

EXHIBIT "A"

RECLAIMED
LINE EASEMENT
Page 1 of 5

DESCRIPTION FOR PARCEL 4937.01 RLE

A 0.6505 acre (28,338 square feet) Tract of land, situated in the JOSEPH DUTY SURVEY NUMBER 20, ABSTRACT 9, being a portion of 194.8240 acre tract conveyed to TXI Operations, LP in Document No. 2005007841, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap marked "JONES AND CARTER" (Grid Coordinates: N=10,057,164.77, E=3,153,699.76) for the westernmost northwestern corner of said 194.8240 acre tract, also being in the easterly right-of-way line of State Highway 130 (R.O.W. Varies);

THENCE, crossing said 194.8240 acre tract and a 353.08 acre tract conveyed to TXI Operations, LP in Volume 13170, Page 656, Real Property Records of Travis County, Texas, S14°33'30"E, a distance of 4983.69 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,052,341.59, E=3,154,952.37);

THENCE, continuing across said 194.8240 acre tract, S37°22'07"E, a distance of 360.55 feet to the northerly low bank of the Colorado River, it being the intent of this survey to follow the gradient boundary of the Colorado River.

THENCE, along the northerly low bank hereby described for area calculations only, S65°39'09"W, a distance of 25.66 feet to a calculated point;

THENCE, crossing said 194.8240 acre tract, the following five (5) courses and distances;

1. N37°22'07"W, a distance of 204.90 feet to a calculated point;
2. S52°37'53"W, a distance of 16.77 feet to a calculated point;
3. S51°58'52"W, a distance of 40.00 feet to a calculated point;
4. N81°17'29"W, a distance of 208.69 feet to a calculated point, from which a TxDot Type III concrete monument found for an angle corner of said 194.8420 acre tract also being in the easterly right-of-way of said State Highway 130 bears S65°41'34"W, a distance of 1888.50 feet;

EXHIBIT "A"

RECLAIMED
LINE EASEMENT
Page 2 of 5

5. N52°37'53"E, a distance of 226.53 feet to the **POINT OF BEGINNING** and containing 0.6505 acre (28,338 Square Feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument BM0666, Designation D 1225 having grid coordinate values N=10,042,691.73, E=3,178,016.15.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of July, 2017



3-11-19

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc. TBPLS Firm: 10152301
2705 Bee Cave Road, Suite 300
Austin, TX 78746
(512) 314-3100

Date

FIELD NOTES REVIEWED
BY:  DATE: 05-07-2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

LEGEND

- Ⓜ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

10057164.77
3153699.76

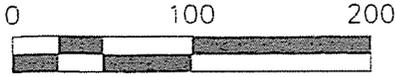
POINT OF COMMENCEMENT

1/2" CAPPED IRON ROD FOUND "JONES AND CARTER"

SH-130
(R.O.W. VARIES)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

SCALE: 1" = 100'



SH-130
(R.O.W. VARIES)

TXDOT TYPE III
CONCRETE
MONUMENT
1.5" ALUM CAP
ON 5/8" IRON ROD

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

30' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (i)
APPROX. LOCATION

S65°41'34"W
1888.50'

LCRA ESMT
DOCUMENT NO.
2012113094
O.P.R.T.C.T. (i)
APPROX. LOCATION

ELECTRIC ESMT
VOL. 7122, PG. 1153
D.R.T.C.T. (h)
APPROX. LOCATION

S14°33'30"E
4983.69'

10052341.59
3154952.37

POINT OF BEGINNING

PARCEL
4937.01 RLE
0.6505 ACRES
(28,338 SQ. FT.)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

85' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (i)
APPROX. LOCATION

JOSEPH DUTY SURVEY NO. 20
ABSTRACT NO. 9

20' PIPELINE ESMT
VOL. 11031, PG. 366
R.P.R.T.C.T. (j)
APPROX. LOCATION

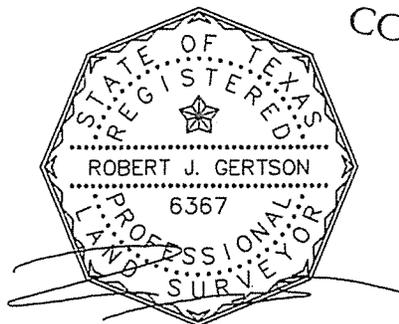
194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

135.098 ACRE
DRAINAGE ESMT
DOCUMENT NO.
2004222994,
O.P.R.T.C.T. (k)

APPROXIMATE
LOCATION OF
SURVEY LINE

COLORADO RIVER

Line Table		
Line #	Direction	Length
L1	S65° 39' 09"W	25.66'
L2	N37° 22' 07"W	204.90'
L3	S52° 37' 53"W	16.77'
L4	S51° 58' 52"W	40.00'
L5	N81° 17' 29"W	208.69'
L6	N52° 37' 53"E	226.53'



03/11/2019

SHEET 3 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION 0.6505AC

JACOBS

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TBPLS FIRM# 10152301

EXHIBIT "A"

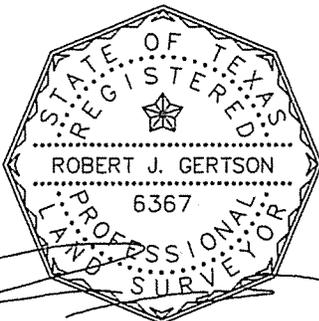
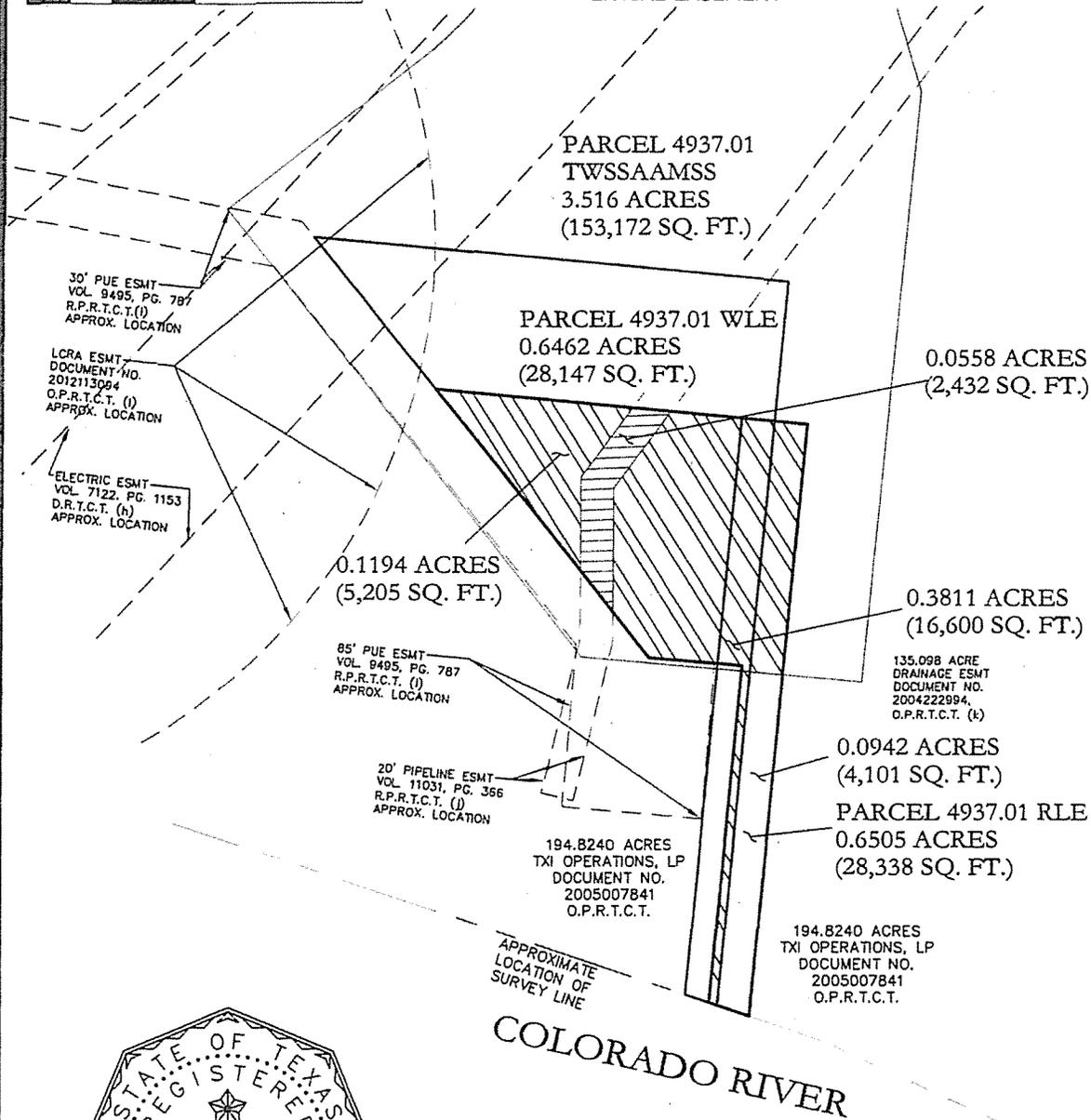
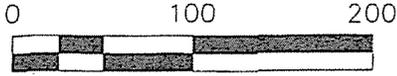
EASEMENT ENCUMBRANCES

EXISTING EASEMENTS OVERLAP = 0.0558 ACRES
 PROPOSED EASEMENTS OVERLAP = 0.5005 ACRES
 UNENCUMBERED PROPOSED EASEMENT = 0.0942 ACRES

EASEMENT = 0.6505 ACRES

NOTE: A 135.098 ACRE DRAINAGE EASEMENT ENCOMPASSES THE ENTIRE EASEMENT

SCALE: 1" = 100'



03/11/2019

SHEET 4 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION 0.6505AC

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 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135
 TEPLS FIRM# 10152301

EXHIBIT "A"

EASEMENTS AND ENCUMBRANCES SHOWN ON PAGE 4 OF 5

RECORDED EASEMENTS AND ENCUMBRANCES SHOWN ON "COMMITMENT FOR TITLE INSURANCE" GF#
AUT-13-671-AUT17001545L, EFFECTIVE DECEMBER 6, 2018, ISSUED DECEMBER 14, 2018:

10.

