

EXHIBIT “ “

Riddell Family Limited Partnership
To
City of Austin

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 2.775 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING PORTIONS OF A 125.714-ACRE TRACT (TRACT THREE) AS CONVEYED TO RIDDELL FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED RECORDED IN VOLUME 12246, PAGE 585, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.775 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) TRACTS BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING at Concrete Monument found at the most northerly corner of the right-of-way cut-back of the intersection of the east right-of-way line of Old San Antonio Road with the north right-of-way line of FM 1626, at the most westerly corner of the above described Riddell 125.714-acre tract, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right-of-way line of said Old San Antonio Road and the west line of said Riddell 125.714-acre tract, N27°12'18" E a distance of 918.88 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE, continuing with the east right-of-way line of said Old San Antonio Road and the west line of said Riddell 125.714-acre tract, N05°55'18" E a distance of 276.66 feet to a ½" iron rod found at the southwest corner of a 0.808-acre tract of land as conveyed to Billy Neal Storie by instrument recorded in Document No. 2011164494 of the Official Public Records of Travis County, Texas, at an outside corner of said Riddell 125.714-acre tract, for an outside corner of this tract;

THENCE, with the south line of said Storie 0.808-acre tract, S62°24'53" E a distance of 234.04 feet to a ½" iron rod found at the southeast corner of said Storie 0.808-acre tract, for an inside corner of this tract;

THENCE, with the east line of said Storie 0.808-acre tract and the west line of said Riddell 125.714-acre tract, N06°05'07" E a distance of 161.30 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the northeast corner of said Storie 0.808-acre tract, at the southeast corner of Tract B, Morris Dale Subdivision as recorded in Book 14, Page 17 of the Plat Records of Travis County, Texas, for an angle point of this tract;

THENCE, with the east line of said Tract B and the west line of said Riddell 125.714-acre tract, N29°36'48" E a distance of 239.97 feet to a 1" iron pipe found at the northeast corner of said Tract B, also being the southeast corner of Tract A of said Morris Dale Subdivision;

THENCE, with the east line of said Tract A and the west line of said Riddell 125.714-acre tract, N29°46'35" E a distance of 222.46 feet to a ½" iron rod found at the northeast corner of a 1.601-acre tract as conveyed to Whole Life Learning, LLC by instrument recorded in Document No. 2012133464 of the Official Public Records of Travis County, Texas, and being at the southeast corner of a 12.263-acre tract of land as conveyed to Austin Independent School District, for an angle point of this tract;

THENCE, with the east line of said AISD 12.263-acre tract and the west line of said Riddell 125.714-acre tract, N43°14'26" E a distance of 44.46 feet to a ½" iron rod set with cap stamped TERRA FIRMA on west line of a 7.122-acre tract of land as conveyed to the City of Austin by Street Deed recorded in Document No. 2010172930 of the Official Public Records of Travis County, Texas, for the north corner of this tract, from which a ½" iron rod found bears N43°14'26" E a distance of 49.89 feet;

THENCE, with the west line of said City of Austin 7.122-acre tract, S23°37'58"W a distance of 697.30 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the right;

THENCE, continuing with the west line of said City of Austin 7.122-acre tract, along said curve to the right an arc distance of 146.26 feet, having a radius of 3055.00 feet, and a chord which bears S25°00'12"W a distance of 146.25 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner;

THENCE, along a curve to the right an arc distance of 75.94 feet, having a radius of 493.50 feet, and a chord which bears S53°14'15"W a distance of 75.86 feet to a ½" iron rod set with cap stamped TERRA FIRMA for corner;

THENCE S57°38'44"W a distance of 49.53 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of curvature of a curve to the left;

THENCE, along said curve to the left an arc distance of 225.53 feet, having a radius of 424.50 feet, and a chord which bears S42°25'31"W a distance of 222.89 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of tangency;

THENCE S27°12'18"W a distance of 565.19 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;

THENCE, with the west line of said City of Austin 7.122-acre tract, S41°00'52"W a distance of 2.19 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 a curve to the left an arc distance of 113.90 feet, having a radius of 1045.00 feet, and a chord which bears S37°55'14"W a distance of 113.85 feet to a ½" iron rod found on said right-of-way cut-back of the intersection of the east right-of-way line of Old San Antonio Road with the north right-of-way line of FM 1626, at the southwest corner of said City of Austin 7.122-acre tract, for the southeast corner of this tract, from which a concrete monument found bears S20°06'45"E a distance of 107.05 feet;

THENCE, with said right-of-way cut-back of the intersection of the east right-of-way line of Old San Antonio Road with the north right-of-way line of FM 1626, N20°06'45"W a distance of 24.91 feet to the POINT OF BEGINNING, and containing 2.730 acres (118,932 square feet) of land, more or less.

