

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 2

AUSTIN District

In the city of Austin, TRAVIS COUNTY, on US 183, the State of Texas (state) acquired certain land for state highway purposes by instruments recorded in Volume 2766, Page 423, and Volume 3298, Page 1548, Deed Records of Travis County, Texas.

An easement interest for parking purposes (perpetual easement), described in Exhibit A, is no longer needed for a state highway purpose.

BAE Systems Integrated Defense Solutions, Inc., (BAE) has conveyed to the state land needed for highway redesign and improvement and for control of access (new land), described in Exhibits B and C, and desires to make a partial donation to the state of the value of the new land.

V.T.C.A., Transportation Code, Chapter 201, Subchapter D, authorizes the Texas Department of Transportation (department) to accept donations of real property for the purpose of carrying out its functions and duties.

V.T.C.A., Government Code, Chapter 575, requires the Texas Transportation Commission (commission) to accept by majority vote at an open meeting any gift or donation valued at over \$500, and the commission hereby finds that acceptance of the donation will provide a significant public benefit and will not influence or reasonably appear to influence the department in the performance of its duties.

An Agreement Concerning the Donation of Property to the Texas Department of Transportation (donation agreement) has been executed by the owner and tendered to the department for acceptance under the provisions of Title 43, Texas Administrative Code, Chapter 1, Subchapter G, since the value of the new land provided by the owner, which is \$249,553 exceeds the value of the perpetual easement, which is \$12,231.

BAE has executed and delivered to the state proper instruments for the new land under the terms of the donation agreement and has requested that the state release the perpetual easement to BAE.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission may recommend the release of surplus easements and the exchange of easements as partial or full consideration for other land needed by the state for highway purposes.

It is the opinion of the commission that it is proper and correct that the state release its rights and interest in the perpetual easement in exchange and as consideration for the partial donation and the conveyance of the new land to the state.

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

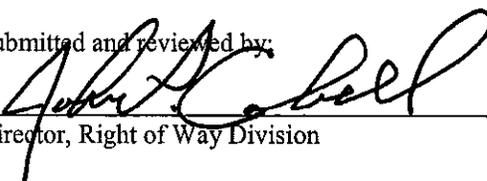
Page 2 of 2

AUSTIN District

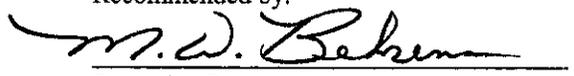
IT IS THEREFORE ORDERED by the commission that the executive director is hereby authorized to accept the donation of the new land and that the executive director or the director's designee is authorized and directed to sign and execute a donation agreement with BAE, in accordance with Title 43, Texas Administrative Code, Chapter 1, Subchapter G.

FURTHER, in consideration of the foregoing premises and in accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission finds that the perpetual easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument granting the perpetual easement in exchange and as consideration for the conveyance to the state of the new land.

Submitted and reviewed by:

  
\_\_\_\_\_  
Director, Right of Way Division

Recommended by:

  
\_\_\_\_\_  
Executive Director

**110293 OCT 27 05**

Minute  
Number

Date  
Passed

EXHIBIT A

**County:** Travis  
**Tract No.:** 1E  
**Highway:** U.S. 183  
**Limits:** From: East of US 290  
                   To: SH 71  
**CSJ:** 0151-09-039

## PROPERTY DESCRIPTION FOR TRACT 1E

DESCRIPTION OF A 0.069 ACRE (3,020 SQ. FT.) TRACT OF LAND LOCATED IN THE J. C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF U.S. HIGHWAY 183 UNDER STATE OF TEXAS OWNERSHIP, SAID 0.069 ACRE (3,020 SQ. FT.) TRACT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, INC. FOR THIS TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Texas Department of Transportation (TxDOT) Type II monument found 168.37 feet left of Engineer's Centerline Station (E.C.S.) 360+57.07, in the easterly existing right-of-way line of U.S. Highway 183, being in the west line of a called 85.351 acre tract, Lot 2A, Block A, Tracor Industrial Subdivision Amended and recorded in Book 95, Page 281-284 of the Plat Records of Travis County, Texas (P.R.T.C.Tx.) and being described in a deed to Tracor Aerospace, Inc. and recorded in Volume 11590, Page 1712 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), said point being the north corner of the tract described herein and the **POINT OF BEGINNING**, from which a ½-inch iron rod found for the common west corner of said 85.351 acre tract and a called 6.084 acre tract as described in a deed to Alex Pope, III, Trustee and recorded in Volume 13057, Page 238 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), and being in the easterly existing right-of-way line of U.S. Highway 183 bears N 22° 52' 16" E, a distance of 330.02 feet;