- f) EASEMENT GRANTED TO LONE STAR GAS, DATED APRIL 9, 1965 AND RECORDED IN VOLUME 2940, PAGE 1907, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - unable to locate, no description provided, blanket type document
- g) EASEMENT GRANTED TO LONE STAR GAS, DATED JANUARY 29, 1969, RECORDED IN VOLUME 3618, PAGE 340, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - unable to locate, no description provided, blanket type document
- h) EASEMENT GRANTED TO CITY OF AUSTIN, DATED OCTOBER 10, 1980, RECORDED IN VOLUME 7122, PAGE 1153, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- i) EASEMENT GRANTED TO CITY OF AUSTIN, DATED DECEMBER 17, 1985, RECORDED IN VOLUME 9495, PAGE 787, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing
- j) EASEMENT GRANTED TO KOCH REFINING COMPANY, DATED SEPTEMBER 27, 1989, RECORDED IN VOLUME 11031, PAGE 366, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2011042154 AND DOCUMENT NO. 2011047794, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- k) EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED DECEMBER 1, 2004, RECORDED IN DOCUMENT NO. 2004222994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - 135.098 acre easement encompasses entire proposed easement
- l) EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED JULY 13, 2012, RECORDED IN DOCUMENT NO. 2012113094, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing



03/11/2019

SHEET 5 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION 0.6505AC

JACOBS

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TBPLS FIRM# 10152301

EXHIBIT "B"

WASTEWATER
LINE EASEMENT
Page 1 of 5

DESCRIPTION FOR PARCEL 4937.01 WLE

A 0.6462 acre (28,147 square feet) Tract of land, situated in the JOSEPH DUTY SURVEY NUMBER 20, ABSTRACT 9, being a portion of 194.8240 acre tract conveyed to TXI Operations, LP in Document No. 2005007841, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap marked "JONES AND CARTER" (Grid Coordinates: N=10,057,164.77, E=3,153,699.76) for the westernmost northwestern corner of said 194.8240 acre tract, also being in the easterly right-of-way line of State Highway 130 (R.O.W. Varies);

THENCE, crossing said 194.8240 acre tract and a 353.08 acre tract conveyed to TXI Operations, LP in Volume 13170, Page 656, Real Property Records of Travis County, Texas, S13°57'31"E, a distance of 4913.24 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,052,397.10, E=3,154,884.81);

THENCE, continuing across said 194.8240 acre tract, S37°22'07"E, a distance of 441.06 feet to the northerly low bank of the Colorado River, it being the intent of this survey to follow the gradient boundary of the Colorado River.

THENCE, along the northerly low bank hereby described for area calculations only, S65°39'09"W, a distance of 20.53 feet to a calculated point;

THENCE, crossing said 194.8240 acre tract, the following four (4) courses and distances;

1. N37°22'07"W, a distance of 351.30 feet to a calculated point;
2. S52°37'53"W, a distance of 186.53 feet to a calculated point, from which a TxDot Type III concrete monument found for an angle corner of said 194.8420 acre tract also being in the easterly right-of-way of said State Highway 130 bears S65°41'34"W, a distance of 1888.50 feet;
3. N81°17'29"W, a distance of 118.20 feet to a calculated point,
4. N52°37'53"E, a distance of 288.52 feet to the **POINT OF BEGINNING** and containing 0.6462 acre (28,147 Square Feet) of land more or less.

BEARING BASIS NOTE

EXHIBIT "B"

WASTEWATER
LINE EASEMENT
Page 2 of 5

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument BM0666, Designation D 1225 having grid coordinate values N=10,042,691.73, E=3,178,016.15.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of July, 2017



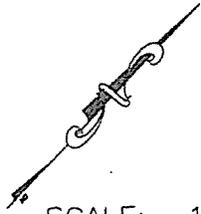
3-11-19

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc. TBPLS Firm: 10152301
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Austin, TX 78746
(512) 314-3100

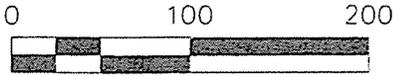
Date

FIELD NOTES REVIEWED
BY:  DATE: 05-07-2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "B"



SCALE: 1" = 100'



LEGEND

- ⊗ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

10057164.77
3153699.76

POINT OF COMMENCEMENT
1/2" CAPPED IRON ROD FOUND "JONES AND CARTER"

SH-130
(R.O.W. VARIES)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

POINT OF BEGINNING
10052397.10
3154884.81

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

135.098 ACRE
DRAINAGE ESMT
DOCUMENT NO.
2004222994,
O.P.R.T.C.T. (k)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

COLORADO RIVER

TXDOT TYPE III
CONCRETE
MONUMENT
1.5" ALUM CAP
ON 5/8" IRON ROD

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

30' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (l)
APPROX. LOCATION

LCRA ESMT
DOCUMENT NO.
2012113094
O.P.R.T.C.T. (i)
APPROX. LOCATION

ELECTRIC ESMT
VOL. 7122, PG. 1153
D.R.T.C.T. (h)
APPROX. LOCATION

85' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (j)
APPROX. LOCATION

20' PIPELINE ESMT
VOL. 11031, PG. 366
R.P.R.T.C.T. (j)
APPROX. LOCATION

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.



03/11/2019

Line Table		
Line #	Direction	Length
L1	S65° 39' 09"W	20.53'
L2	N81° 17' 29"W	118.20'

SHEET 3 OF 5

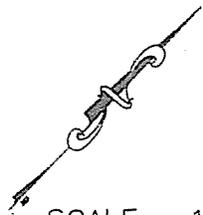
EXHIBIT to ACCOMPANY DESCRIPTION 0.6462AC

JACOBS

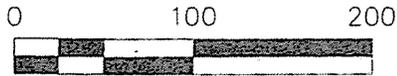
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "B"

EASEMENT ENCUMBRANCES



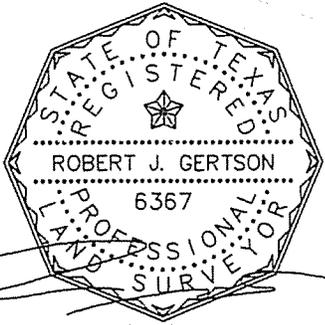
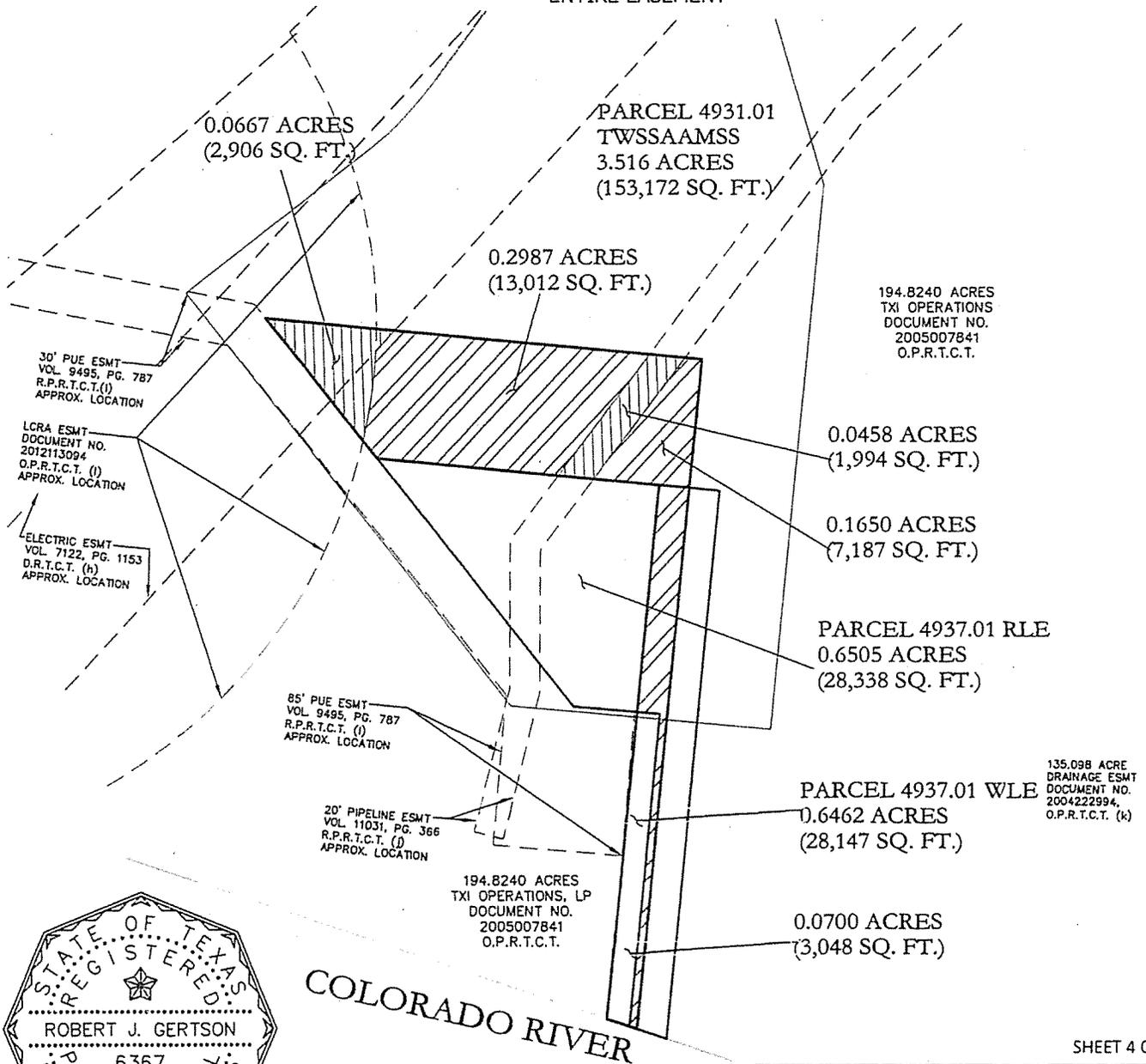
SCALE: 1" = 100'



EXISTING EASEMENTS OVERLAP =	0.1125 ACRES
PROPOSED EASEMENTS OVERLAP =	0.4637 ACRES
UNENCUMBERED PROPOSED EASEMENT =	0.0700 ACRES

EASEMENT =	0.6462 ACRES
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NOTE: A 135.098 ACRE DRAINAGE EASEMENT ENCOMPASSES THE ENTIRE EASEMENT



03/11/2019

SHEET 4 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION **0.6462AC**

JACOBS

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(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "B"

EASEMENTS AND ENCUMBRANCES SHOWN ON PAGE 4 OF 5

RECORDED EASEMENTS AND ENCUMBRANCES SHOWN ON "COMMITMENT FOR TITLE INSURANCE" GF#
AUT-13-671-AUT17001545L, EFFECTIVE DECEMBER 6, 2018, ISSUED DECEMBER 14, 2018:

10.