TRACT 2

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 the above-described Riddell 125.714-acre tract, 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 46.85 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the north right-of-way line of said FM 1626, N61°45'20"W a distance of 68.76 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 for the most westerly corner of this tract, from which a concrete monument found bears N61°45'20"W a distance of 4.33 feet;

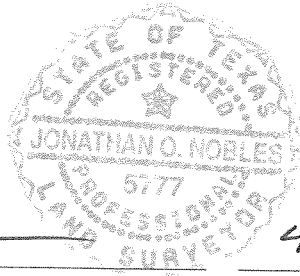
THENCE, with the east line of said City of Austin 7.122-acre tract, along a curve to the right an arc distance of 57.23 feet, having a radius of 955.00 feet, and a chord which bears N32°52'56"E a distance of 57.22 feet to a ½" iron rod set with cap stamped


TERRA FIRMA, from which a ½" iron rod found bears N37°50'03"E a chord distance of 107.80 feet;

THENCE S20°06'45"E a distance of 85.83 feet to the POINT OF BEGINNING, and containing 0.045 acre (1,977 square feet) of land, more or less.

The gross area contained within Tracts 1 & 2 is 2.775 acres (120,909 square feet).

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.





Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

4/9/2014
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 Riddell to City-FN.doc

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

Reviewed: 04-23-14


SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°14'26" E	94.35'
L2	N 43°14'26" E	44.46'
L3	N 43°14'26" E	49.89'
	[N 43°22'17" E]	[49.89']
L4	S 66°22'02" E	90.00'
L5	S 57°38'44" W	49.53'
L6	S 41°00'52" W	123.39'
	[S 41°00'51" W]	[123.50']
L7	S 41°00'52" W	2.19'
L8	S 41°00'52" W	121.20'
L9	N 41°00'28" E	123.38'
	[N 41°00'51" E]	[123.50']
L10	S 20°06'45" E	85.83'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3055.00'	926.80'	923.25'	S 32°19'21" W
	[3055.00']	[926.50']	[922.96']	[S 32°19'33" W]
C2	3055.00'	146.26'	146.25'	S 25°00'12" W
C3	3055.00'	780.54'	778.42'	S 33°41'39" W
C4	493.50'	75.94'	75.86'	S 53°14'15" W
C5	424.50'	225.53'	222.89'	S 42°25'31" W
C6	1045.00'	113.90'	113.85'	S 37°55'14" W
	[1045.00']	[114.05']	[113.99']	[S 37°53'15" W]
C7	955.00'	165.08'	164.88'	N 36°07'03" E
	[955.00']	[165.23']	[165.02']	[N 36°03'27" E]
C8	955.00'	57.23'	57.22'	N 32°52'56" E
C9	955.00'	107.86'	107.80'	N 37°50'03" E
C10	3145.00'	954.26'	950.60'	N 32°19'22" E
	[3145.00']	[953.80']	[950.15']	[N 32°19'33" E]

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

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 COA ROW.dwg
 J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

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

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)



TRACT 1
R.O.W. TO THE
CITY OF AUSTIN
118,932 SQ. FT.
2.730 AC.

OLD SAN ANTONIO ROAD (R.O.W. VARIES)
(N 29°19' E 918.65')
(N 27°12'18" E 918.88')
(S 27°12'18" W 565.19')

CITY OF AUSTIN STREET DEED
(7.122 AC.)
Doc. No. 2010172930

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

TRACT 2
R.O.W. TO THE
CITY OF AUSTIN
1,977 SQ. FT.
0.045 AC.