1) **THENCE**, S 05°51'03" W, with said easterly existing right-of-way of U.S. Highway 183, same being an Access Denial Line (Denial of Access to the transportation facility from the adjacent property), passing a distance of 158.17 feet a ½-inch iron rod with a TxDOT aluminum cap found stamped "C.O.A." 185.91 feet left of E.C.S. 362+14.27, being the end of this Denial of Access Line, continuing for a total distance of 169.18 feet to a calculated point 187.13 feet left of E.C.S. 362+25.21, said point being the most southerly corner of the tract described herein, from which a TxDOT Type II monument found in the easterly existing right-of-way line of U.S. Highway 183 bears S 05°51'03" W, a distance of 313.97 feet;

**THENCE**, through the interior of said U.S. Highway 183, the following four (4) courses and distances numbered 2-5:

2) N 33°40'21" W, a distance of 36.42 feet to a calculated point 160.98 feet left of E.C.S. 361+99.86,

3) N 76°20'39" W, a distance of 9.68 feet to a calculated point 151.30 feet left of E.C.S. 361+99.62,

4) N 13°45'58" E, a distance 55.59 feet to a calculated point 152.81 feet left of E.C.S. 361+44.06, and

5) N 22°21'44" E, a distance of 88.36 feet to the **POINT OF BEGINNING**, and containing 0.069 acre (3,020 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93)Harn.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

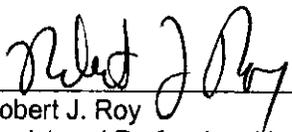
THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

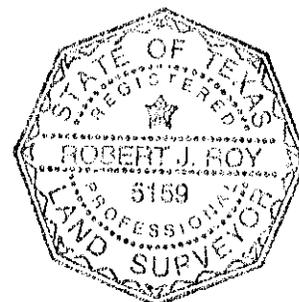
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 10<sup>th</sup> day of May 2005 A.D.

Surveying And Mapping, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735

  
\_\_\_\_\_  
Robert J. Roy  
Registered Professional Land Surveyor  
No. 5159 - State of Texas



LEGEND

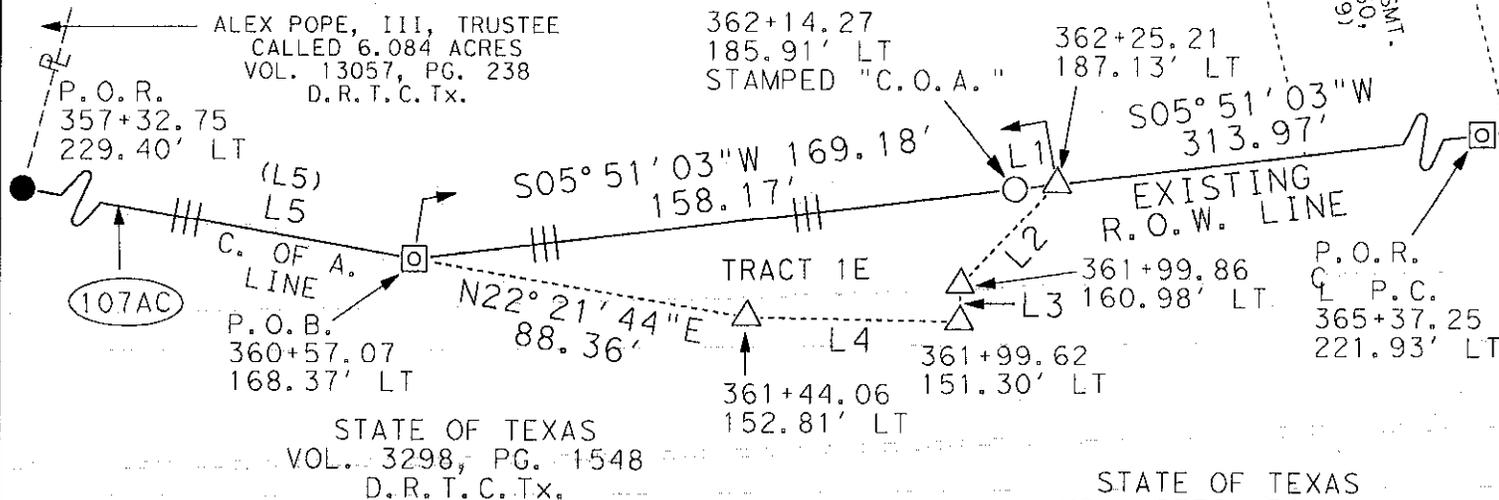
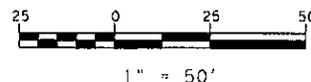
- ⊠ TXDOT TYPE II MONUMENT SET
- ⊡ TXDOT TYPE II MONUMENT FOUND
- TYPE I CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊖ PROPERTY LINE
- ⊕ CENTER LINE
- ⊗ RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- ||— ACCESS DENIAL LINE "C. OF A." LINE