- f) EASEMENT GRANTED TO LONE STAR GAS, DATED APRIL 9, 1965 AND RECORDED IN VOLUME 2940, PAGE 1907, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document
- g) EASEMENT GRANTED TO LONE STAR GAS, DATED JANUARY 29, 1969, RECORDED IN VOLUME 3618, PAGE 340, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document
- h) EASEMENT GRANTED TO CITY OF AUSTIN, DATED OCTOBER 10, 1980, RECORDED IN VOLUME 7122, PAGE 1153, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- i) EASEMENT GRANTED TO CITY OF AUSTIN, DATED DECEMBER 17, 1985, RECORDED IN VOLUME 9495, PAGE 787, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing
- j) EASEMENT GRANTED TO KOCH REFINING COMPANY, DATED SEPTEMBER 27, 1989, RECORDED IN VOLUME 11031, PAGE 366, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2011042154 AND DOCUMENT NO. 2011047794, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- k) EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED DECEMBER 1, 2004, RECORDED IN DOCUMENT NO. 2004222994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - 135.098 acre easement encompasses entire proposed easement
- l) EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED JULY 13, 2012, RECORDED IN DOCUMENT NO. 2012113094, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing



03/11/2019

SHEET 5 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION 0.6462AC

JACOBS

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(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "C"

TEMPORARY WORKING SPACE,
STAGING AREA AND
MATERIAL STORAGE SITE
Page 1 of 5

DESCRIPTION FOR PARCEL 4937.01 TWSSAAMSS

A 3.516 acre (153,172 square feet) Tract of land, situated in the JOSEPH DUTY SURVEY NUMBER 20, ABSTRACT 9, being a portion of 194.8240 acre tract conveyed to TXI Operations, LP in Document No. 2005007841, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap marked "JONES AND CARTER" (Grid Coordinates: N=10,057,164.77, E=3,153,699.76) for the westernmost northwestern corner of said 194.8240 acre tract, also being in the easterly right-of-way line of State Highway 130 (R.O.W. Varies);

THENCE, crossing said 194.8240 acre tract and a 353.08 acre tract conveyed to TXI Operations in Volume 13170, Page 656, Real Property Records of Travis County, Texas, S11°21'41"E, a distance of 4561.44 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,052,693.17, E=3,154,598.26);

THENCE, continuing across said 194.8240 acre tract, the following eight (8) courses and distances;

1. S59°25'03"E, a distance of 309.13 feet to a calculated point;
2. S37°22'17"E, a distance of 360.74 feet to a calculated point;
3. S52°19'16"W, a distance of 171.05 feet to a calculated point;
4. N80°58'49"W, a distance of 346.38 feet to a calculated point, from which a TxDot Type III concrete monument found for an angle corner of said 194.8420 acre tract also being in the easterly right-of-way of said State Highway 130 bears S63°35'01"W, a distance of 1735.83 feet;
5. N09°01'11"E, a distance of 155.90 feet to a calculated point at a point of curvature to the left;
6. With said curve to the left, having a radius of 270.00 feet, an arc distance of 59.73 feet, a central angle of 12°40'33", and a chord bearing N00°17'01"W, a distance of 59.61 feet;
7. N06°37'18"W, a distance of 252.80 feet to a calculated point;

EXHIBIT "C"

TEMPORARY WORKING SPACE,
STAGING AREA AND
MATERIAL STORAGE SITE

Page 2 of 5

8. N05°01'55"W, a distance of 29.63 feet to the **POINT OF BEGINNING** and containing 3.516 acre (153,172 Square Feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument BM0666, Designation D 1225 having grid coordinate values N=10,042,691.73, E=3,178,016.15.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of July, 2017



[Handwritten signature]

3-11-19

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc. TBPLS Firm: 10152301
2705 Bee Cave Road, Suite 300
Austin, TX 78746
(512) 314-3100

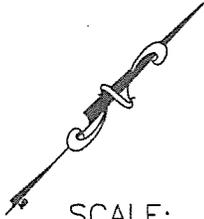
Date

FIELD NOTES REVIEWED

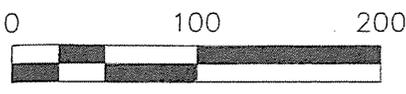
BY *[Handwritten signature]* DATE: *[Handwritten date]*

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "C"



SCALE: 1" = 100'



LEGEND

- TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CALCULATED POINT

10057164.77
3153699.76

POINT OF COMMENCEMENT
1/2" CAPPED IRON ROD FOUND "JONES AND CARTER"

SH-130
(R.O.W. VARIES)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

S112°14'1"E
4561.44'

POINT OF BEGINNING

10052693.17
3154598.26

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

N05°01'55"W
29.63'

N06°37'18"W
252.80'

S59°25'03"E
309.13'

TXDOT TYPE III
CONCRETE MONUMENT
1.5" ALUM CAP
ON 5/8" IRON
ROD

SH-130
(R.O.W. VARIES)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

24.872 ACRE LCRA ESMT
DOCUMENT NO. 2012113094
O.P.R.T.C.T. (f)
APPROX. LOCATION

C1

N09°01'11"E
155.90'

S63°35'01"W
1735.83'

PARCEL 4937.01
TWSSAAMSS
3.516 ACRES
(153,172 SQ. FT.)

30' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (i)
APPROX. LOCATION

LCRA ESMT
DOCUMENT NO. 2012113094
O.P.R.T.C.T. (i)
APPROX. LOCATION

N80°58'49"W
346.38'

20' PIPELINE ESMT
VOL. 11031, PG. 366
R.P.R.T.C.T. (j)
APPROX. LOCATION

S52°19'16"W
171.05'

S37°22'17"E
360.74'

135.098 ACRE
DRAINAGE ESMT
DOCUMENT NO. 2004222994
O.P.R.T.C.T. (k)

ELECTRIC ESMT
VOL. 7122, PG. 1153
D.R.T.C.T. (h)
APPROX. LOCATION

85' PUE ESMT
VOL. 9495, PG. 787
R.P.R.T.C.T. (i)
APPROX. LOCATION



03/11/2019

SHEET 3 OF 5

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	59.73'	270.00'	12°40'33"	N00°17'01"W	59.61'

EXHIBIT to ACCOMPANY DESCRIPTION 03.516AC

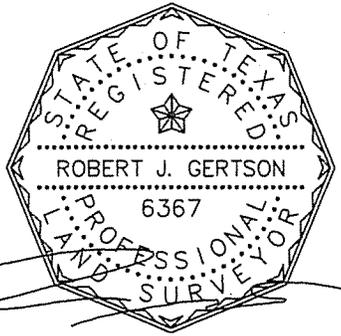
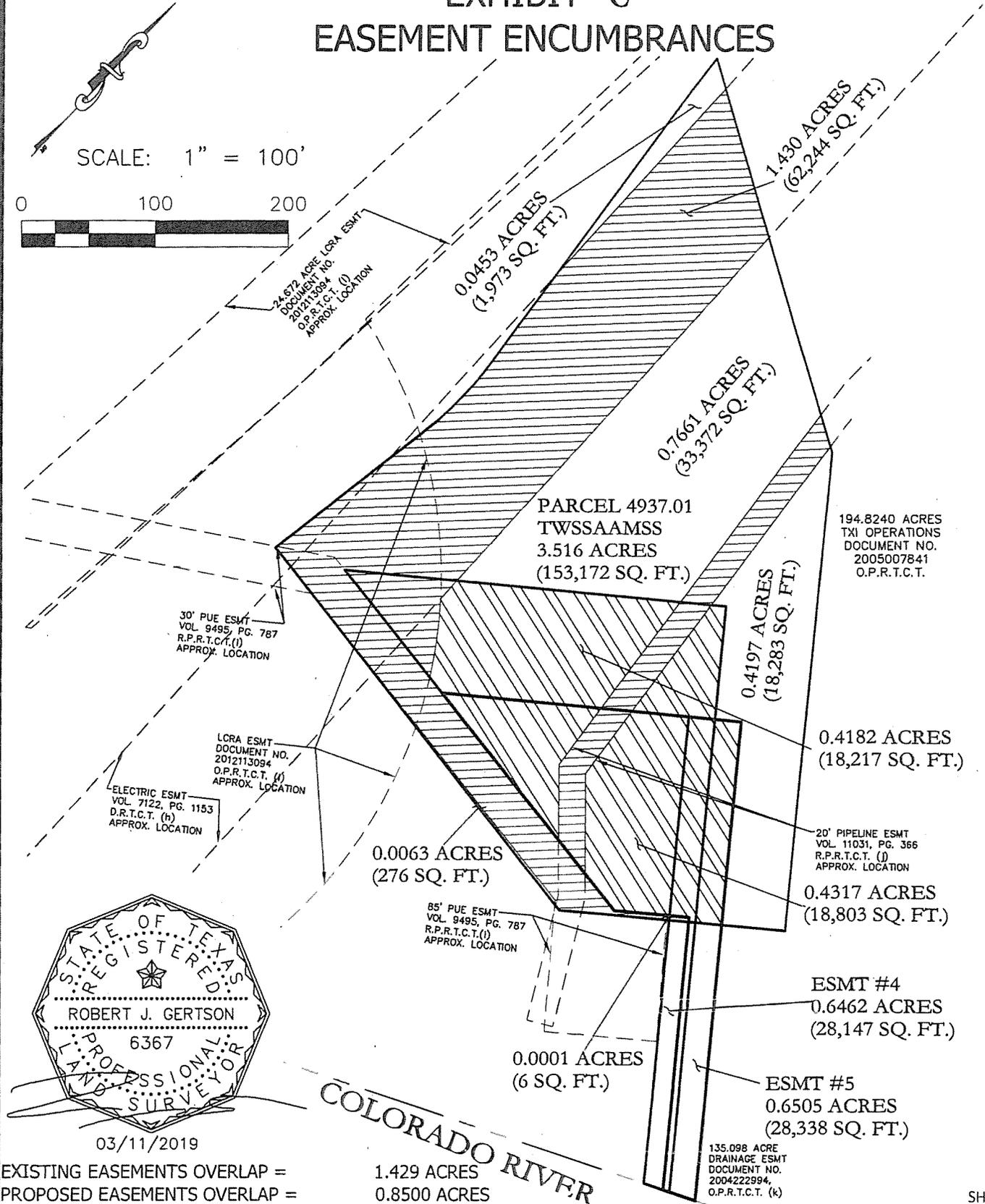
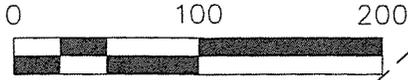
JACOBS

