

Exhibit D

Legal Description of Area of the Electric Easement to be Reserved

0.088 ACRE
LEIF JOHNSON, INC
ELECTRIC EASEMENT

FN. NO. 21-099(ABB)
JANUARY 4, 2022
JOB NO. 222012043

DESCRIPTION

A 0.088 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 0.316 ACRE TRACT OF LAND CONVEYED TO JOHNSON SPECIAL LAND, LTD BY DEED OF RECORD IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF THAT CERTAIN 3,493 SQUARE FOOT TRACT OF LAND CONVEYED TO JOHNSON SPECIAL LAND, LTD AND RIVER CITY PARTNERS, LTD BY DEEDS OF RECORD IN DOCUMENT NOS. 2004070228 AND 2014010661 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.088 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "STANTEC" cap set at the intersection of the westerly right-of-way line of Airport Boulevard (120 R.O.W.) and the southerly right-of-way line of East Koenig Lane (R.O.W. varies), being the northeasterly corner of said 0.316 acre tract and hereof;

THENCE, S21°36'16"W, leaving said intersection, along the westerly line of Airport Boulevard, in part being the easterly line of said 0.316 acre tract, in part being the easterly line of said 3,493 square foot tract, for the easterly line hereof, a distance of 219.49 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof;

THENCE, N61°56'48"W, leaving the westerly line of Airport Boulevard, in part over and across said 3,493 square foot tract, in part along the northerly right-of-way line of East 56th Street (60' R.O.W.), being the southerly line of said 0.316 acre tract and hereof, a distance of 15.10 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set in the northerly line of East 56th Street, being the southwesterly corner of said 0.316 acre tract bears N61°56'48"W, a distance of 55.98 feet;

THENCE, leaving the northerly line of East 56th Street, over and across said 0.316 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N21°36'16"E, a distance of 155.20 feet to an angle point;
- 2) N84°56'07"W, a distance of 41.90 feet to an angle point;

3) N17°31'13"W, a distance of 12.10 feet to a point in the easterly line of that certain 0.896 acre tract of land conveyed to Johnson Special Land, LTD by deed of record in Document No. 2004070228 of said Official Public Records, being the westerly line of said 0.316 acre tract;

THENCE, N24°39'43"E, along the easterly line of said 0.896 acre tract, being the westerly line of said 0.316 acre tract, for a portion of the westerly line hereof, a distance of 14.89 feet an angle point;

THENCE, leaving the easterly line of 0.896 acre tract, over and across said 0.316 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:


- 1) S17°31'13"E, a distance of 16.46 feet to an angle point;
- 2) S84°56'07"E, a distance of 38.20 feet to an angle point;
- 3) N21°36'16"E, a distance of 53.68 feet to a point in the southerly right-of-way line of East Koenig Lane, being the northerly line of said 0.316 acre tract, for the northwesterly corner hereof;

THENCE, S62°36'13"E, along the southerly line of East Koenig Lane, being the northerly line of said 0.316 acre tract and hereof, a distance of 15.08 feet to the **POINT OF BEGINNING**, containing an area of 0.088 acre (3,834 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

