

EXHIBIT “ “

City of Austin
To
Riddell Family Limited Partnership

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 2.775 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 7.122-ACRE TRACT AS CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN DOCUMENT NO. 2010172930 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.775 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for POINT OF REFERENCE at a 1” iron pipe found on the north right-of-way line of FM 1626, at an outside corner of a 125.714-acre tract as conveyed to Riddell Family Limited Partnership, LP by instrument recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, at the southwest corner of a 18.029-acre tract as conveyed to Riddell Family Limited Partnership, LP by instrument recorded in Document No. 2012026879 of the Official Public Records of Travis County, Texas; Thence, with the north right-of-way line of said FM 1626, N62°24'18"W a distance of 423.72 feet to a concrete monument found; Thence, continuing with the north right-of-way line of said FM 1626, N61°45'20"W a distance of 115.61 feet to a ½” iron rod set with cap stamped TERRA FIRMA at the southeast corner of the above-described City of Austin 7.122-acre tract, from which a concrete monument found bears N61°45'20"W a distance of 4.33 feet; Thence, with the east line of said City of Austin 7.122-acre tract, along a curve to the right an arc distance of 57.23 feet, having a radius of 955.00 feet, and a chord which bears N32°52'56"E a distance of 57.22 feet to a ½” iron rod set with cap stamped TERRA FIRMA for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE N20°06'45"W a distance of 91.13 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the southwest corner of this tract;

THENCE N27°12'18"E a distance of 67.92 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the west line of said City of Austin 7.122-acre tract, for an angle point of this tract;

THENCE, with the west line of said City of Austin 7.122-acre tract, N41°00'52"E a distance of 121.20 feet to a ½" iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the west line of said City of Austin 7.122-acre tract, along said curve to the left an arc distance of 780.54 feet, having a radius of 3055.00 feet, and a chord which bears N33°41'39"E a distance of 778.42 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner;

THENCE, along a curve to the left an arc distance of 189.23 feet, having a radius of 493.50 feet, and a chord which bears N37°50'39"E a distance of 188.08 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner

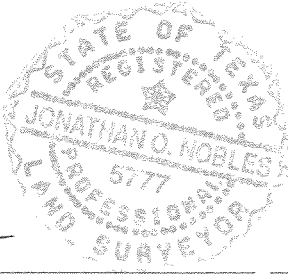
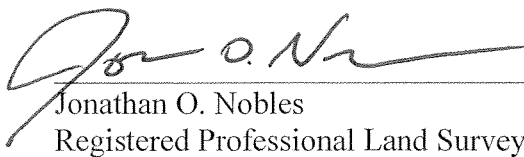
THENCE N26°51'33"E a distance of 840.91 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the east line of said City of Austin 7.122-acre tract, for the north corner of this tract, from which a ½" iron rod set with cap stamped TERRA FIRMA bears N23°37'58"E a distance of 348.27 feet;

THENCE, with the east line of said City of Austin 7.122-acre tract, the following four (4) courses:

- 1) S23°37'58"W a distance of 875.69 feet to a ½" iron rod found at a point of curvature of a curve to the right;
- 2) With said curve to the right an arc distance of 954.26 feet, having a radius of 3145.00 feet, and a chord which bears S32°19'22"W a distance of 950.60 feet to a ½" iron rod found for corner;
- 3) S41°00'28"W a distance of 123.38 feet to a ½" iron rod found at a point of curvature of a curve to the left; and

- 4) Along said curve to the left an arc distance of 107.86 feet, having a radius of 955.00 feet, and a chord which bears S37°50'03"W a distance of 107.80 feet to the POINT OF BEGINNING, and containing 2.775 acres (120,909 square feet) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on March 25, 2014 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this description.

4/9/2014
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date

Client: Riddell Family LP
Date: April 9, 2014
WO No.: 0A620-002-00/552
FB: 650/56
TCAD Parcel No's: 0439180213, 0440130701
City Grid: F11 & F12
File: J:\Projects\A620...\02...\Survey\Legal\A620-002 City to Riddell-FN.doc

Basis of Bearings:
Horizontal Datum based upon State Plane Coordinate System, NAD 83, Texas Central Zone.

