

**Exhibit E**

Legal Description of Area of the Sidewalk and Trail Easement to be Reserved

21 SQUARE FOOT  
LEIF JOHNSON FORD, INC.  
TRAIL AND SIDEWALK EASEMENT

FN. NO. 22-019(ABB)  
FEBRUARY 7, 2022  
JOB NO. 222011895

#### DESCRIPTION

A 21 SQUARE FOOT TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT PROPOSED 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; SAID 21 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a punch hole drilled in concrete found in the northerly right-of-way line of East 56TH Street (60' R.O.W.), being the common southerly corner of Lot 1, Torino Plaza, a subdivision of record in Volume 62, Page 72 of the Plat Records of Travis County, Texas and that certain 0.896 acre tract conveyed to Johnson Special Land, LTD. by deed of record in Document No. 2004070228 of said Official Public Records;

**THENCE**, S61°56'48"E, leaving said common corner, along the northerly line of East 56TH Street, being the southerly line of said 0.896 acre tract, a distance of 222.11 feet to a 1/2 inch iron rod with "STANTEC" cap set in the northerly line of East 56th Street, being westerly line of said 0.316 acre tract, same being the southeasterly corner of said 0.896 acre tract;

**THENCE**, S24°39'43"W, leaving the southeasterly corner of said 0.896 acre tract, along the northerly line of East 56TH Street, being the westerly line of said 0.316 acre tract, a distance of 3.51 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

**THENCE**, leaving the northerly line of East 56TH Street, over and across said 0.316 acre tract, for the northerly and easterly lines hereof, the following two (2) courses and distances:

- 1) S61°56'48"E, a distance of 13.97 feet to the northeasterly corner;
- 2) S26°03'56"W, a distance of 1.50 feet to a point in the northerly line of East 56TH Street, being the southerly line of said 0.316 acre tract for the southeasterly corner hereof, from which a 1/2 inch iron rod with "STATNEC" cap set at the southeasterly corner of said 0.316 acre tract bears S61°56'48"E, a distance of 46.90 feet;

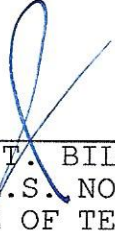
**THENCE**, N61°53'27"W, along the northerly line of East 56TH Street, being the southerly line of said 0.316 acre tract and hereof, a distance of 13.94 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said 0.316 acre tract and hereof;

**THENCE**, N24°39'43"E, leaving the southwesterly corner of said 0.316 acre tract, along the westerly line of said 0.316 acre tract and hereof, a distance of 1.50 feet to the **POINT OF BEGINNING**, containing an area of 21 square feet of land, more or less, within these metes and bounds.

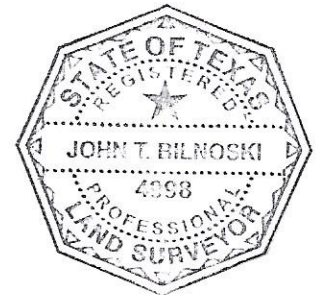
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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.

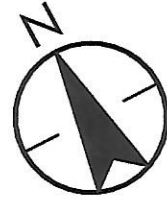
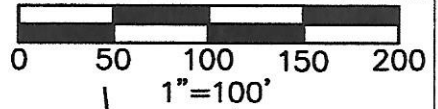
STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

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

2/7/22







LOT 1  
TORINO PLAZA  
VOL. 62, PG. 72

PROPOSED 0.316 ACRE  
JOHNSON SPECIAL  
LAND, LTD.

0.896 ACRE TRACT  
JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228

P.O.C.

S61°56'48"E 222.11'

PHOLE FOUND

L1

L4

21 SQ. FT.  
TRAIL AND  
SIDEWALK  
EASEMENT  
(SEE DETAIL  
SHEET 2 OF 2)

E. 56TH STREET  
(60 R.O.W.)

59.9'

P.O.B.

18	19
17	20
16	21
15	22
14	23
13	24
12	25
11	26
10	27
9	28
8	29
7	30
6	31
5	32
4	33
3	34
2	35

HIGHLAND  
ADDITION

BK. 3, PG. 55

BLOCK 35

20' ALLEY

JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228

MIDDLE FISKVILLE ROAD  
(60' R.O.W.)

JOAN YVONNE TOLSON  
DOC. NO. 2003290514

AIRPORT BOULEVARD  
(120' R.O.W.)

