

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY:

[SEE ATTACHED}

711.33 ACRES
DEVELOPMENT AREAS
WHISPER VALLEY

FN NO. 07-284(KWA)
MAY 19, 2007
BPI JOB NO. 1758-02

DESCRIPTION

OF 711.33 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40 AND THE JOHN BURLESON SURVEY NO. 33, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 72.50 ACRE, 164.73 ACRE, 165.984 ACRE, 548.08 ACRE AND 750.533 ACRE TRACTS OF LAND CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP BY DEED OF RECORD UNDER DOCUMENT NO. 2006152076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 711.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FOUR (4) PARTS AS FOLLOWS:

TRACT 1 - 291.65 ACRES

BEGINNING, at the northwesterly corner of that certain tract of land conveyed to Anne B. Schryver, et al by deed of record in Volume 12870, Page 1684 of said Real Property Records, being in the easterly right-of-way line of F.M. Highway No. 973 (right-of-way varies), same being the westerly line of said 548.08 acre tract;

THENCE, along the easterly right-of-way line of said F.M. Highway No. 973, same being the westerly line of said 548.08 acre tract, with a portion of the westerly line hereof, the following five (5) courses and distances:

- 1) N32°42'54"E, a distance of 793.00 feet to an angle point;
- 2) N27°00'42"E, a distance of 201.00 feet to an angle point;
- 3) N33°00'09"E, a distance of 105.28 feet to an angle point;
- 4) N30°52'00"E, a distance of 23.60 feet to a point of curvature to the left;
- 5) Along said curve to the left, having a radius of 2915.00 feet, a central angle of 11°38'27", an arc length of 592.24 feet and a chord which bears N26°53'57"E, a distance of 591.23 feet to the end of said curve;

THENCE, leaving the easterly right-of-way line of F.M. Highway No. 973, over and across said 164.73 acre, 548.08 acre, 750.533 acre and 165.984 acre tracts, with the northerly and easterly lines hereof, the following forty-three (43) courses and distances:

- 1) S60°55'55"E, a distance of 690.46 feet to an angle point;
- 2) S25°38'51"W, a distance of 330.92 feet to an angle point;



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- 3) S09°26'19"E, a distance of 493.41 feet to an angle point;
- 4) S50°26'56"E, a distance of 408.02 feet to an angle point;
- 5) S03°16'40"E, a distance of 386.35 feet to an angle point;
- 6) S66°44'39"W, a distance of 268.86 feet to an angle point;
- 7) S16°33'55"E, a distance of 493.30 feet to an angle point;
- 8) N89°24'06"E, a distance of 485.85 feet to an angle point;
- 9) S10°56'11"W, a distance of 593.63 feet to an angle point;
- 10) S16°09'35"E, a distance of 939.70 feet to an angle point;
- 11) S43°09'59"E, a distance of 163.41 feet to an angle point;
- 12) S86°36'25"E, a distance of 145.54 feet to an angle point;
- 13) N57°27'45"E, a distance of 634.71 feet to an angle point;
- 14) N28°21'23"E, a distance of 565.94 feet to an angle point;
- 15) N49°23'33"E, a distance of 660.45 feet to an angle point;
- 16) N69°22'44"E, a distance of 1021.09 feet to an angle point;
- 17) N28°40'31"E, a distance of 413.27 feet to an angle point;
- 18) S61°56'07"E, a distance of 168.30 feet to an angle point;
- 19) S24°46'56"W, a distance of 204.75 feet to an angle point;
- 20) S08°30'43"W, a distance of 37.79 feet to an angle point;
- 21) S59°50'04"W, a distance of 451.40 feet to an angle point;
- 22) S72°32'16"W, a distance of 561.21 feet to an angle point;
- 23) S08°06'02"W, a distance of 394.22 feet to an angle point;
- 24) S37°52'33"W, a distance of 412.34 feet to an angle point;
- 25) S27°46'16"W, a distance of 536.73 feet to an angle point;
- 26) S40°51'17"W, a distance of 926.23 feet to an angle point;
- 27) N72°59'45"W, a distance of 328.33 feet to an angle point;
- 28) S42°41'32"W, a distance of 275.64 feet to an angle point;