Reviewed 04-23-14
June 2014

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

MATCHLINE SHEET 2

MATCHLINE SHEET 1

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (Vol. 12246, Pg. 585)
- [] RECORD INFORMATION (Doc. No. 2010172930)



The Riddell Family Limited Partnership, LP
(Remainder of 125.714 Ac.)
Vol. 12246, Pg. 585

R.O.W.
TO BE VACATED
120,909 SQ. FT.
2.775 AC.

Riddell Family Limited Partnership, LP
(18.029 Ac.)
Doc. No. 2012026879

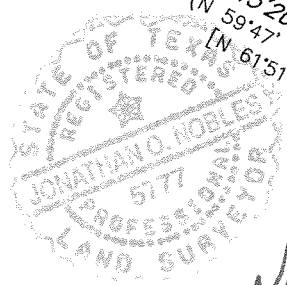
Point of Reference

Point of Beginning

N 20°06'45" W 131.96'
[23.64']
N 17°35' W 131.74'
[107.05']
N 20°12'00" W

4.33' [4.33']
N 61°45'20" W 119.94'
(N 59°47' W 119.63')
N 61°51'31" W

FM 1626 (R.O.W. VARIES)
N 62°24'18" W 423.72'
(N 60°10' W 423.94')



Jon O. Nobles
4/9/2014

SHEET 1 OF 4

Client : Riddell Family LP
Date : April 8, 2014
Office : J. Nobles, M. Carney
Crew : J. Jones, S. Barger, B. Rigby, D. Smith, R. Meyer, J. Thompson
F.B. : 615/49, 625/51, 650/56
Job No : A620-002-00/552
File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00_552 Riddell ROW.dwg
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terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

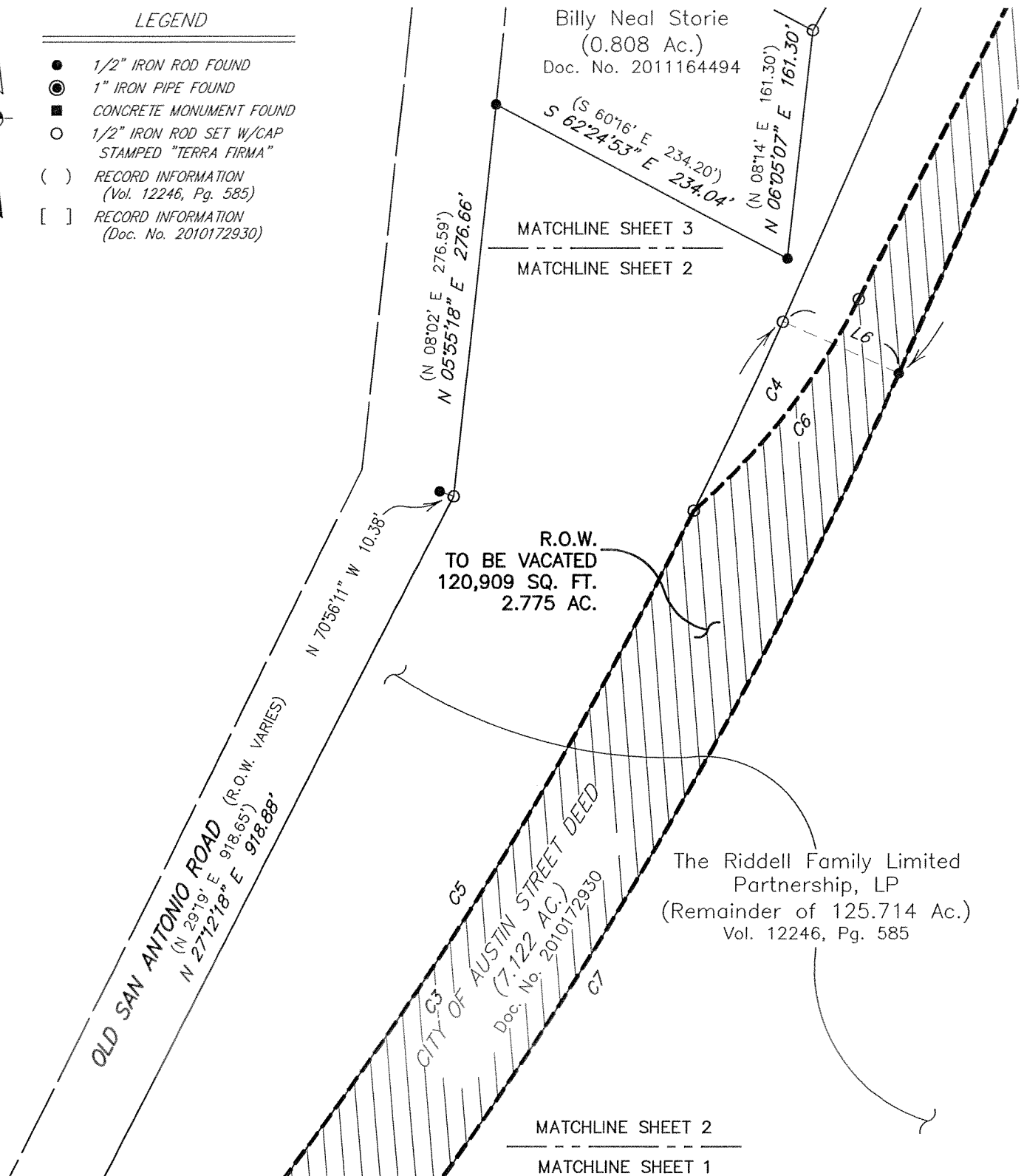
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LEGEND