2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "C" EASEMENT ENCUMBRANCES



SCALE: 1" = 100'



EXISTING EASEMENTS OVERLAP =	1.429 ACRES
PROPOSED EASEMENTS OVERLAP =	0.8500 ACRES
UNENCUMBERED PROPOSED EASEMENT =	1.237 ACRES

EASEMENT = 3.516 ACRES

NOTE: A 135.098 ACRE DRAINAGE EASEMENT ENCOMPASSES THE ENTIRE EASEMENT

EXHIBIT to ACCOMPANY DESCRIPTION 3.516AC



2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "C"

EASEMENTS AND ENCUMBRANCES SHOWN ON PAGE 4 OF 5

RECORDED EASEMENTS AND ENCUMBRANCES SHOWN ON "COMMITMENT FOR TITLE INSURANCE" GF#
AUT-13-671-AUT17001545L, EFFECTIVE DECEMBER 6, 2018, ISSUED DECEMBER 14, 2018:

10.

f) EASEMENT GRANTED TO LONE STAR GAS, DATED APRIL 9, 1965 AND RECORDED IN VOLUME 2940, PAGE 1907, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document

g) EASEMENT GRANTED TO LONE STAR GAS, DATED JANUARY 29, 1969, RECORDED IN VOLUME 3618, PAGE 340, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document

h) EASEMENT GRANTED TO CITY OF AUSTIN, DATED OCTOBER 10, 1980, RECORDED IN VOLUME 7122, PAGE 1153, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

i) EASEMENT GRANTED TO CITY OF AUSTIN, DATED DECEMBER 17, 1985, RECORDED IN VOLUME 9495, PAGE 787, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing

j) EASEMENT GRANTED TO KOCH REFINING COMPANY, DATED SEPTEMBER 27, 1989, RECORDED IN VOLUME 11031, PAGE 366, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2011042154 AND DOCUMENT NO. 2011047794, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

k) EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED DECEMBER 1, 2004, RECORDED IN DOCUMENT NO. 2004222994, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - 135.098 acre easement encompasses entire proposed easement

l) EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED JULY 13, 2012, RECORDED IN DOCUMENT NO. 2012113094, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing



03/11/2019

SHEET 5 OF 5

EXHIBIT to ACCOMPANY DESCRIPTION 3.516AC

JACOBS

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(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "D"

TEMPORARY ACCESS
EASEMENT
Page 1 of 16

DESCRIPTION FOR PARCEL 4937.01

A 9.674 acre (421,411 square feet) Tract of land, situated in the JOSEPH DUTY SURVEY NUMBER 20, ABSTRACT 9, 1.878 acres being a portion of 194.8240 acre tract conveyed to TXI Operations, LP in Document No. 2005007841, Official Public Records of Travis County, Texas, and 7.796 acres being a portion of a 353.08 acre tract conveyed to TXI Operations, LP in Volume 13170, Page 656, Real Property Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with cap marked "JONES AND CARTER" (Grid Coordinates: N=10,057,164.77, E=3,153,699.76) for the westernmost northwestern corner of said 194.8240 acre tract, also being in the easterly right-of-way line of State Highway 130 (R.O.W. Varies);

THENCE, crossing said 194.8240 acre tract and said 353.08 acre tract, S11°21'41"E, a distance of 4561.44 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,052,693.17, E=3,154,598.26);

THENCE, continuing across said 194.8240 acre tract and said 353.08 acre tract, the following thirty-five (35) courses and distances;

1. N05°01'55"W, a distance of 27.52 feet to a calculated point;
2. N03°26'32"W, a distance of 269.29 feet to a calculated point, at a point of curvature to the right;
3. With said curve to the right, having a radius of 530.00 feet, an arc distance of 73.85 feet, a central angle of 07°59'03", and a chord bearing N00°32'59"E, a distance of 73.80 feet to a calculated point;
4. N04°32'31"E, a distance of 109.41 feet to a calculated point at a point of curvature to the left;
5. With said curve to the left, having a radius of 970.00 feet, an arc distance of 83.68 feet, a central angle of 04°56'35", and a chord bearing N02°04'14"E, a distance of 83.66 feet to a calculated point;
6. N00°24'04"W, a distance of 293.92 feet to a calculated point at a point of curvature to the left;
7. With said curve to the left, having a radius of 2970.00 feet, an arc distance of 225.55 feet, a central angle of 04°21'04", and a chord bearing N02°34'36"W, a distance of 225.49 feet to a calculated point;
8. N04°45'08"W, a distance of 53.33 feet to a calculated point at a point of curvature to the right;

EXHIBIT "D"

TEMPORARY ACCESS

EASEMENT

Page 2 of 16

9. With said curve to the right, having a radius of 130.00 feet, an arc distance of 90.48 feet, a central angle of $39^{\circ}52'36''$, and a chord bearing $N15^{\circ}11'10''E$, a distance of 88.66 feet to a calculated point;
10. $N35^{\circ}07'28''E$, a distance of 31.66 feet to a calculated point at a point of curvature to the right;
11. With said curve to the right, having a radius of 1030.00 feet, an arc distance of 114.76 feet, a central angle of $06^{\circ}23'01''$, and a chord bearing $N38^{\circ}18'59''E$, a distance of 114.70 feet to a calculated point;
12. $N41^{\circ}30'29''E$, a distance of 96.10 feet to a calculated point;
13. $N40^{\circ}16'45''E$, a distance of 140.88 feet to a calculated point, at a point of curvature to the right;
14. With said curve to the right, having a radius of 530.00 feet, an arc distance of 68.66 feet, a central angle of $07^{\circ}25'20''$, and a chord bearing $N43^{\circ}59'25''E$, a distance of 68.61 feet to a calculated point;
15. $N47^{\circ}42'05''E$, a distance of 131.79 feet to a calculated point, at a point of curvature to the left;
16. With said curve to the left, having a radius of 1170.00 feet, an arc distance of 185.90 feet, a central angle of $09^{\circ}06'14''$, and a chord bearing $N43^{\circ}08'58''E$, a distance of 185.71 feet to a calculated point;
17. $N38^{\circ}35'51''E$, a distance of 520.07 feet to a calculated point, at a point of curvature to the right;
18. With said curve to the right, having a radius of 830.00 feet, an arc distance of 328.67 feet, a central angle of $22^{\circ}41'17''$, and a chord bearing $N49^{\circ}56'30''E$, a distance of 326.52 feet to a calculated point;
19. $N61^{\circ}17'08''E$, a distance of 482.48 feet to a calculated point, at a point of curvature to the right;
20. With said curve to the right, having a radius of 330.00 feet, an arc distance of 138.97 feet, a central angle of $24^{\circ}07'45''$, and a chord bearing $N73^{\circ}21'01''E$, a distance of 137.95 feet to a calculated point, at a point of curvature to the left;
21. With said curve to the left, having a radius of 15.00 feet, an arc distance of 34.83 feet, a central angle of $133^{\circ}01'46''$, and a chord bearing $N18^{\circ}54'02''E$, a distance of 27.51 feet to a calculated point;
22. $N47^{\circ}36'51''W$, a distance of 116.65 feet to a calculated point, at a point of curvature to the left;
23. With said curve to the left, having a radius of 1970.00 feet, an arc distance of 99.41 feet, a central angle of $02^{\circ}53'29''$, and a chord bearing $N49^{\circ}03'35''W$, a distance of 99.40 feet to a calculated point;
24. $N50^{\circ}30'19''W$, a distance of 188.27 feet to a calculated point, at a point of curvature to the right;
25. With said curve to the right, having a radius of 430.00 feet, an arc distance of 231.50 feet, a central angle of $30^{\circ}50'46''$, and a chord bearing $N35^{\circ}04'56''W$, a distance of 228.71 feet to a calculated point;

EXHIBIT "D"

