	80.00'
L3	N56°38'28"E	5.00'
L4	N56°38'28"E	4.87'

NOTE:

FOR CURVE TABLE
SEE PAGE 6 OF 7

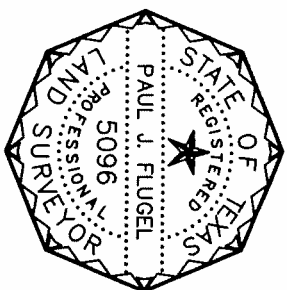
LOT 3
MISSOURI-PACIFIC
INDUSTRIAL PARK, SECTION
1-A
BOOK 83, PAGE 133-B
P.R.T.C.T.

NOVEMA ENTERPRISES LLC
DOC. NO. 2007081898
O.P.R.T.C.T.
TCAD NO. 03-1706-0106

LEGEND

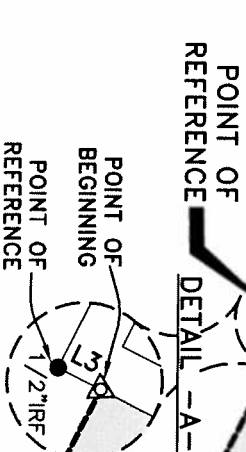
- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- BOLT FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
- △ STAMPED "LANDMARK SURVEYING"
- (NOT MONUMENTED ON THE GROUND)
- <> RECORD INFORMATION: VOLUME 13293, PAGE 47
- () RECORD INFORMATION: SUBJECT TRACT
- DOC. NO. 2010170781
- (()) RECORD INFORMATION: PRIOR SUBJECT TRACT
- ORIGINAL TRACT DEEDS
- VOLUME 3754, PAGE 1414 &
- VOLUME 1631, PAGE 174

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
OF TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS
TCAD TRAVIS CENTRAL APPRAISAL
DISTRICT
R.O.W. RIGHT-OF-WAY
WWMH WASTEWATER MANHOLE



SANTIAGO DEL VALLE
TEN LEAGUE GRANT
ABSTRACT - 24

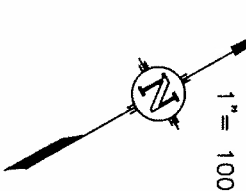
EXISTING ROAD EASEMENT
1959 ACRES (85,342 SQ. FT.)
(TO BE RELEASED)
(REMAINDER OF 3.07 ACRES)
VOL. 3819, PG. 2395
D.R.T.C.T.



WINNEBAGO LANE
(85' R.O.W.)
CAVEN ROAD
(85' R.O.W.)
ORIGINAL R.O.W.
R.O.W.

LOT 12A, BLOCK C
AMENDING PLAT OF LOTS 12 & 13
MISSOURI-PACIFIC INDUSTRIAL PARK,
SECTION TWO
BOOK 86, PAGE 100 P.R.T.C.T.
REGENT LEATHER COMPANY
VOL. 12845, PAGE 635
R.P.R.T.C.T.
TCAD NO. 03-1706-0202

47,987 ACRES
2,090,340 SQUARE FEET
XBIOTECH USA INC.
(48,0261 ACRES)
DOC. NO. 2010170781
GENERAL WARRANTY DEED
O.P.R.T.C.T.
TCAD No. 03-1706-0101
5' WIDE ~ 0.0981 AC.
VOL. 13293, PAGE 47
STREET DEED
R.P.R.T.C.T.



MATCH LINE



Client: T.G. EDWARDS CONSTR
Date: November 10, 2011
Office: MB
Crew: S.Dunn, R.Martinez
F.B.: 1270/37-78; 1274/62-67; 1278/46&49; 1275/77
Disk: T.G. Edwards Const\Winnebago Ln Boundary & Staking\Landmark Drawings\Assumed Easements\Road&Public Utility Esmt.dwg
Cogo: F:\S.Dunn\...
Job No.: 906-06-13

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

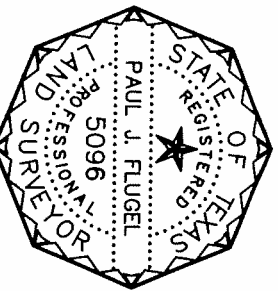
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- UNLESS NOTED OTHERWISE
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- CALCULATED POINT
- (NOT MONUMENTED ON THE GROUND)
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- (()) RECORD INFORMATION: PRIOR SUBJECT TRACT
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- P.R.T.C.T. PLAT RECORDS
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- D.R.T.C.T. DEED RECORDS
- D.R.T.C.T. OF TRAVIS COUNTY, TEXAS
- TCAD TRAVIS CENTRAL APPRAISAL
- TCAD DISTRICT
- R.O.W. RIGHT-OF-WAY
- WMH WASTEWATER MANHOLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N16°02'03"W	262.55'	34°39'29"	266.60'	440.73'
C2	S16°02'00"E	310.21'	34°39'30"	314.99'	520.73'
C3	S46°18'00"W	21.21'	89°58'58"	23.56'	15.00'
C4	S16°02'00"E	128.30'	34°39'29"	130.28'	215.37'
C5	N43°42'00"W	21.21'	89°58'58"	23.56'	15.00'
C6	N16°02'00"W	158.09'	34°39'33"	160.53'	265.37'
C7	N07°22'00"W	13.16'	52°01'28"	13.62'	15.00'
C8	S59°22'00"E	13.16'	52°01'28"	13.62'	15.00'
C9	S56°38'00"W	61.54'	284°02'17"	247.87'	50.00'

EXISTING ROAD EASEMENT
1,959 ACRES (85,342 SQ. FT.)
(TO BE RELEASED)
(REMAINDER OF 3.07 ACRES)
VOL. 3819, PG. 2395
D.R.T.C.T.

47.987 ACRES
2,090,340 SQUARE FEET
XBIOTECH USA INC.
(48.0261 ACRES)
DOC. NO. 2010170781
GENERAL WARRANTY DEED
O.P.R.T.C.T.
TCAD No. 03-1706-0101

20' WIDE SANITARY
SEWER EASEMENT
TRACT 1
VOL. 3835, PG. 1917
D.R.T.C.T.



Client: T.G. EDWARDS CONSTR
Date: November 10, 2011
Office: MB
Crew: S.Dunn, R. Martinez
F.B.: 1270/37-78; 1274/62-67; 1278/46&49; 1275/77
Disk: 1270/37-78; 1274/62-67; 1278/46&49; 1275/77
Cogo: F.S. Dunn
Job No.: 906-06-13