J. C. TANNEHILL LEAGUE

TRACOR AEROSPACE, INC.  
VOL. 11590, PG. 1712  
R. P. R. T. C. Tx.

LOT 2A, BLOCK A  
TRACOR INDUSTRIAL SUBDIVISION AMENDED  
CALLED 85.351 ACRES  
BK. 95, PG. 281-284  
P. R. T. C. Tx.

TRAVIS COUNTY, TEXAS  
GRAPHIC SCALE  
( IN FEET )



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S05° 51' 03"W	11.01'
L2	N33° 40' 21"W	36.42'
L3	N76° 20' 39"W	9.68'
L4	N13° 45' 58"E	55.59'
L5	N22° 52' 16"E	330.02'
(L5)	(N22° 53' 36"E)	(330.02')

ED BLUESTEIN BLVD.  
U.S. HIGHWAY 183  
(VARIABLE WIDTH R.O.W.)

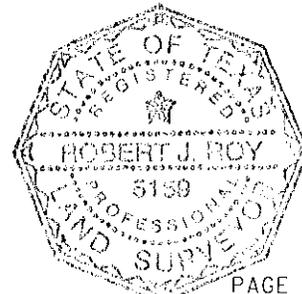
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE TRANSPORTATION FACILITY TO THE ADJOINING PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5159, STATE OF TEXAS

MAY 10, 2005  
DATE



PAGE 3 OF 3  
REF. FIELD NOTE NO. 3689



5508 West Highway 290  
Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

EASEMENT SKETCH  
SHOWING PROPERTY OF  
THE STATE OF TEXAS  
TRACT 1E, 0.069 AC. (3020 SQ. FT.)

EXHIBIT B

County: Travis  
Parcel No.: 91  
Highway: U.S. 183  
Limits: From: East of US 290  
To: SH 71  
CSJ: 0151-09-039

PROPERTY DESCRIPTION FOR PARCEL 91

DESCRIPTION OF A 3.143 ACRE TRACT OF LAND LOCATED IN THE J. C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING PART OF A CALLED 6.132 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO TRACOR HOLDINGS, INC. IN VOLUME 11591, PAGE 2097 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.Tx.), SAID 3.143 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Texas Department of Transportation (TxDOT) Type II concrete monument set 228.73 feet right of Engineer's Centerline station 356+02.97, at the intersection of the westerly existing right-of-way of U.S. Highway 183 as described in a deed to the State of Texas and recorded in Volume 3298, Page 1548, Deed Records of Travis County, Texas, (D.R.T.C.Tx.), and the westerly proposed right-of-way line of said U.S. 183, at the east common corner of said 6.132 acre tract and a called 26.828 acre tract of land as described in a deed to East Side Church of Christ of Austin in Volume 12960, Page 1667, R.P.R.T.C.Tx., being the northerly corner of the tract described herein, from which point a TxDOT Type I concrete monument found 237.22 feet right of Engineer's Centerline station 355+62.92, bears N00° 15' 24"E, a distance of 40.95 feet;