- 29) S12°32'10"W, a distance of 420.74 feet to an angle point;
- 30) S14°14'23"E, a distance of 395.03 feet to an angle point;
- 31) S36°11'06"E, a distance of 628.11 feet to an angle point;
- 32) S60°12'34"E, a distance of 364.86 feet to an angle point;
- 33) S22°30'45"W, a distance of 881.39 feet to an angle point;
- 34) S24°44'52"E, a distance of 696.69 feet to an angle point;
- 35) S00°57'33"E, a distance of 699.82 feet to an angle point;
- 36) S74°49'22"W, a distance of 84.75 feet to an angle point;
- 37) S07°35'18"W, a distance of 572.73 feet to an angle point;
- 38) S15°11'21"E, a distance of 1092.50 feet to an angle point;
- 39) S04°40'21"W, a distance of 820.51 feet to an angle point;
- 40) S25°57'44"W, a distance of 868.23 feet to an angle point;
- 41) S03°18'20"E, a distance of 186.52 feet to an angle point;
- 42) S34°18'08"E, a distance of 427.48 feet to an angle point;
- 43) S41°25'29"E, a distance of 589.12 feet to the westerly line of that certain 213.568 acre tract conveyed to Hornsby Land Partners, L.P. tract by deed of record under Document No. 2005129632 of said Official Public Records;

THENCE, S31°37'18"W, along the westerly line of said 213.568 acre tract, a distance of 141.85 feet to the centerline of Gilleland Creek, being the southeasterly corner hereof;

THENCE, leaving the westerly line of said 213.568 acre tract, along the centerline of Gilleland Creek, same being the southerly line of said 750.533 acre tract, with the southerly line hereof, the following thirty-two (32) courses and distances:

- 1) N86°46'12"W, a distance of 59.65 feet to an angle point;
- 2) N58°53'35"W, a distance of 70.09 feet to an angle point;
- 3) N69°50'15"W, a distance of 72.35 feet to an angle point;
- 4) N25°43'10"W, a distance of 49.46 feet to an angle point;



- 5) N04°23'08"E, a distance of 69.33 feet to an angle point;
- 6) N26°57'17"W, a distance of 70.19 feet to an angle point;
- 7) N09°24'15"E, a distance of 139.88 feet to an angle point;
- 8) N36°36'33"W, a distance of 59.67 feet to an angle point;
- 9) S44°24'05"W, a distance of 163.68 feet to an angle point;
- 10) N56°21'54"W, a distance of 132.37 feet to an angle point;
- 11) N85°23'33"W, a distance of 97.04 feet to an angle point;
- 12) N29°25'33"W, a distance of 87.74 feet to an angle point;
- 13) N08°29'28"W, a distance of 81.96 feet to an angle point;
- 14) N39°46'01"W, a distance of 167.95 feet to an angle point;
- 15) N13°21'05"E, a distance of 69.98 feet to an angle point;
- 16) N39°28'55"E, a distance of 70.59 feet to an angle point;
- 17) N31°01'15"W, a distance of 118.29 feet to an angle point;
- 18) N62°22'41"W, a distance of 126.25 feet to an angle point;
- 19) N16°54'00"E, a distance of 61.63 feet to an angle point;
- 20) N16°11'04"W, a distance of 71.86 feet to an angle point;
- 21) N06°58'22"E, a distance of 108.22 feet to an angle point;
- 22) N27°57'46"W, a distance of 61.52 feet to an angle point;
- 23) S85°34'53"W, a distance of 91.81 feet to an angle point;
- 24) N87°58'35"W, a distance of 198.96 feet to an angle point;
- 25) N51°07'26"W, a distance of 53.43 feet to an angle point;
- 26) N36°25'00"E, a distance of 43.54 feet to an angle point;
- 27) N77°38'27"E, a distance of 65.35 feet to an angle point;
- 28) N25°58'42"E, a distance of 67.11 feet to an angle point;
- 29) N05°38'56"E, a distance of 139.30 feet to an angle point;
- 30) N48°42'40"E, a distance of 147.56 feet to an angle point;



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31) N32°18'56"W, a distance of 112.55 feet to an angle point;

32) N45°09'12"E, a distance of 42.83 feet to an angle point;

THENCE, leaving the centerline of Gilleland Creek, same being the southerly line of said 750.533 acre tract, over and across said 164.73 acre, 548.08 acre and 165.984 acre tracts, with the southerly line hereof, the following six (6) courses and distances:

1) N18°33'29"E, a distance of 739.20 feet to an angle point;

2) N07°11'25"W, a distance of 4469.14 feet to an angle point;

3) N58°46'18"W, a distance of 345.26 feet to an angle point;

4) N58°50'00"W, a distance of 1041.86 feet to an angle point;

5) N08°45'28"E, a distance of 1547.57 feet to an angle point;

6) N40°20'16"W, a distance of 795.26 feet to the northeasterly corner of said Anne B. Schryver tract;

THENCE N22°32'38"W, along the northerly line of said Anne B. Schryver, same being the southerly line of said 548.08 acre tract, with the southerly line hereof, a distance of 1521.91 feet to the **POINT OF BEGINNING** containing an area of 291.65 acres of land, more or less, within these metes and bounds.