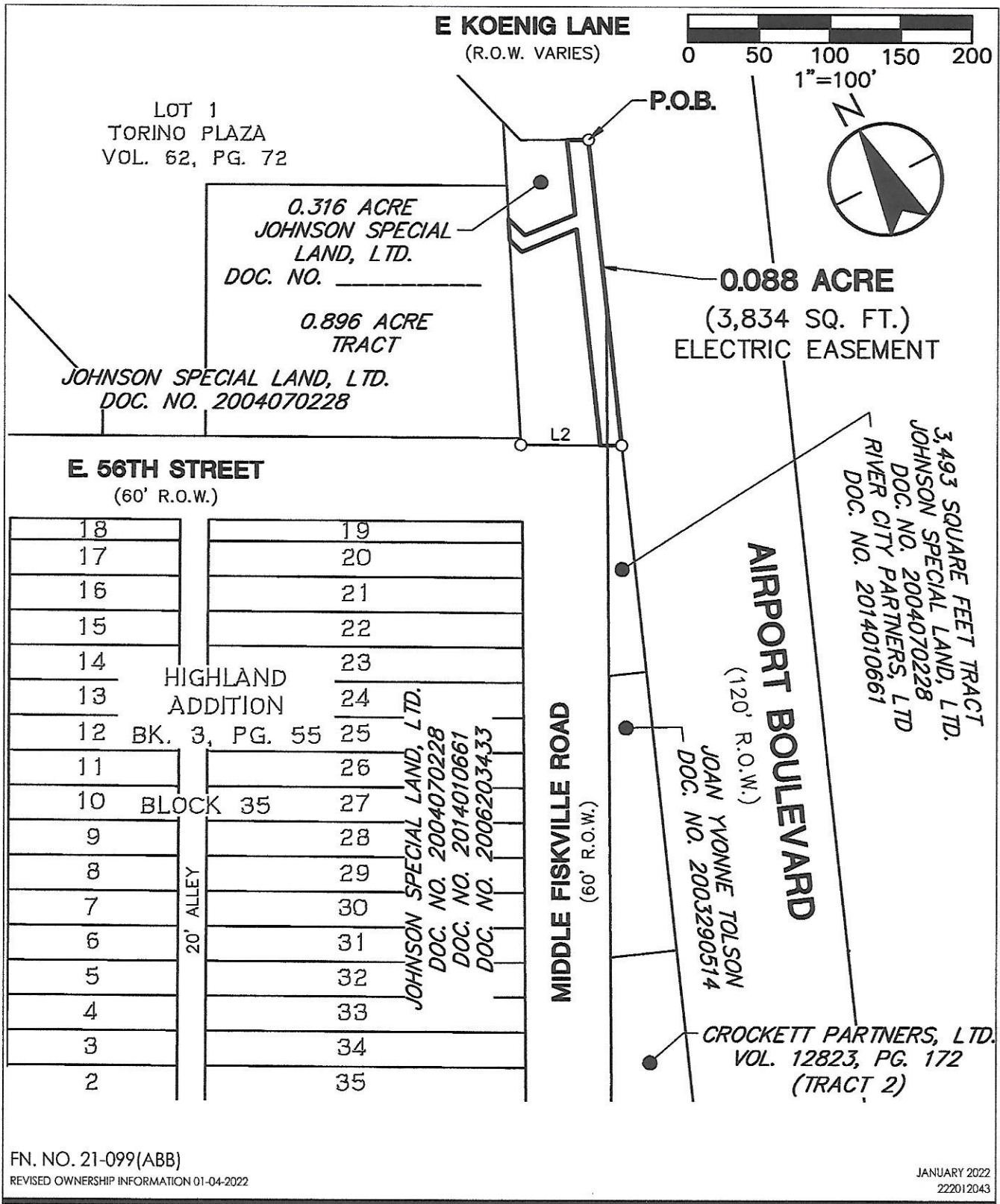
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


1/4/22

JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com



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FN. NO. 21-099(ABB)
 REVISED OWNERSHIP INFORMATION 01-04-2022

