

WASTEWATER EASEMENT

0.812 of One Acre (35,355 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5311-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

LEGAL DESCRIPTION OF A 0.812 OF ONE ACRE (35,355 SQUARE FOOT) TRACT OF LAND FIFTY FEET IN WIDTH LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 104.825 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 4, 2007 TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX.); SAID 0.812 OF ONE ACRE (35,355 SQUARE FOOT) TRACT OF LAND FIFTY FEET IN WIDTH AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found in the common line between a called 275.66 acre tract "Tract 3" described in a Special Warranty Deed to the Butler Family Partnership, Ltd., executed December 31, 1996 and recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), and the existing north right-of-way (R.O.W.) line of U.S. 290 (a varying width right-of-way);

THENCE with said common line, N 74° 03' 09" E, a distance 864.12 feet to a calculated corner of said 275.66 acre tract and an angle point in north right-of-way (R.O.W.) line of said U.S. 290, from which a broken Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears N 49° 17' 39" E, a distance 4.50 feet;

THENCE continuing with said common line, N 27° 26' 58" E, passing a calculated point for an angle point in the north right-of-way (R.O.W.) line of said U.S. 290 and said 104.825 acre tract at a distance of 24.77 feet, from which a disturbed Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 22° 18' 42" E, a distance of 1.66 feet; leaving said north right-of-way line of U.S. 290 with the common line of said 275.66 acre tract and said 104.825 acre tract, N 27° 26' 58" E a total distance of 296.84 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the **POINT OF BEGINNING** and the most westerly southwest corner of this tract, having Texas State Plane Coordinate System (Texas Central Zone, NAD 83 (93), U.S. Feet, Combined Scale Factor 1.00007), grid coordinate values of N=10,100,734.02, E=3,167,543.65;

THENCE continuing with said common line, N 27° 26' 58" E, a distance 68.82 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the northwest corner of this tract, from which a 3/4-inch iron pipe found at the northerly common corner of said 275.66 acre tract and said 104.825 acre tract, same being in the apparent south right-of-way line of Hill Lane bears, N 27° 26' 58" E, a distance of 2,696.28 feet;

THENCE leaving said common line, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 74° 02' 45" E, a distance of 485.76 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the northeast corner of this tract, and
2. S 15° 56' 51" E, a distance of 247.75 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set in the south line of said 104.825 acre tract, same being the north right-of-way (R.O.W.) line of said U.S. 290, for the southeast corner of this tract, from which a calculated angle point in the south line of said 104.825 acre tract and the north right-of-way of said U.S. 290 bears N 74° 03' 09" E, a distance of 192.21 feet, and from which calculated angle point a Texas Department of Transportation (TxDOT) Type I concrete monument found for reference bears, N 75° 11' 58" W, a distance of 6.45 feet;

THENCE with the south line of said 104.825 acre tract and the north right-of-way (R.O.W.) line of said U.S. 290, S 74° 03' 09" W, a distance 50.00 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set for the most southerly southwest corner of this tract;

WASTEWATER EASEMENT

0.812 of One Acre (35,355 sq. ft.)
James Manor Survey No. 40, A-546
Travis County, Texas

FN 5311-R1
May 20, 2009
SAM, Inc. Job No. 29042-01

THENCE leaving the north right-of-way (R.O.W.) line of said U.S. 290, and across said 104.825 acre tract the following two (2) courses and distances:

1. N 15° 56' 51" W, a distance of 197.75 feet to a calculated point, and
2. S 74° 02' 45" W, a distance of 483.04 feet to the **POINT OF BEGINNING**, and containing 0.812 of One Acre (35,355 sq. ft.) of land, more or less, within these metes and bounds.

Bearing Basis: The bearings described hereon are based upon the Texas State Plane Coordinate System (Central Zone, NAD 83 (93), Project reference control points are 1/2-inch iron rods with SAM, Inc. caps set in the south right-of-way line of U.S. 290 having grid coordinates of; west station: N=10,100,101.87, E=3,166,742.92, and east station N=10,101,195.71, E=3,170,667.06. Combined Scale Factor 1.00007.

THE STATE OF TEXAS

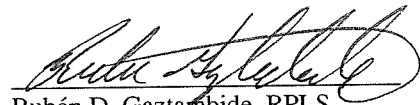
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

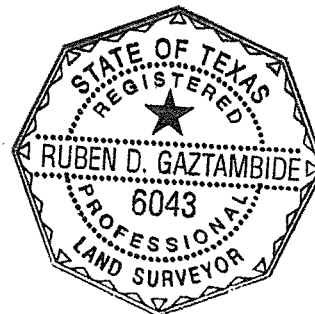
That I, Rubén D. Gaztambide, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April 2009.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of May, 2009, A.D.

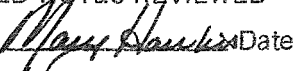
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


Rubén D. Gaztambide, RPLS
Registered Professional Land Surveyor
No. 6043 - State of Texas

REFERENCES
TCAD Parcel No. 02-3460-0803
Austin Grid S-29



FIELD NOTES REVIEWED

By:  Date 5/21/09

Engineering Support Section
Department of Public Works
and Transportation

Exhibit "B"
Page 2 of 3

BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93). PROJECT REFERENCE CONTROL POINTS ARE 1/2-INCH IRON RODS WITH SAM, INC. CAPS SET IN THE SOUTH RIGHT-OF-WAY LINE OF US 290 HAVING GRID COORDINATES OF: WEST STATION: N=10100101.87, E=3166742.92 AND EAST STATION: N=10101195.71, E=3170667.06. COMBINED SCALE FACTOR: 1.00007.