**THENCE**, with said existing right-of-way the following two calls numbered 1 and 2:

- 1) S00° 15' 24"W, a distance of 467.37 feet to a TxDOT Type I concrete monument found;
- 2) S17° 18' 17"W, a distance of 237.41 feet to a calculated point at the southeasterly corner of said 6.132 acre tract and Tracor Lane, a variable width undefined private right-of-way, being the southeasterly corner of the tract described herein, from which point a 1/2-inch iron rod found bears S62° 25' 24"E, a distance of 0.26 feet;
- 3) **THENCE**, N62° 25' 24"W, with the southerly line of said 6.132 acre tract, along or within said Tracor Lane, passing at a distance of 56.12 feet a TxDOT Type II concrete monument set 207.07 feet right of Engineer's Centerline station 362+81.81, on said proposed westerly right-of-way line, for the beginning of this Control of Access Line (Area of Denied Access to Highway Facility), continuing on said westerly proposed right-of-way line and said Control of Access Line, continuing for a total distance of 322.87 feet to a 3/8-inch iron rod found 464.29 feet right of Engineer's Centerline station 362+11.15, in said southerly line of said 6.132 acre tract, being the most southwesterly corner of the tract described herein;
- 4) **THENCE**, N28° 43' 20"E, through the interior of said 6.132 acre tract with said proposed right-of-way line, and this Control of Access Line, a distance of 213.95 feet to a 60d nail found in concrete at the base of a fence corner post 403.55 feet right of Engineer's Centerline station 360+06.19, for the interior "ell" corner of said 6.132 acre tract and a southerly corner of a tract of land described as 11 acres in a deed to the County of Travis and recorded in Volume 294, Page 350, D.R.T.C.Tx., being a point of intersection in the west line of the tract described herein;

- 5) **THENCE**, N29°30' 53"E, with the line common to an easterly line of said 11 acre tract, a westerly line of said 6.132 acre tract, said westerly proposed right-of-way line and said Control of Access Line, a distance of 435.46 feet to a 5/8-inch iron rod found 274.00 feet right of Engineer's Centerline station 355+90.25 for a northeasterly corner of said 11 acre tract and the northerly most corner of said 6.132 acre tract, on a southerly line of said 26.828 acre tract, being the most northerly corner of the tract described herein;
- 6) **THENCE**, S62° 05' 14"E, with the common line of said 26.828 acre tract, said 6.132 acre tract, said westerly proposed right-of-way line and said Control of Access Line, a distance of 47.03 feet to the end of this Control of Access Line and the **POINT OF BEGINNING**, and containing 3.143 acres of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83(93) Harn.

Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

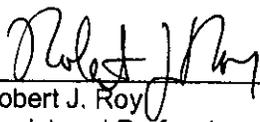
THE STATE OF TEXAS       §  
                                      §  
COUNTY OF TRAVIS       §

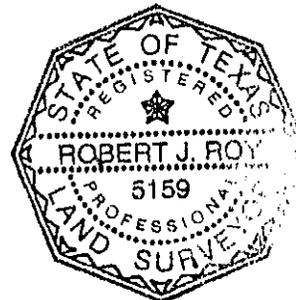
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 22<sup>nd</sup> day of June 2004 A.D.

SURVEYING AND MAPPING, Inc.  
5508 West Hwy. 290, Building B  
Austin, Texas 78735

  
Robert J. Roy  
Registered Professional Land Surveyor  
No. 5159 – State of Texas

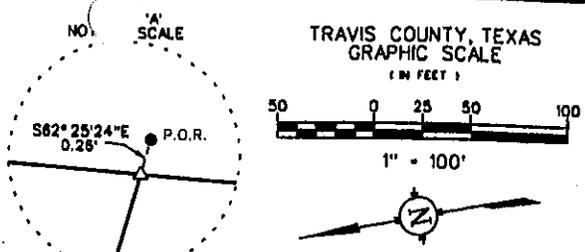


LEGEND

- TXDOT TYPE II MONUMENT SET
- TXDOT TYPE II MONUMENT FOUND
- ▣ TYPE I CONCRETE MONUMENT FOUND
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT
- ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- CENTER LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
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- P.T. POINT OF TANGENCY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- CONTROL OF ACCESS LINE (C. OF A. LINE) ("C.O.A.")

