

Exhibit " C "

Capital/Highway 35, Ltd.  
to  
The City of Austin  
(Water Line Easement)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR 0.022 ACRE (977 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.022 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.999926297) coordinate values of: N=10,087,007.17, E=3,125,381.14, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land conveyed to Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, a distance of 1387.71 feet;

THENCE, N 46°44'09" E, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot A, a distance of 397.17 feet to a calculated point in a south line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision;

THENCE, crossing into the interior of said Lot A, with a south line of said 10' water line easement, N 46°01'27" W, a distance of 45.02 feet to a calculated point for the **POINT OF BEGINNING** and an easternmost corner of the herein described tract having grid coordinate values of **N=10,087,299.83, E=3,125,627.52;**

THENCE, continuing across said Lot A with the east, south and west lines of the herein described tract, the following five (5) courses:

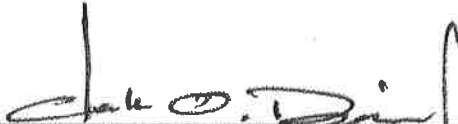
1. **S 43°58'33" W**, a distance of **15.00** feet to a calculated point for the southernmost corner of the herein described tract;
2. **N 46°01'27" W**, a distance of **10.72** feet to a calculated point for angle point in the south line of the herein described tract;
3. **N 49°25'27" W**, a distance of **2.45** feet to a calculated point for angle point in the south line of the herein described tract;
4. **N 61°25'27" W**, a distance of **49.94** feet to a calculated point for the westernmost corner of the herein described tract;
5. **N 28°34'33" E**, a distance of **15.00** feet to a calculated point in a south line of said 10' waterline easement for the northernmost corner of the herein described tract;

THENCE, continuing across said Lot A, with the south line of said 10' water line easement and the north line of the herein described tract, the following three (3) courses:

1. **S 61°25'27" E**, a distance of **51.52** feet to a calculated point for angle point;
2. **S 49°25'27" E**, a distance of **4.48** feet to a calculated point for angle point;
3. **S 46°01'27" E**, a distance of **11.17** feet to the **POINT OF BEGINNING** and containing **0.022** acre (977 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010 and October 2013." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag Nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.77, E=3,125,842.22. The distances shown are surface distances. The combined scale factor is 0.999926297.



 11-21-2013  
Clark O. Daniel, R.P.L.S. No. 5861  
Quality Standards Management Division  
Department of Public Works  
City of Austin

#### REFERENCES

TCAD Parcel No. 02-2414-02-18  
Austin Grid L-26

#### FIELD NOTES REVIEWED

BY:  DATE: 11-21-2013

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

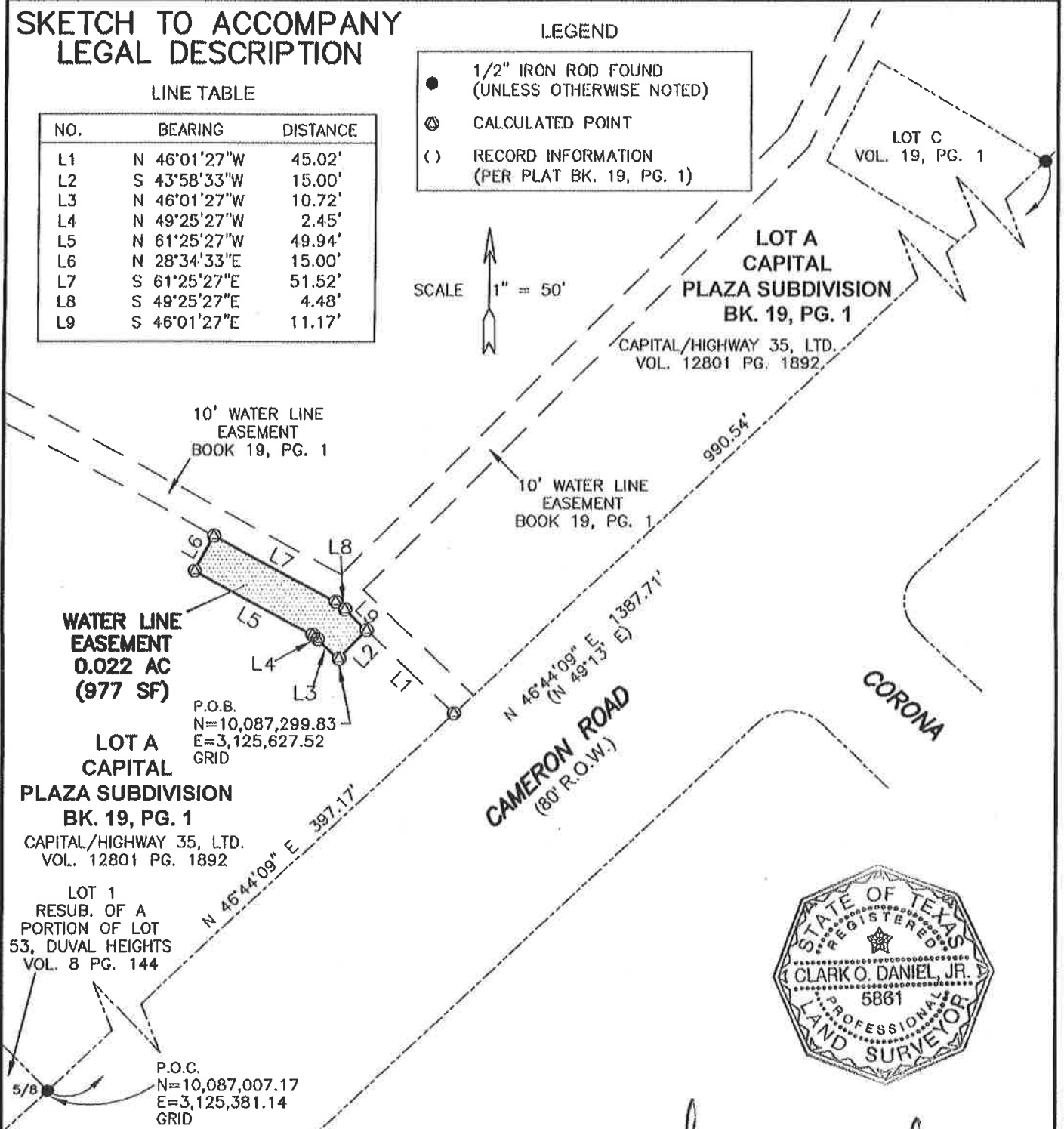
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°01'27"W	45.02'
L2	S 43°58'33"W	15.00'
L3	N 46°01'27"W	10.72'
L4	N 49°25'27"W	2.45'
L5	N 61°25'27"W	49.94'
L6	N 28°34'33"E	15.00'
L7	S 61°25'27"E	51.52'
L8	S 49°25'27"E	4.48'
L9	S 46°01'27"E	11.17'

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ( ) RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'



## BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.74, E=3,125,842.22. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.999926297. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010 AND OCTOBER 2013.



*Clark O. Daniel* 11-24-2013  
CLARK O. DANIEL, R.P.L.S. NO. 5881 DATE  
DRAWN BY: CLARK O. DANIEL  
CAPITAL PLAZA WATER LINE EASEMENT NO. 2  
FB. 4007, 73-79, & FB. 4009, 69-70 & 76

DEPARTMENT OF PUBLIC WORKS  
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