JANUARY 2022
 222012043



1905 Aldrich Street, Suite 300
 Austin, TX 78723
 TBPELS # F-6324 & # 10194230
 www.stantec.com

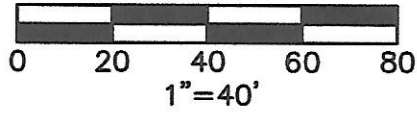
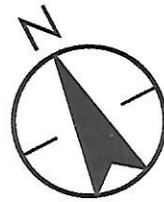
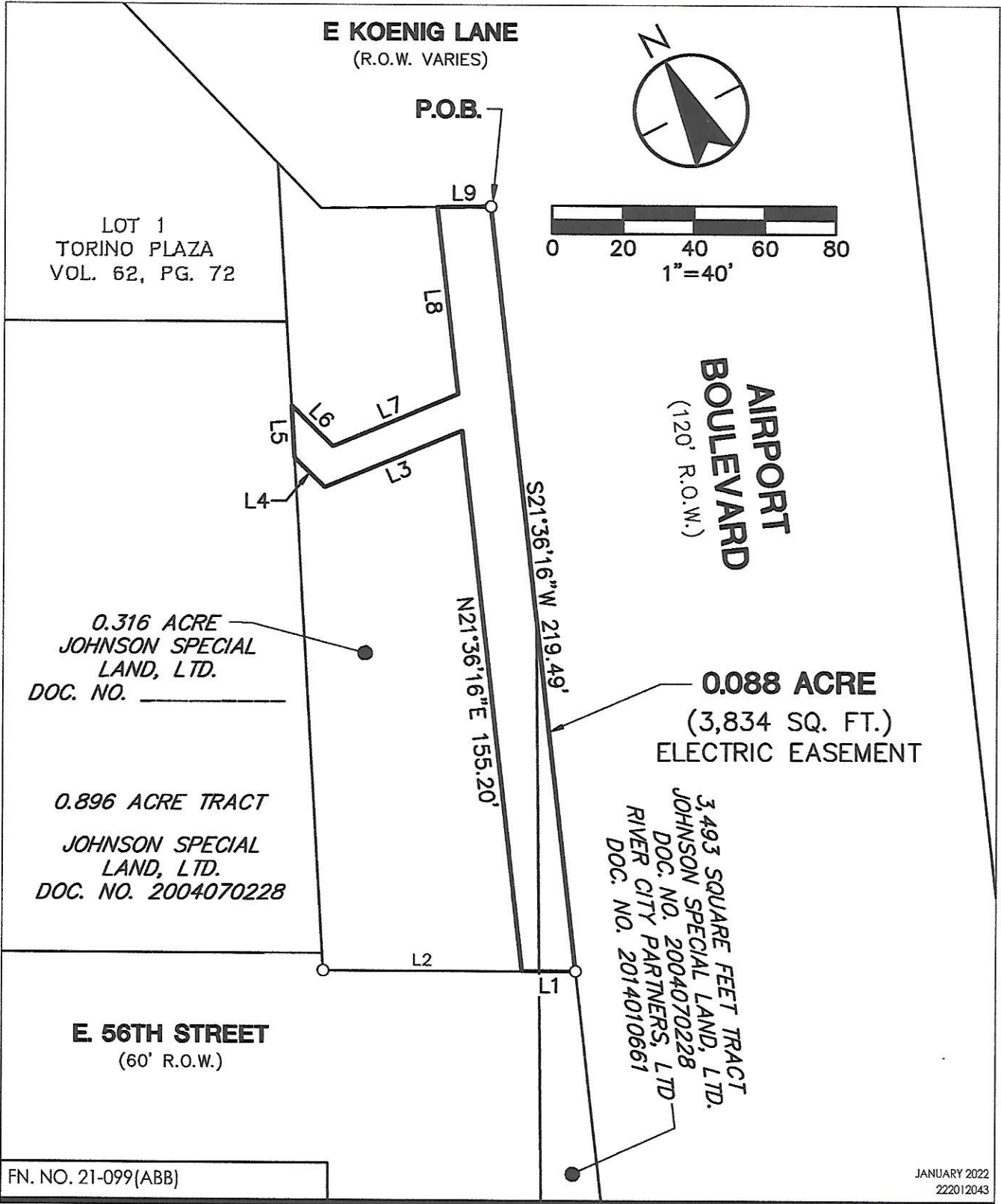


Client/Project
 LEIF JOHNSON, INC
 MIDDLE FISKVILLE
 ROAD

Figure No.
 SHEET 1 OF 3

Title
 ELECTRIC EASEMENT

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Stantec
 1905 Aldrich Street, Suite 300
 Austin, TX 78723
 TBP/ELS # F-6324 & # 10194230
 www.stantec.com

Handwritten signature and date: R 1/4/22

Client/Project
LEIF JOHNSON, INC
MIDDLE FISKVILLE
ROAD

Figure No.
SHEET 2 OF 3

Title
ELECTRIC EASEMENT

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VICINITY MAP

N.T.S.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N61°56'48"W	15.10'
L2	S61°56'48"E	55.98'
L3	N84°56'07"W	41.90'
L4	N17°31'13"W	12.10'
L5	N24°39'43"E	14.89'
L6	S17°31'13"E	16.46'
L7	S84°56'07"E	38.20'
L8	N21°36'16"E	53.68'
L9	S62°36'13"E	15.08'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- 1/2" IRON ROD WITH STANTEC CAP SET
- P.O.B. POINT OF BEGINNING

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222012043



1905 Aldrich Street, Suite 300
Austin, TX 78723
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Handwritten signature and date: 1/4/22



Client/Project
LEIF JOHNSON, INC
MIDDLE FISKVILLE
ROAD

Figure No.
SHEET 3 OF 3

Title
ELECTRIC EASEMENT