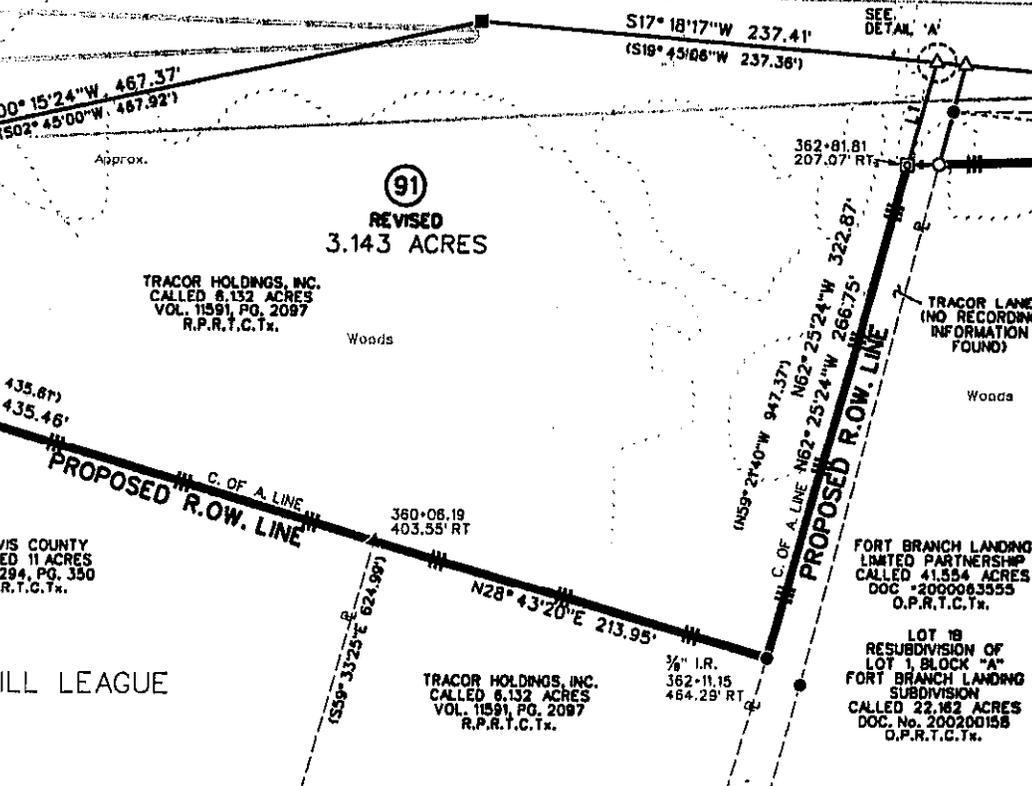
LINE NO.	BEARING	DISTANCE
L1	N62°25'24"W	56.12'

ED BLUESTEIN BLVD.  
U.S. HIGHWAY 183  
(VARIABLE WIDTH R.O.W.)



ENGINEER'S CENTERLINE S12°12'54"W 2290.69'

STATE OF TEXAS  
VOL. 3298, PG. 1548  
D.R.T.C.Tx.



91  
REVISED  
3.143 ACRES

P.O.R.  
355+82.92  
237.22' RT

P.O.B.  
356+02.97  
228.73' RT

1/4" I.R.  
355+90.25  
274.00' RT

EAST SIDE CHURCH OF CHRIST OF AUSTIN  
CALLED 26.828 ACRES  
VOL. 12950, PG. 1687  
R.P.R.T.C.Tx.

TRAVIS COUNTY  
CALLED 11 ACRES  
VOL. 294, PG. 350  
D.R.T.C.Tx.

TRACOR HOLDINGS, INC.  
CALLED 8.132 ACRES  
VOL. 11991, PG. 2097  
R.P.R.T.C.Tx.

TRACOR HOLDINGS, INC.  
CALLED 8.132 ACRES  
VOL. 11991, PG. 2097  
R.P.R.T.C.Tx.

FORT BRANCH LANDING  
LIMITED PARTNERSHIP  
CALLED 41.554 ACRES  
DOC #2000063555  
O.P.R.T.C.Tx.

LOT 1B  
RESUBDIVISION OF  
LOT 1, BLOCK "A"  
FORT BRANCH LANDING  
SUBDIVISION  
CALLED 22.162 ACRES  
DOC. No. 200200158  
O.P.R.T.C.Tx.