3,493 SQUARE FEET TRACT  
JOHNSON SPECIAL LAND, LTD.  
DOC. NO. 2004070228  
RIVER CITY PARTNERS, LTD  
DOC. NO. 2014010661

CROCKETT PARTNERS, LTD.  
VOL.12823, PG. 172  
(TRACT 2)

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FN. NO. 22-019(ABB)

FEBRUARY 2022  
222011895



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 2

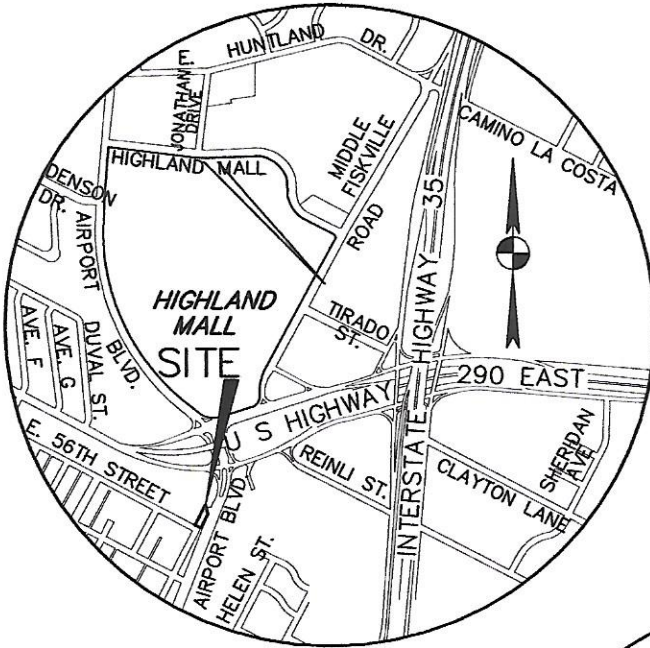
Title  
TRAIL AND SIDEWALK  
EASEMENT

**LEGEND**

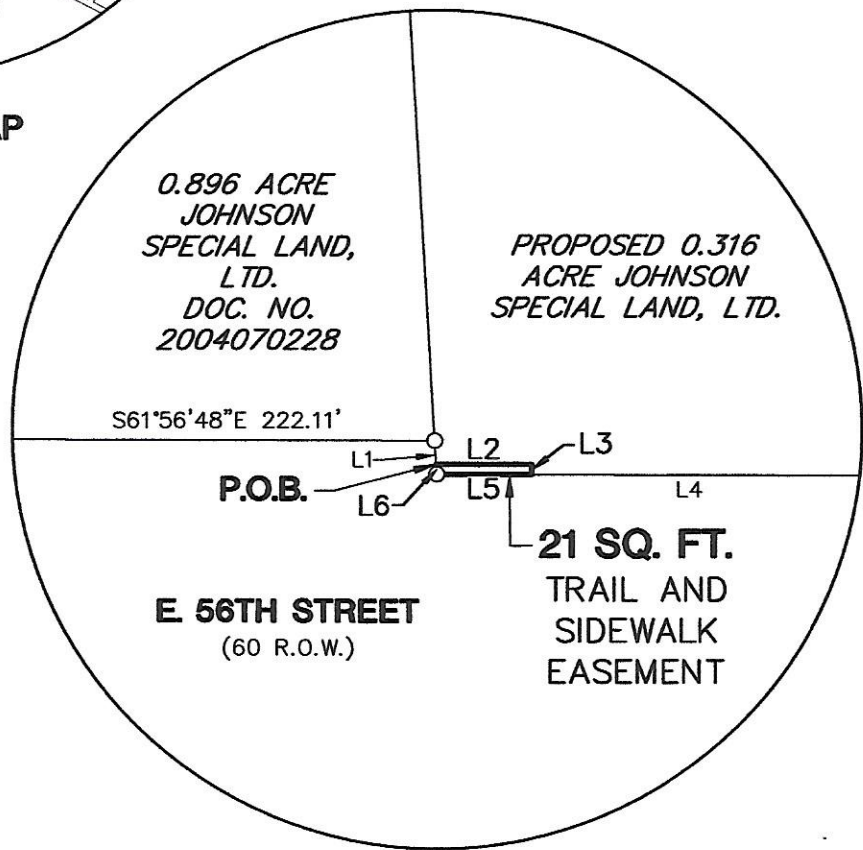
- 1/2" IRON ROD WITH STANTEC CAP SET
- PUNCH HOLE IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**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.



**VICINITY MAP**  
N.T.S.



**DETAIL**  
N.T.S.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S24°39'43"W	3.51'
L2	S61°56'48"E	13.97'
L3	S26°03'56"W	1.50'
L4	S61°56'48"E	46.90'
L5	N61°56'48"W	13.94'
L6	N24°39'43"E	1.50'

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2022/02/07 9:21 AM By: Burkland, Austin



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LEIF JOHNSON, INC  
MIDDLE FISKVILLE  
ROAD

Figure No.  
SHEET 2 OF 2

Title  
TRAIL AND SIDEWALK  
EASEMENT