TEMPORARY ACCESS

EASEMENT

Page 3 of 16

26. N19°39'33"W, a distance of 87.65 feet to a calculated point, at a point of curvature to the right;
27. With said curve to the right, having a radius of 280.00 feet, an arc distance of 156.51 feet, a central angle of 32°01'32", and a chord bearing N03°38'47"W, a distance of 154.48 feet to a calculated point;
28. N12°21'59"E, a distance of 188.55 feet to a calculated point, at a point of curvature to the left;
29. With said curve to the left, having a radius of 2970.00 feet, an arc distance of 518.66 feet, a central angle of 10°00'21", and a chord bearing N07°21'48"E, a distance of 518.00 feet to a calculated point;
30. N02°21'38"E, a distance of 142.99 feet to a calculated point, at a point of curvature to the left;
31. With said curve to the left, having a radius of 200.00 feet, an arc distance of 267.68 feet, a central angle of 76°41'02", and a chord bearing N35°58'53"W, a distance of 248.14 feet to a calculated point;
32. N74°19'24"W, a distance of 363.57 feet to a calculated point;
33. N70°12'13"W, a distance of 472.09 feet to a calculated point;
34. N67°11'23"W, a distance of 343.70 feet to a calculated point, at a point of curvature to the left;
35. With said curve to the left, having a radius of 137.30 feet, an arc distance of 128.17 feet, a central angle of 53°29'02", and a chord bearing S86°32'42"W, a distance of 123.57 feet, to a calculated point in the northwesterly line of said 353.08 acre tract, also being in the southeasterly line of a 0.657 acre tract conveyed to Travis County in Volume 4824, Page 422, Deed Records of Travis County, Texas, said 0.657 acre tract also known as Harold Green Road (R.O.W. Varies), from which a capped ½" iron rod found marked "KHA" bears S27°18'08"W, a distance of 511.25 feet;

THENCE, with the common boundary line of said 353.08 acre tract, and said 0.657 acre tract, N27°18'08"E, a distance of 85.97 feet to a calculated point, at a point of curvature to the right, from which a mag nail found for a northwesterly corner of said 353.08 acre tract, also being in the southeasterly line of said 0.657 acre tract bears N27°18'08"E, a distance of 22.18 feet;

THENCE, crossing said 194.8240 acre tract and said 353.08 acre tract, the following thirty-eight (38) courses and distances;

1. With said curve to the right, having a radius of 197.30 feet, an arc distance of 109.66 feet, a central angle of 31°50'38", and a chord bearing S82°42'51"E, a distance of 108.25 feet to a calculated point;
2. S67°11'23"E, a distance of 341.89 feet to a calculated point;
3. S70°12'13"E, a distance of 468.35 feet to a calculated point;
4. S74°19'24"E, a distance of 619.53 feet to a calculated point;

EXHIBIT "D"

TEMPORARY ACCESS

EASEMENT

Page 4 of 16

5. S15°40'36"W, a distance of 49.24 feet to a calculated point, at a point of curvature to the left;
6. With said curve to the left, having a radius of 47.00 feet, an arc distance of 83.99 feet, a central angle of 102°23'34", and a chord bearing S43°22'18"W, a distance of 73.25 feet to a calculated point, at a point of curvature to the right;
7. With said curve to the right, having a radius of 530.00 feet, an arc distance of 94.22 feet, a central angle of 10°11'07", and a chord bearing S02°43'56"E, a distance of 94.09 feet to a calculated point;
8. S02°21'38"W, a distance of 139.63 feet to a calculated point, at a point of curvature to the right;
9. With said curve to the right, having a radius of 3030.00 feet, an arc distance of 529.14 feet, a central angle of 10°00'21", and a chord bearing S07°21'48"W, a distance of 528.47 feet to a calculated point;
10. S12°21'59"W, a distance of 188.55 feet to a calculated point, at a point of curvature to the left;
11. With said curve to the left, having a radius of 220.00 feet, an arc distance of 122.97 feet, a central angle of 32°01'32", and a chord bearing S03°38'47"E, a distance of 121.37 feet, at a point of curvature to the right to a calculated point;
12. S19°39'33"E, a distance of 87.65 feet to a calculated point, at a point of curvature to the left;
13. With said curve to the left, having a radius of 370.00 feet, an arc distance of 199.20 feet, a central angle of 30°50'46", and a chord bearing S35°04'56"E, a distance of 196.80 feet to a calculated point;
14. S50°30'19"E, a distance of 188.27 feet to a calculated point, at a point of curvature to the right;
15. With said curve to the right, having a radius of 2030.00 feet, an arc distance of 102.44 feet, a central angle of 02°53'29", and a chord bearing S49°03'35"E, a distance of 102.43 feet to a calculated point;
16. S47°36'51"E, a distance of 116.65 feet to a calculated point, at a point of curvature to the right;
17. With said curve to the right, having a radius of 75.00 feet, an arc distance of 174.14 feet, a central angle of 133°01'46", and a chord bearing S18°54'02"W, a distance of 137.57 feet to a calculated point, at a point of curvature to the left;
18. With said curve to the left, having a radius of 270.00 feet, an arc distance of 113.71 feet, a central angle of 24°07'45", and a chord bearing S73°21'01"W, a distance of 112.87 feet to a calculated point;
19. S61°17'08"W, a distance of 482.48 feet to a calculated point, at a point of curvature to the left;
20. With said curve to the left, having a radius of 770.00 feet, an arc distance of 304.91 feet, a central angle of 22°41'17", and a chord bearing S49°56'30"W, a distance of 302.92 feet to a calculated point;

EXHIBIT "D"

TEMPORARY ACCESS

EASEMENT

Page 5 of 16

21. S38°35'51"W, a distance of 520.07 feet to a calculated point, at a point of curvature to the right;
22. With said curve to the right, having a radius of 1230.00 feet, an arc distance of 195.44 feet, a central angle of 09°06'14", and a chord bearing S43°08'58"W, a distance of 195.23 feet to a calculated point;
23. S47°42'05"W, a distance of 131.79 feet to a calculated point, at a point of curvature to the left;
24. With said curve to the left, having a radius of 470.00 feet, an arc distance of 60.84 feet, a central angle of 07°25'00", and a chord bearing S43°59'35"W, a distance of 60.80 feet to a calculated point;
25. S40°17'05"W, a distance of 142.21 feet to a calculated point;
26. S41°30'29"W, a distance of 96.10 feet to a calculated point, at a point of curvature to the left;
27. With said curve to the left, having a radius of 970.00 feet, an arc distance of 108.07 feet, a central angle of 06°23'01", and a chord bearing S38°18'59"W, a distance of 108.01 feet to a calculated point;
28. S35°07'28"W, a distance of 31.66 feet to a calculated point, at a point of curvature to the left;
29. With said curve to the left, having a radius of 70.00 feet, an arc distance of 48.72 feet, a central angle of 39°52'36", and a chord bearing S15°11'10"W, a distance of 47.74 feet to a calculated point;
30. S04°45'08"E, a distance of 53.33 feet to a calculated point, at a point of curvature to the right;
31. With said curve to the right, having a radius of 3030.00 feet, an arc distance of 230.10 feet, a central angle of 04°21'04", and a chord bearing S02°34'36"E, a distance of 230.05 feet to a calculated point;
32. S00°24'04"E, a distance of 293.92 feet to a calculated point, at a point of curvature to the right;
33. With said curve to the right, having a radius of 1030.00 feet, an arc distance of 88.86 feet, a central angle of 04°56'35", and a chord bearing S02°04'14"W, a distance of 88.83 feet to a calculated point;
34. S04°32'31"W, a distance of 109.41 feet to a calculated point, at a point of curvature to the left;
35. With said curve to the left, having a radius of 470.00 feet, an arc distance of 65.49 feet, a central angle of 07°59'03", and a chord bearing S00°32'59"W, a distance of 65.44 feet to a calculated point;
36. S03°26'32"E, a distance of 269.29 feet to a calculated point,
37. S05°01'55"E, a distance of 68.82 feet to a calculated point, from which a TxDot Type III concrete monument found for an angle corner of said 194.8420 acre tract also being in the easterly right-of-way of said State Highway 130 bears S52°39'13"W, a distance of 2025.83 feet;

EXHIBIT "D"

TEMPORARY ACCESS
EASEMENT
Page 6 of 16

38. N59°25'03"W, a distance of 73.78 feet to the **POINT OF BEGINNING** and containing 9.674 acre (421,411 Square Feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument BM0666, Designation D 1225 having grid coordinate values N=10,042,691.73, E=3,178,016.15.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of July, 2017



5-1-19

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc. TBPLS Firm: 10152301
2705 Bee Cave Road, Suite 300
Austin, TX 78746
(512) 314-3100

Date

FIELD NOTES REVIEWED
BY  DATE: 05-07-2019
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "D"

MATCHLINE SHEET 8

10057164.77
3153699.76

POINT OF COMMENCEMENT
1/2" CAPPED IRON ROD FOUND
"JONES AND CARTER"

SH-130
(R.O.W. VARIES)

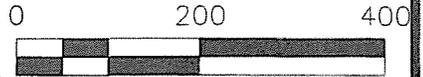
194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

ELECTRIC ESMT
VOL. 6167, PG. 808
D.R.T.C.T. (h)
APPROX. LOCATION

PIPELINE ESMT
VOL. 11043, PG. 495
D.R.T.C.T. (h)
APPROX. LOCATION

353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 654
R.P.R.T.C.T.

SCALE: 1" = 200'



LEGEND

- ▲ MAG NAIL FOUND
- ▣ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

PARCEL 4937.01
TIAEE
9.674 ACRES
(421,411 SQ. FT.)

PARCEL 4937.01
TRACT 1
1.878 ACRES
(81,836 SQ. FT.)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

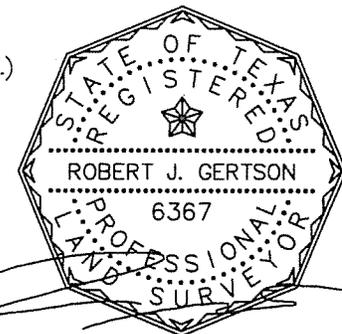
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POINT OF BEGINNING

SH-130
(R.O.W. VARIES)

TYPE III
CONCRETE
MONUMENT
1.5" ALUM CAP
ON 5/8" IRON ROD

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.



05/01/2019

SHEET 7 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

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TBPLS FIRM# 10152301

EXHIBIT "D"

LEGEND

- ▲ MAG NAIL FOUND
- ◻ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



SCALE: 1" = 200'



353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 656
R.P.R.T.C.T.

MATCHLINE SHEET 9

N61°17'08"E
482.48'

S61°17'08"W
482.48'

C8

C26

PARCEL 4937.01
TRACT 2
7.796 ACRES
(339,578) SQ. FT.)