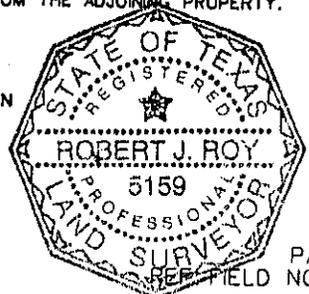
J. C. TANNEHILL LEAGUE

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
  2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(1983) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
  3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
  4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
  5. ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJOINING PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Robert J. Roy*  
ROBERT J. ROY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5159, STATE OF TEXAS

JUNE 22, 2004  
DATE



PAGE 3 OF 3  
PER FIELD NOTE NO. 3272



5508 West HWY 290  
Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TRACOR HOLDINGS, INC.  
CSJ NO. 0151-09-039  
PARCEL 91 (REVISED), 3.143 ACRES

County: Travis  
Parcel No.: 107 AC  
Highway: U.S. 183  
Limits: From: East of US 290  
To: SH 71  
CSJ: 0151-09-039

**PARCEL 107 AC  
ACCESS DENIAL DESCRIPTION**

BEING A DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY ALONG THE BOUNDARY COMMON TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 183 AS DESCRIBED IN VOLUME 3298, PAGE 1548, DEED RECORDS TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND THE WESTERLY LINE OF LOT 2A, BLOCK A, CALLED 85.351 ACRES, TRACOR INDUSTRIAL SUBDIVISION AMENDED, RECORDED IN BOOK 95, PAGES 281-284, PLAT RECORDS TRAVIS COUNTY, TEXAS AND BEING DESCRIBED IN A DEED TO TRACOR AEROSPACE, INC. RECORDED IN VOLUME 11590, PAGE 1712, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS. SAID ACCESS DENIAL LINE AS SHOWN ON AN ACCESS DENIAL SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron rod found 229.40 feet left of Engineer's Centerline Station 357+32.75, in said existing easterly right-of-way line of U.S. Highway 183, for the west common corner of said Lot 2A and a called 6.084 acre tract described in a deed to Alex Pope III, Trustee recorded in Volume 13057, Page 238, D.R.T.C.TX., from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for an angle point in said existing right-of-way line, 262.52 feet left of Engineer's Centerline Station 355+56.74 bears N 22° 52' 16" E, a distance of 179.10 feet;

**THENCE** with said common line the following two calls:

- 1) S 22° 52' 16" W, a distance of 330.02 feet to a TxDOT Type II concrete monument set for an angle point in said existing right-of-way line, 168.37 feet left of Engineer's Centerline Station 360+57.07, and
- 2) S 05° 51' 03" W, a distance of 158.17 feet to a ½-inch iron rod with a TxDOT aluminum cap stamped "C.O.A." set 185.91 feet left of Engineer's Centerline Station 362+14.27, marking the end of this Denial of Access Line, from which a TxDOT Type II concrete monument set on said existing right-of-way line, 221.93 feet left of Engineer's Centerline P.C. station 365+37.25 bears S 05° 51' 03" W, a distance of 324.98 feet.

This access denial description is accompanied by a plat of even date.

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83(93).

Access is prohibited across the "Denial of Access Line" to the transportation facility from the adjacent property.

THE STATE OF TEXAS

§  
§  
§

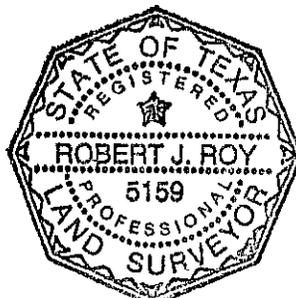
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 22<sup>nd</sup> day of December 2004 A.D.

Surveying And Mapping, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735



*Robert J. Roy*  
Robert J. Roy  
Registered Professional Land Surveyor  
No. 5159 - State of Texas

LEGEND

- TXDOT TYPE MONUMENT SET
- TXDOT TYPE MONUMENT FOUND
- TYPE Y CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT
- ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- CENTER LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- D.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T.X. DEED RECORDS, TRAVIS COUNTY, TEXAS
- ||— ACCESS DENIAL LINE
- C— "C. OF A" LINE