Point of
Beginning
TRACT 1

Point of
Beginning
TRACT 2

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

Point of
Reference
TRACT 2



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. Rigsby, 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 COA ROW.dwg
J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

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

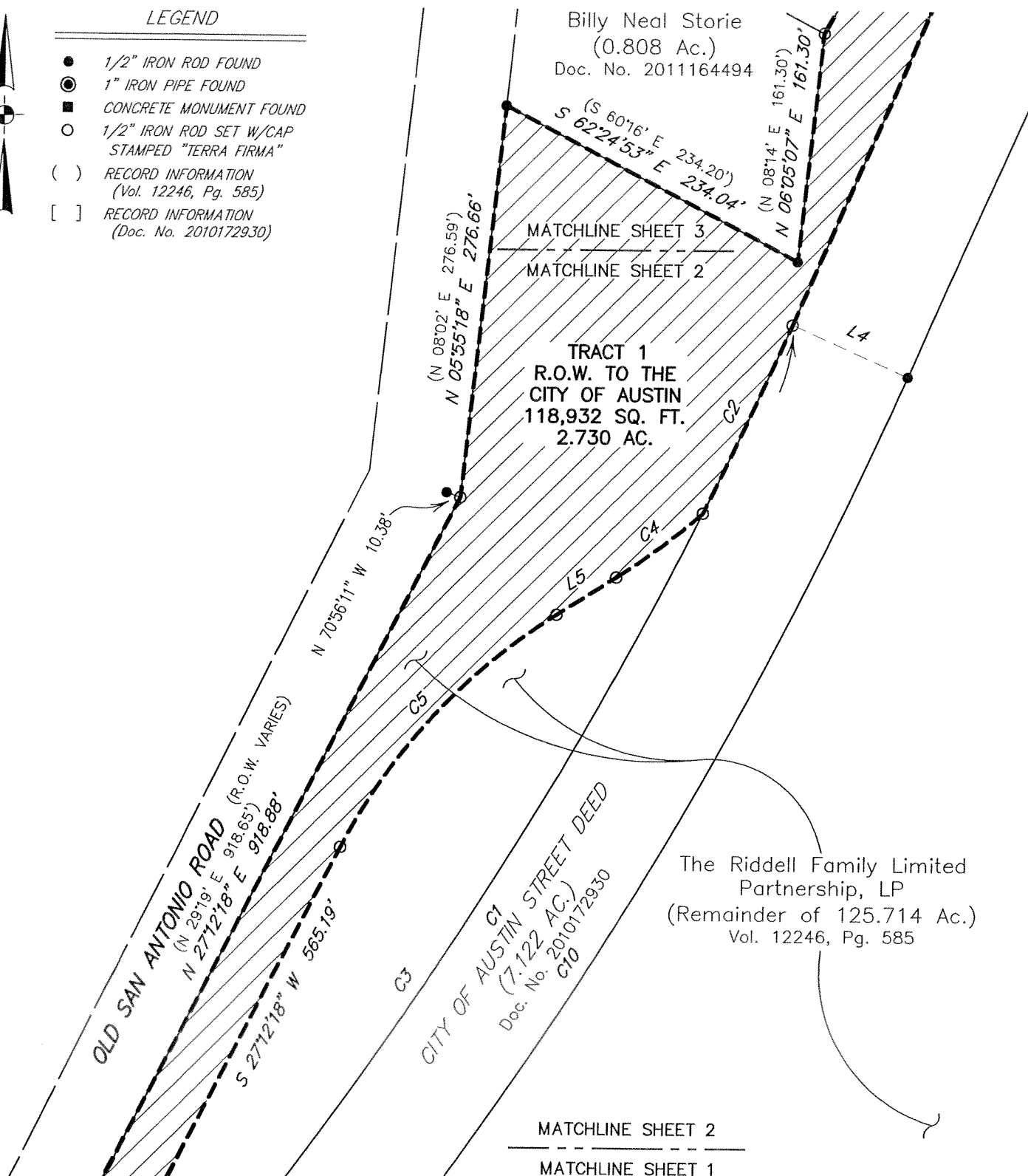
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

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)