PARCEL 4937.01
TIAEE
9.674 ACRES
(421,411 SQ. FT.)

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

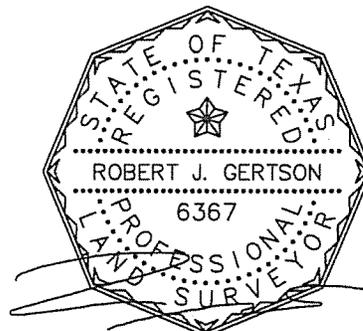
N38°35'51"E
520.07'

S38°35'51"W
520.07'

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 656
R.P.R.T.C.T.

MATCHLINE SHEET 7



05/01/2019

SHEET 8 OF 16

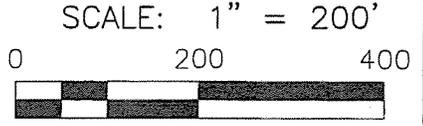
EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

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TBPLS FIRM# 10152301

EXHIBIT "D"

MATCHLINE SHEET 10



LEGEND

- ▲ MAG NAIL FOUND
- ▣ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

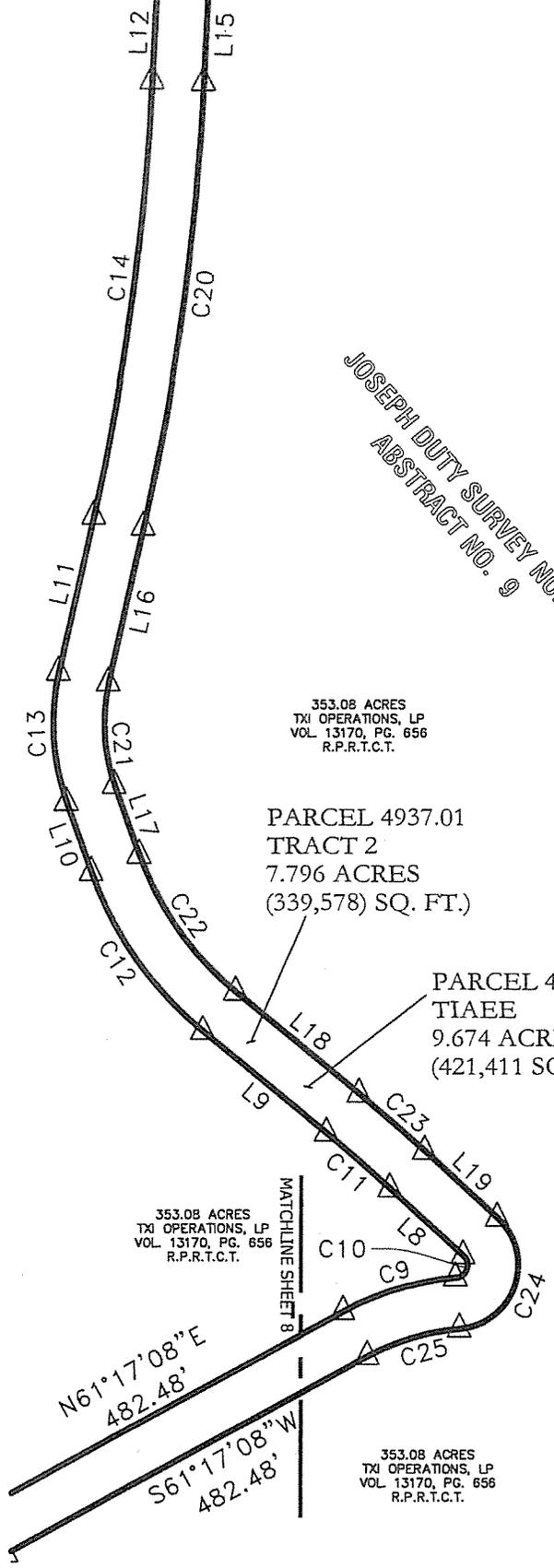
353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 656
R.P.R.T.C.T.

PARCEL 4937.01
TRACT 2
7.796 ACRES
(339,578) SQ. FT.)

PARCEL 4937.01
TIAEE
9.674 ACRES
(421,411 SQ. FT.)

353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 656
R.P.R.T.C.T.

353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 656
R.P.R.T.C.T.



N61°17'08"E
482.48'

S61°17'08"W
482.48'



05/01/2019

SHEET 9 OF 16

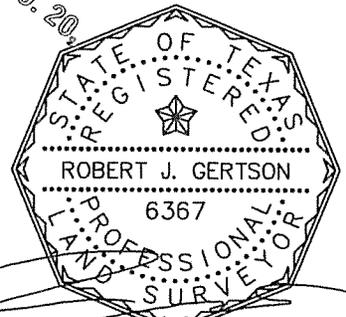
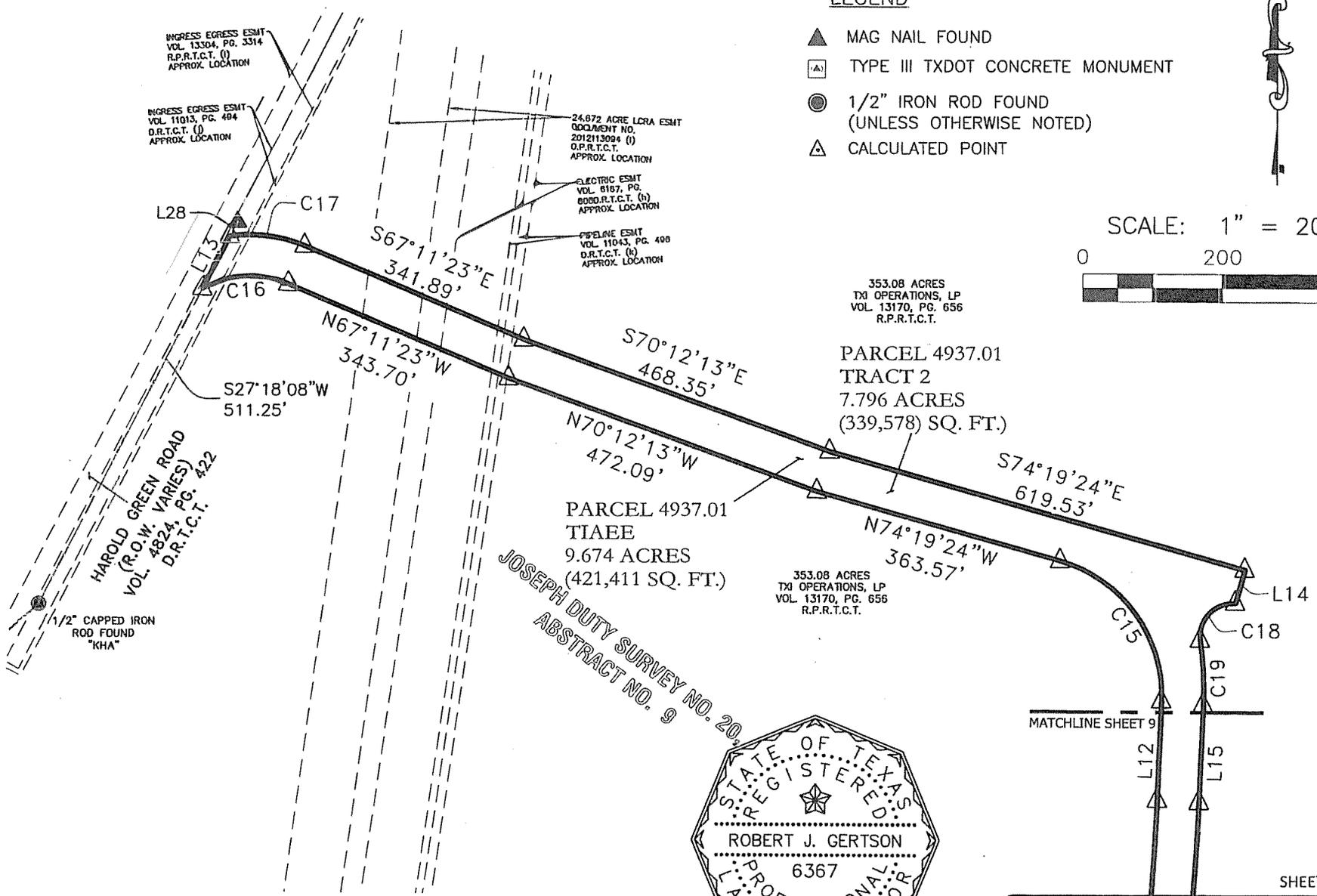
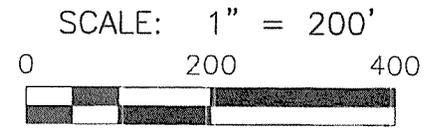
EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

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TBPLS FIRM# 10152301

EXHIBIT "D"

LEGEND

- ▲ MAG NAIL FOUND
- ▲ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



05/01/2019

EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

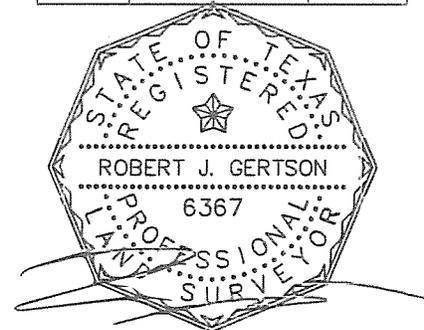
JACOBS
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

SHEET 10 OF 16

EXHIBIT "D"