SCALE: 1" = 100 FEET

APRIL 2009

JAMES MANOR SURVEY No. 40

ABSTRACT No. 546

TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°26'58"E	68.82'
L2	S74°03'09"W	50.00'
L3	N75°11'58"E	6.45'

LEGEND

- CONCRETE R.O.W. MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊕ 3/4" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD WITH "CAPITAL SURVEY" PLASTIC CAP FOUND
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY TEXAS

U.S. 290
VARYING WIDTH R.O.W.

STATE OF TEXAS
PART 1

CALLED 3.609 ACRES
VOL. 3329, PG. 629
D.R.T.C.Tx.

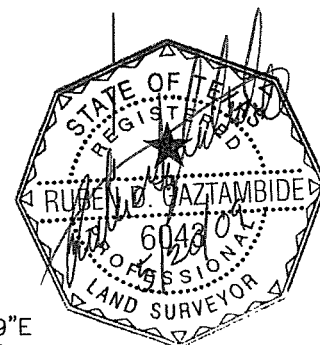
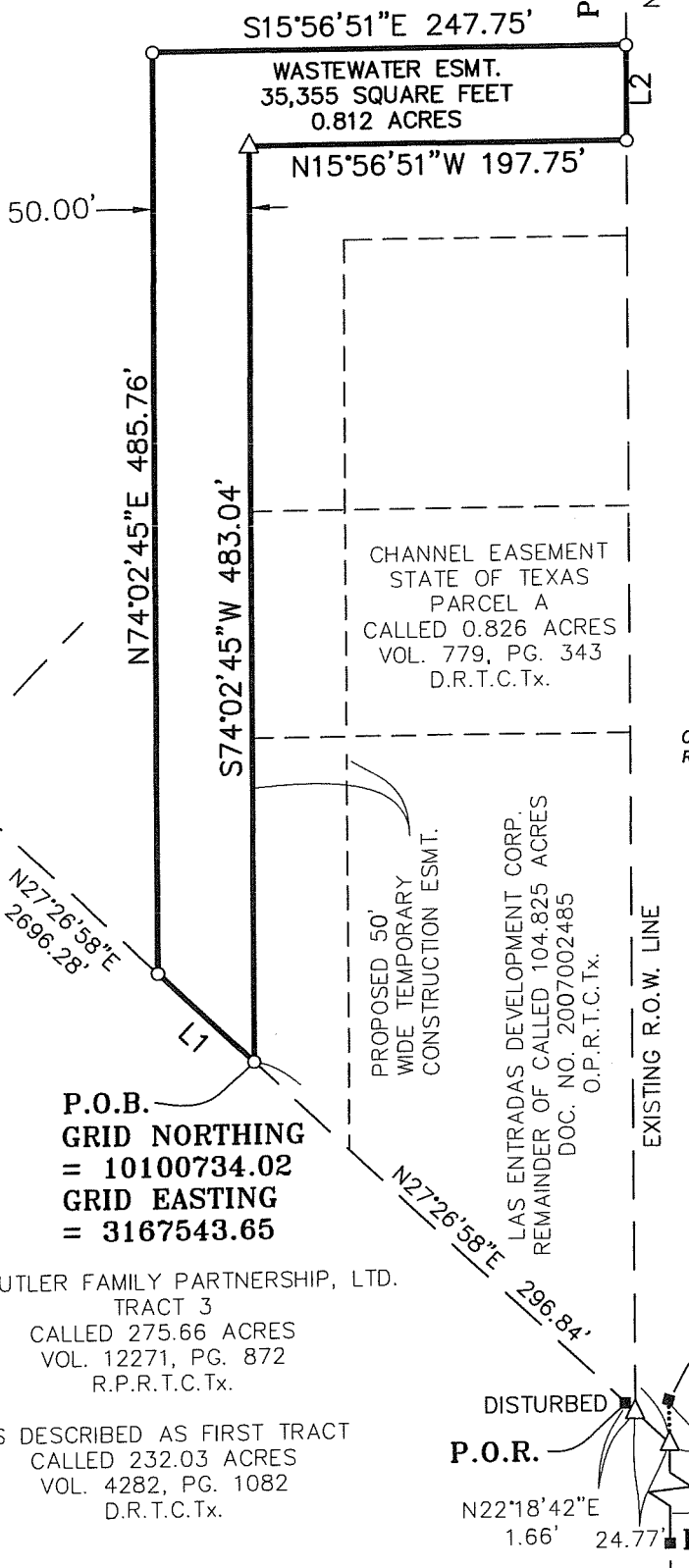


Exhibit "B"
Page 3 of 3



P.O.B.
GRID NORTHING
= 10100734.02
GRID EASTING
= 3167543.65

THE BUTLER FAMILY PARTNERSHIP, LTD.
TRACT 3
CALLED 275.66 ACRES
VOL. 12271, PG. 872
R.P.R.T.C.Tx.

AS DESCRIBED AS FIRST TRACT
CALLED 232.03 ACRES
VOL. 4282, PG. 1082
D.R.T.C.Tx.

REVIEWED BY:

PROJECT: GILLESPIE BASIN INT.
JOB NUMBER: 29042
DATE: MAY 20, 2009
SURVEYOR: RG
PARTY CHIEF: N/A
FIELDBOOK: N/A
FIELDNOTE: FNS311-R1
TECHNICIAN: TAB
DRAWING: FN-5311R1.DWG
SCALE: 1" = 100'



5508 WEST HIGHWAY 290
BUILDING B AUSTIN TEXAS,
78735 (512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

WASTEWATER
ESMT. SKETCH TO
ACCOMPANY FIELD
NOTE No. 5311-R1