SHEET 2 OF 4

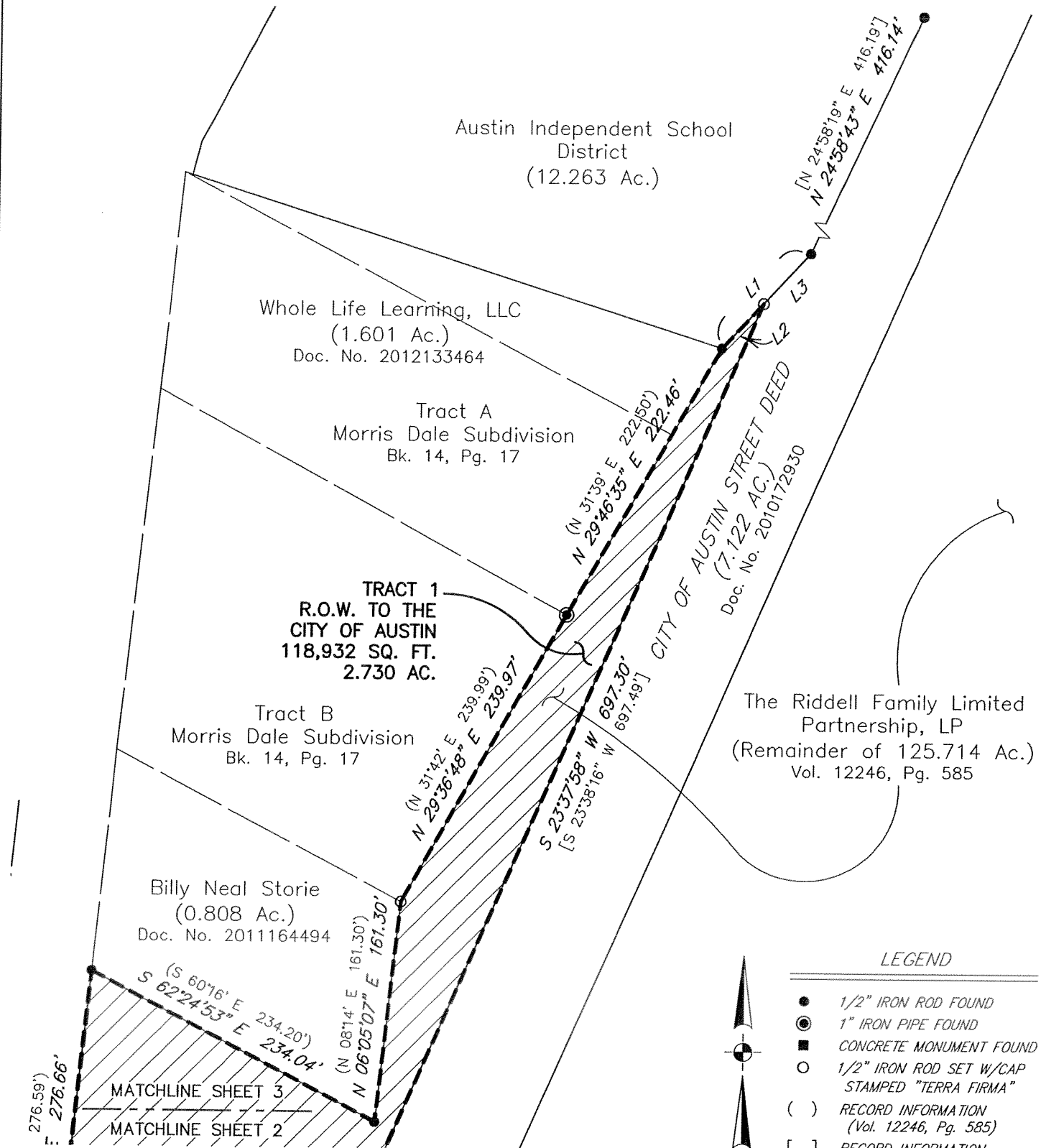
Client : Riddell Family LP
Date : April 8, 2014
Office : J. Nobles, M. Carney
Crew : J. Jones, S. Barger, B. Rigsby, D. Smith, R. Meyer, J. Thompson
F.B. : 615/49, 625/51, 650/56
Job No : A620-002-00\552
File : J:\Projects\A620\002\Survey\Dwg Files\552\A620-002-00_552 COA ROW.dwg
J:\Projects\A620\002\Survey\Point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

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'



SHEET 3 OF 4

Client : Riddell Family LP
 Date : April 8, 2014
 Office : J. Nobles, M. Carney
 Crew : J. Jones, S. Barger, B. Rigsby, 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 COA ROW.dwg
 J:\Projects\A620\002\Survey\Point Files\A620-002-00-552.crd

**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

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)