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- ⊙ 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- () RECORD INFORMATION
(Vol. 12246, Pg. 585)
- [] RECORD INFORMATION
(Doc. No. 2010172930)



SHEET 2 OF 4

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 F.B. : 615/49, 625/51, 650/56
 Job No : A620-002-00/552
 File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00_552 Riddell ROW.dwg
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- [] RECORD INFORMATION
(Doc. No. 2010172930)

Austin Independent School
District
(12.263 Ac.)

Whole Life Learning, LLC
(1.601 Ac.)
Doc. No. 2012133464

Tract A
Morris Dale Subdivision
Bk. 14, Pg. 17

Tract B
Morris Dale Subdivision
Bk. 14, Pg. 17

Billy Neal Storie
(0.808 Ac.)
Doc. No. 2011164494

The Riddell Family Limited
Partnership, LP
(Remainder of 125.714 Ac.)
Vol. 12246, Pg. 585

R.O.W.
TO BE VACATED
120,909 SQ. FT.
2.775 AC.

MATCHLINE SHEET 3

MATCHLINE SHEET 2

SHEET 3 OF 4

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Job No : A620-002-00552
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°06'45" W	91.13'
L2	N 27°12'18" E	67.92'
L3	N 41°00'52" E	121.20'
L4	N 41°00'52" E	2.19'
L5	N 41°00'52" E	123.39'
	[N 41°00'51" E]	[123.50']
L6	S 66°22'02" E	90.00'
L7	N 43°14'26" E	94.35'
L8	N 43°14'26" E	44.46'
L9	N 43°14'26" E	49.89'
	[N 43°22'17" E]	[49.89']
L10	S 41°00'28" W	123.38'
	[S 41°00'51" W]	[123.50']

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	955.00'	57.23'	57.22'	N 32°52'56" E
C2	1045.00'	113.90'	113.85'	N 37°55'14" E
	[1045.00']	[114.05']	[113.99']	[N 37°53'15" E]
C3	3055.00'	780.54'	778.42'	N 33°41'39" E
C4	3055.00'	146.26'	146.25'	N 25°00'12" E
C5	3055.00'	926.80'	923.25'	N 32°19'21" E
	[3055.00']	[926.50']	[922.96']	[N 32°19'33" E]
C6	493.50'	189.23'	188.08'	N 37°50'39" E
C7	3145.00'	954.26'	950.60'	S 32°19'22" W
	[3145.00']	[953.80']	[950.15']	[S 32°19'33" W]
C8	955.00'	107.86'	107.80'	S 37°50'03" W
C9	955.00'	165.08'	164.88'	S 36°07'03" W
	[955.00']	[165.23']	[165.02']	[S 36°03'27" W]

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327271.

SHEET 4 OF 4

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