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	73.85'	530.00'	7°59'03"	N00°32'59"E	73.80'
C2	83.68'	970.00'	4°56'35"	N02°04'14"E	83.66'
C3	225.55'	2970.00'	4°21'04"	N02°34'36"W	225.49'
C4	90.48'	130.00'	39°52'36"	N15°11'10"E	88.66'
C5	114.76'	1030.00'	6°23'01"	N38°18'59"E	114.70'
C6	68.66'	530.00'	7°25'20"	N43°59'25"E	68.61'
C7	185.90'	1170.00'	9°06'14"	N43°08'58"E	185.71'
C8	328.67'	830.00'	22°41'17"	N49°56'30"E	326.52'
C9	138.97'	330.00'	24°07'45"	N73°21'01"E	137.95'
C10	34.83'	15.00'	133°01'46"	N18°54'02"E	27.51'
C11	99.41'	1970.00'	2°53'29"	N49°03'35"W	99.40'
C12	231.50'	430.00'	30°50'46"	N35°04'56"W	228.71'
C13	156.51'	280.00'	32°01'32"	N03°38'47"W	154.48'
C14	518.66'	2970.00'	10°00'21"	N07°21'48"E	518.00'
C15	267.68'	200.00'	76°41'02"	N35°58'53"W	248.14'
C16	128.17'	137.30'	53°29'02"	S86°32'42"W	123.57'
C17	109.66'	197.30'	31°50'38"	S82°42'51"E	108.25'
C18	83.99'	47.00'	102°23'34"	S43°22'18"W	73.25'
C19	94.22'	530.00'	10°11'07"	S02°43'56"E	94.09'
C20	529.14'	3030.00'	10°00'21"	S07°21'48"W	528.47'
C21	122.97'	220.00'	32°01'32"	S03°38'47"E	121.37'
C22	199.20'	370.00'	30°50'46"	S35°04'56"E	196.80'
C23	102.44'	2030.00'	2°53'29"	S49°03'35"E	102.43'
C24	174.14'	75.00'	133°01'46"	S18°54'02"W	137.57'
C25	113.71'	270.00'	24°07'45"	S73°21'01"W	112.87'
C26	304.91'	770.00'	22°41'17"	S49°56'30"W	302.92'
C27	195.44'	1230.00'	9°06'14"	S43°08'58"W	195.23'
C28	60.84'	470.00'	7°25'00"	S43°59'35"W	60.80'
C29	108.07'	970.00'	6°23'01"	S38°18'59"W	108.01'
C30	48.72'	70.00'	39°52'36"	S15°11'10"W	47.74'
C31	230.10'	3030.00'	4°21'04"	S02°34'36"E	230.05'
C32	88.86'	1030.00'	4°56'35"	S02°04'14"W	88.83'
C33	65.49'	470.00'	7°59'03"	S00°32'59"W	65.44'

Line Table		
Line #	Direction	Length
L1	N05° 01' 55"W	27.52'
L2	N04° 32' 31"E	109.41'
L3	N04° 45' 08"W	53.33'
L4	N35° 07' 28"E	31.66'
L5	N41° 30' 29"E	96.10'
L6	N40° 16' 45"E	140.88'
L7	N47° 42' 05"E	131.79'
L8	N47° 36' 51"W	116.65'
L9	N50° 30' 19"W	188.27'
L10	N19° 39' 33"W	87.65'
L11	N12° 21' 59"E	188.55'
L12	N02° 21' 38"E	142.99'
L13	N27° 18' 08"E	85.97'
L14	S15° 40' 36"W	49.24'
L15	S02° 21' 38"W	139.63'
L16	S12° 21' 59"W	188.55'
L17	S19° 39' 33"E	87.65'
L18	S50° 30' 19"E	188.27'
L19	S47° 36' 51"E	116.65'
L20	S47° 42' 05"W	131.79'
L21	S40° 17' 05"W	142.21'
L22	S41° 30' 29"W	96.10'
L23	S35° 07' 28"W	31.66'
L24	S04° 45' 08"E	53.33'
L25	S04° 32' 31"W	109.41'
L26	S05° 01' 55"E	68.82'
L27	N59° 25' 03"W	73.78'
L28	N27° 18' 08"E	22.18'



05/01/2019

SHEET 11 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION **9.674AC**

JACOBS®

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TBPLS FIRM# 10152301

EXHIBIT "D"

EASEMENTS AND ENCUMBRANCES SHOWN ON PAGES 13-16

RECORDED EASEMENTS AND ENCUMBRANCES SHOWN ON "COMMITMENT FOR TITLE INSURANCE" GF#
AUT-13-671-AUT18011570L, EFFECTIVE DECEMBER 10, 2018, ISSUED DECEMBER 18, 2018:

10.

f) EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 556, PAGE 101, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - the location cannot be determined from the recorded document

g) EASEMENT GRANTED TO LONE STAR GAS, RECORDED IN VOLUME 2932, PAGE 585, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document

h) EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED IN VOLUME 6167, PAGE 808, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY AMENDED FINAL JUDGEMENT RECORDED IN VOLUME 6178, PAGE 173, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

i) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 9453, PAGE 132, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS - the location cannot be determined from the recorded document

j) INGRESS EGRESS EASEMENT RECORDED IN VOLUME 11013, PAGE 494, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

k) EASEMENT GRANTED TO KOCH REFINING COMPANY, RECORDED IN VOLUME 11043, PAGE 496, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY AMENDMENT AGREEMENT RECORDED IN DOCUMENT NO. 2011047792, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN DOCUMENT NO. 2011147986, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

l) INGRESS EGRESS EASEMENT, RECORDED IN VOLUME 13304, PAGE 3314, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

m) INGRESS EGRESS EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED IN DOCUMENT NO. 2012113094, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

n) EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2012116800, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - blanket type document



05/01/2019

SHEET 12 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

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TBPLS FIRM# 10152301

EXHIBIT "D"

MATCHLINE SHEET 8

10057164.77
3153699.76

POINT OF COMMENCEMENT
1/2" CAPPED IRON ROD FOUND
"JONES AND CARTER"

SH-130
(R.O.W. VARIES)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

353.08 ACRES
TXI OPERATIONS, LP
VOL. 13170, PG. 658
R.P.R.T.C.T.

ELECTRIC ESMT
VOL. 6187, PG. 608
D.R.T.C.T. (h)
APPROX. LOCATION

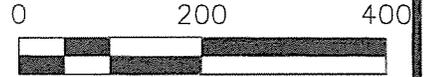
PIPELINE ESMT
VOL. 11043, PG. 498
D.R.T.C.T. (h)
APPROX. LOCATION

0.0396 ACRES
(1,723 SQ. FT.)

PARTITION LINE
BOUNDARY LINE

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

SCALE: 1" = 200'



LEGEND

- ▲ MAG NAIL FOUND
- TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT

JOSEPH DUTY SURVEY NO. 20,
ABSTRACT NO. 9

0.3801 ACRES
(16,559 SQ. FT.)

PARCEL 4937.01
TIAEE
9.674 ACRES
(421,411 SQ. FT.)

EXISTING EASEMENTS OVERLAP = 1.873 ACRES
UNENCUMBERED PROPOSED EASEMENT = 7.801 ACRES

EASEMENT = 9.674 ACRES

PARCEL 4937.01
TRACT 1
1.878 ACRES
(81,836 SQ. FT.)

1.150 ACRES
(50,090 SQ. FT.)

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

10052693.17
3154598.26

POINT OF BEGINNING



05/01/2019

SHEET 13 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION 9.674 AC

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TBPLS FIRM# 10152301

SH-130
(R.O.W. VARIES)
TYPE III
CONCRETE
MONUMENT
1.5" ALUM CAP
ON 5/8" IRON ROD

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO. 2005007841
O.P.R.T.C.T.

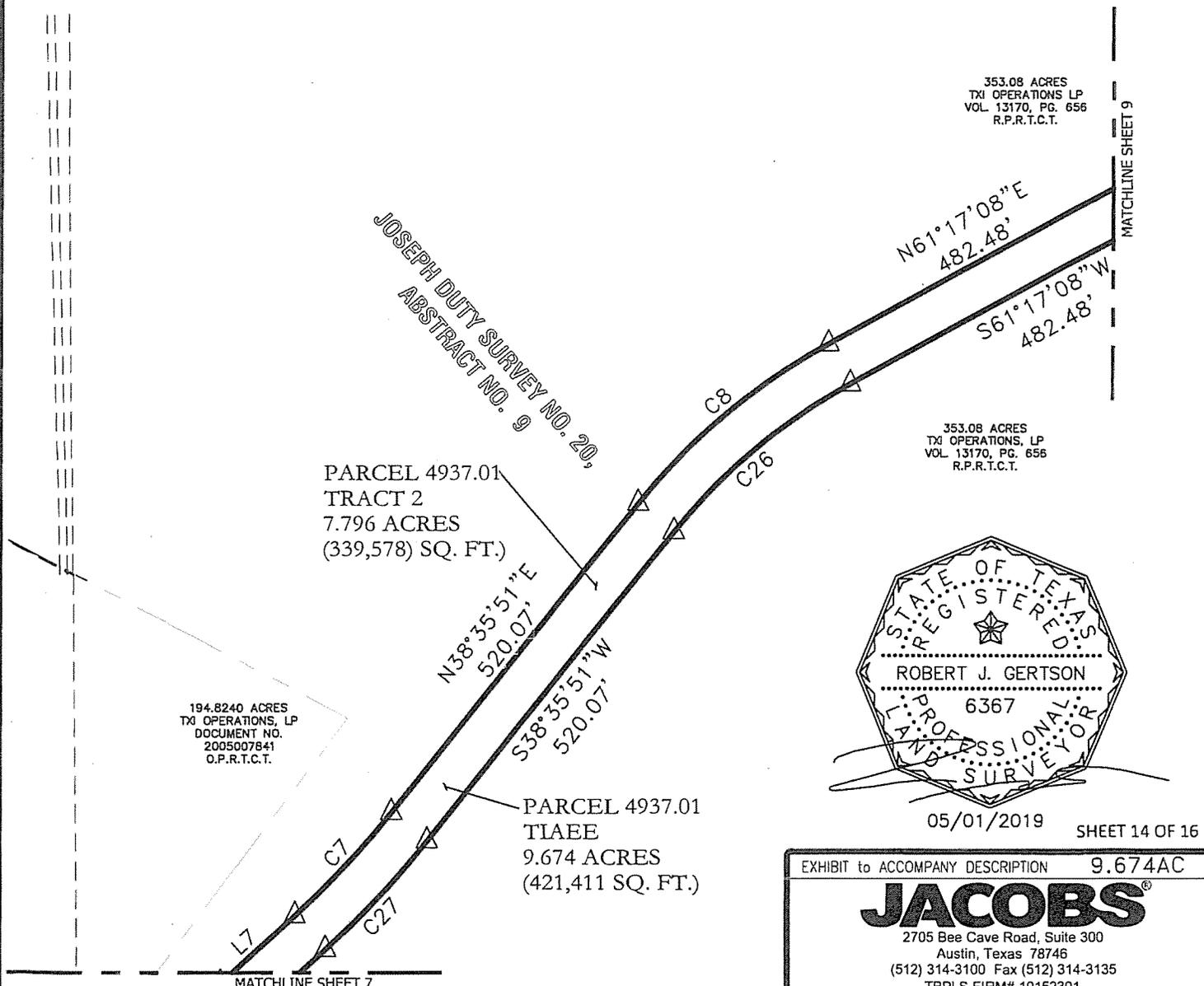
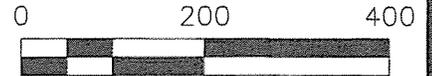
EXHIBIT "D"