TRAVIS COUNTY, TEXAS  
GRAPHIC SCALE

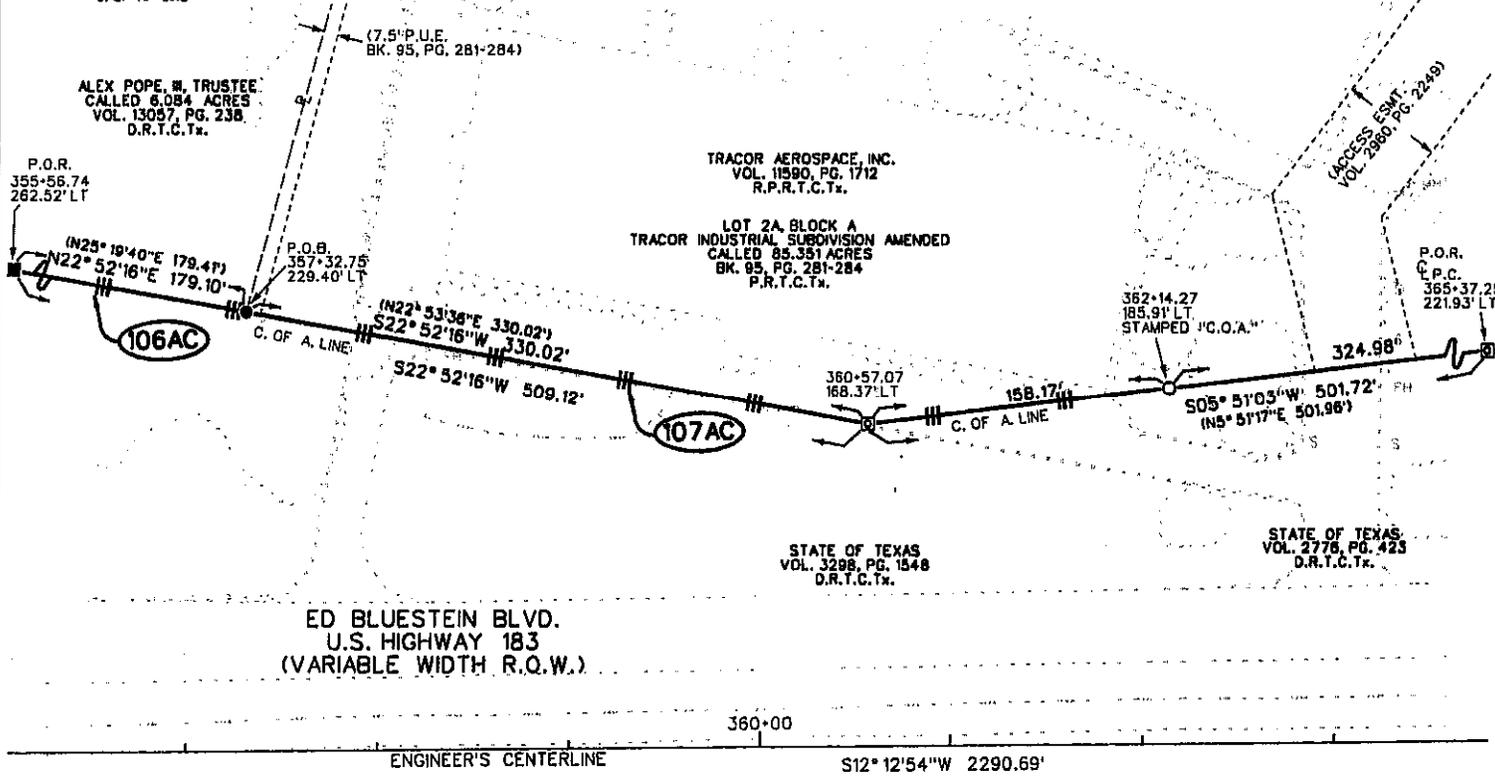


(IN FEET)

1" = 100'



J. C. TANNEHILL LEAGUE



ED BLUESTEIN BLVD.  
U.S. HIGHWAY 183  
(VARIABLE WIDTH R.O.W.)

360.00

ENGINEER'S CENTERLINE

S12° 12' 54" W 2290.69'

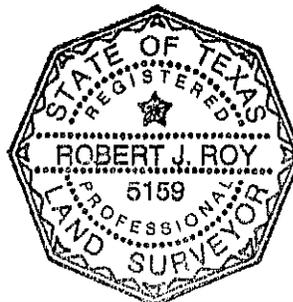
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE TRANSPORTATION FACILITY TO THE ADJOINING PROPERTY.