LEGEND

- ▲ MAG NAIL FOUND
- ◻ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



SCALE: 1" = 200'



353.08 ACRES
TXI OPERATIONS LP
VOL 13170, PG. 656
R.P.R.T.C.T.

353.08 ACRES
TXI OPERATIONS LP
VOL 13170, PG. 656
R.P.R.T.C.T.

194.8240 ACRES
TXI OPERATIONS, LP
DOCUMENT NO.
2005007841
O.P.R.T.C.T.

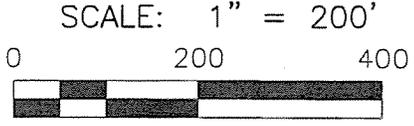
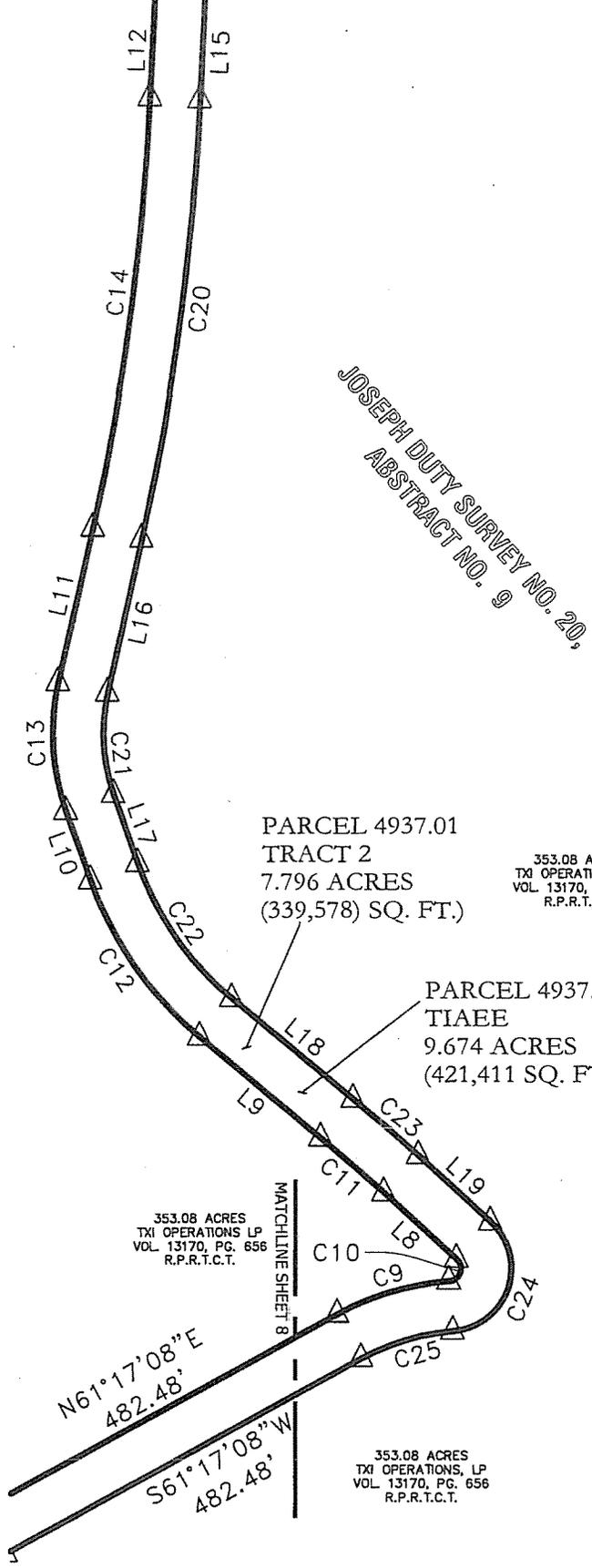


05/01/2019 SHEET 14 OF 16

EXHIBIT to COMPANY DESCRIPTION	9.674AC
JACOBS	
2705 Bee Cave Road, Suite 300 Austin, Texas 78746 (512) 314-3100 Fax (512) 314-3135 TBPLS FIRM# 10152301	

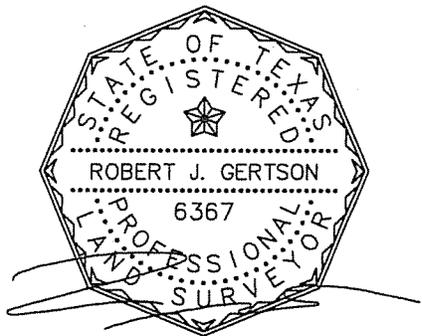
EXHIBIT "D"

MATCHLINE SHEET 10



LEGEND

- ▲ MAG NAIL FOUND
- ▣ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



05/01/2019

SHEET 15 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

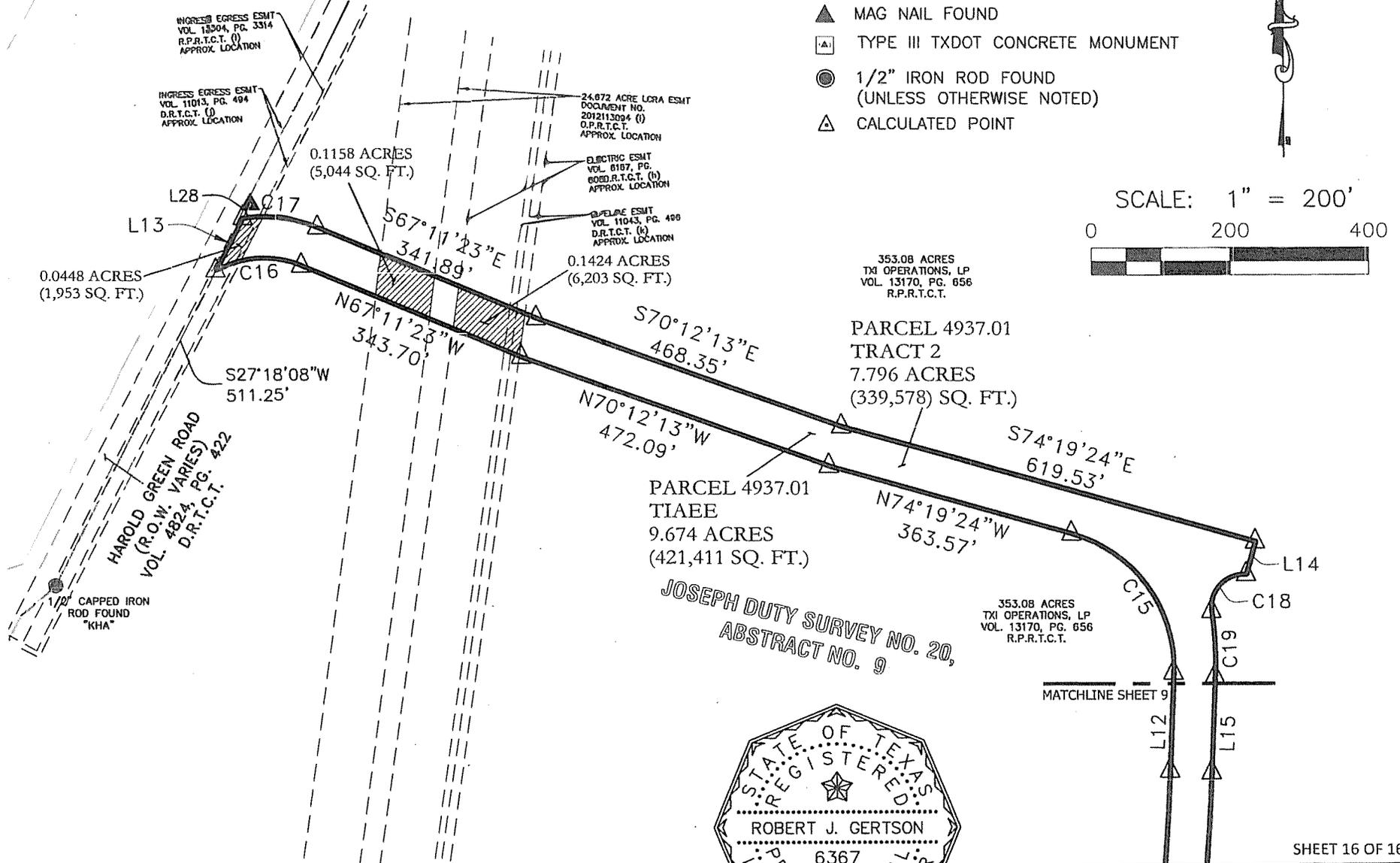
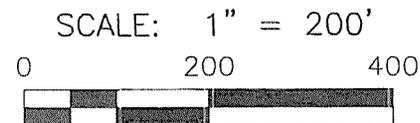
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(512) 314-3100 Fax (512) 314-3135
TBPLS FIRM# 10152301

EXHIBIT "D"

LEGEND

- ▲ MAG NAIL FOUND
- ▣ TYPE III TXDOT CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



SHEET 16 OF 16

EXHIBIT to ACCOMPANY DESCRIPTION 9.674AC

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