*Robert J. Roy*

ROBERT J. ROY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5159, STATE OF TEXAS

12/22/04  
DATE



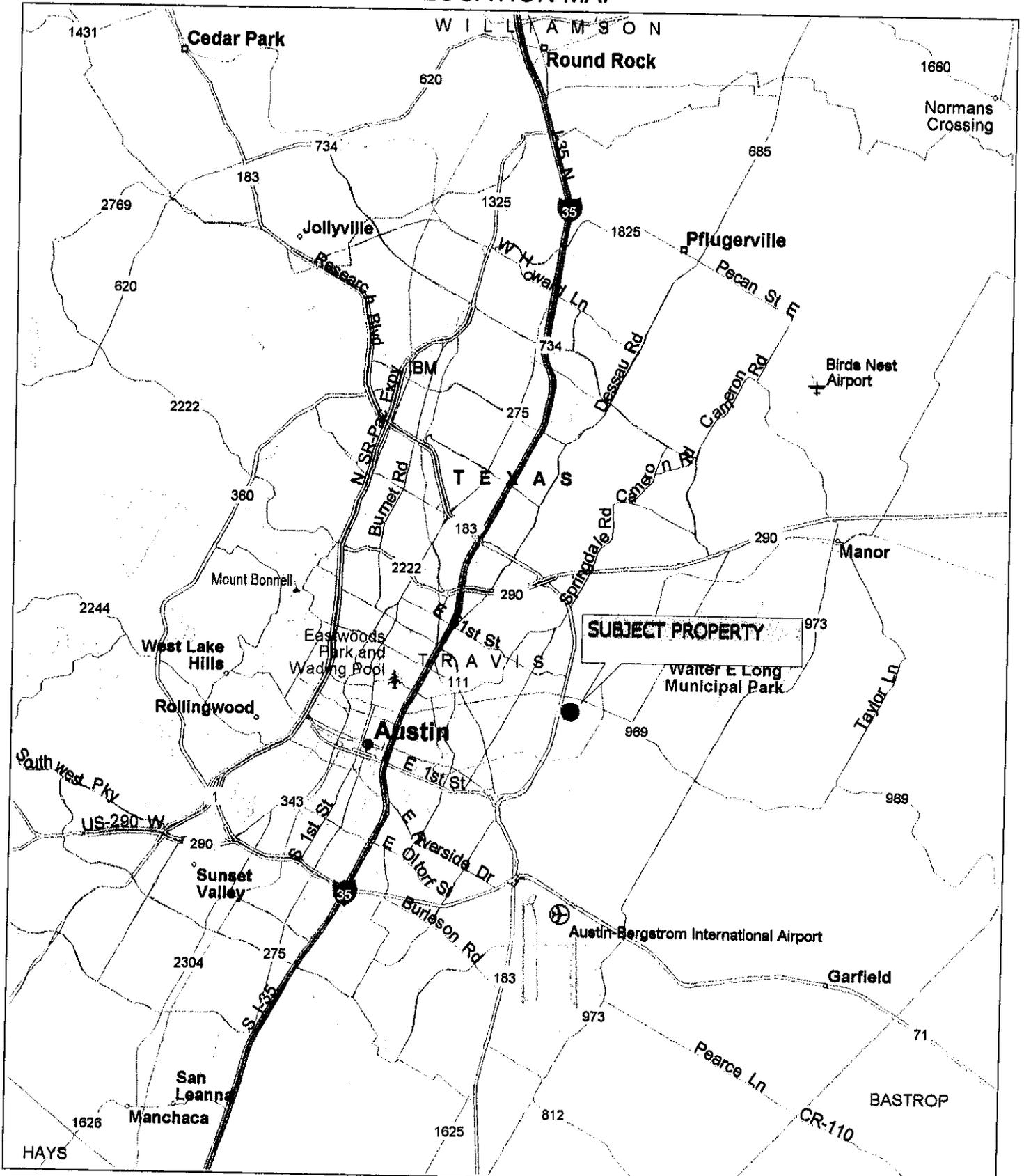
PAGE 2 OF 2  
REF. FIELD NOTE NO. 2831R



5508 West Highway 290  
Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 328-3029

ACCESS DENIAL SKETCH  
SHOWING PARCEL 107AC  
CSJ NO. 0151-09-039

# LOCATION MAP



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