TRACT 2 - 170.99 ACRES

BEGINNING, at the southwesterly corner of that certain 2.0 acre tract of land conveyed to Lyle and Christine Hutchinson by deed of record in Volume 13380, Page 393 of the Real Property Records of Travis County, Texas, being in the easterly right-of-way line of F.M. Highway No. 973 (right-of-way varies), for the northwesterly corner hereof, same being the northwesterly corner of said 164.73 acre tract;

THENCE, S58°38'32"E, leaving the easterly right-of-way line of F.M. Highway No. 973, along the southerly line of said 2.0 acre tract and the southerly line of that certain 10.0 acre tract conveyed to Veterans Land Board of the State of Texas by deed of record in Volume 7085, Page 418 of the Deed Records of Travis County, Texas, same being a portion of the northerly line of said 164.73 acre tract, with the northerly line hereof, a distance of 1394.76 feet to the southeasterly corner of said 10.0 acre tract;



THENCE, leaving the southerly line of said 10.0 acre tract, over and across said 164.73 acre and 548.08 acre tract, with the northerly, easterly and southerly lines hereof, the following thirty (30) courses and distances:

- 1) S58°38'32"E, a distance of 261.99 feet to an angle point;
- 2) S25°40'42"W, a distance of 608.09 feet to an angle point;
- 3) S49°57'10"E, a distance of 789.34 feet to an angle point;
- 4) N76°03'45"E, a distance of 908.99 feet to an angle point;
- 5) N37°24'30"E, a distance of 131.40 feet to an angle point;
- 6) S56°53'16"E, a distance of 278.48 feet to an angle point;
- 7) S37°29'34"W, a distance of 168.71 feet to an angle point;
- 8) S29°52'44"E, a distance of 655.71 feet to an angle point;
- 9) N35°24'45"E, a distance of 273.93 feet to an angle point;
- 10) S58°19'13"E, a distance of 189.71 feet to an angle point;
- 11) S72°37'37"E, a distance of 89.10 feet to an angle point;
- 12) S11°57'24"E, a distance of 284.07 feet to an angle point;
- 13) S60°50'10"E, a distance of 321.26 feet to an angle point;
- 14) S28°40'31"W, a distance of 413.27 feet to an angle point;
- 15) S69°22'44"W, a distance of 1021.09 feet to an angle point;
- 16) S49°23'33"W, a distance of 660.45 feet to an angle point;
- 17) S28°21'23"W, a distance of 565.94 feet to an angle point;
- 18) S57°27'45"W, a distance of 634.71 feet to an angle point;
- 19) N86°36'25"W, a distance of 145.54 feet to an angle point;
- 20) N43°09'59"W, a distance of 163.41 feet to an angle point;
- 21) N16°09'35"W, a distance of 939.70 feet to an angle point;
- 22) N10°56'11"E, a distance of 593.63 feet to an angle point;
- 23) S89°24'06"W, a distance of 485.85 feet to an angle point;



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- 24) N16°33'55"W, a distance of 493.30 feet to an angle point;
- 25) N66°44'39"E, a distance of 268.86 feet to an angle point;
- 26) N03°16'40"W, a distance of 386.35 feet to an angle point;
- 27) N50°26'56"W, a distance of 408.02 feet to an angle point;
- 28) N09°26'19"W, a distance of 493.41 feet to an angle point;
- 29) N25°38'51"E, a distance of 330.92 feet to an angle point;
- 30) N60°55'55"W, a distance of 690.46 feet to the southwesterly corner hereof, being in the curving easterly right-of-way line of F.M. Highway No. 973, same being the westerly line of said 164.73 acre tract;

THENCE, along the easterly right-of-way line of F.M. Highway No. 973, with the westerly line hereof and a non-tangent curve to the left, having a radius of 2915.00 feet, a central angle of 02°59'22", an arc length of 152.10 feet and a chord which bears N19°35'02"E, a distance of 152.08 feet to the end of said curve, same being the westerly line of said 164.73 acre tract;

THENCE, leaving the easterly right-of-way line of F.M. Highway No. 973, over and across said 164.73 acre tract, with the westerly line hereof, the following seven (7) courses and distances:

- 1) S60°55'55"E, a distance of 708.86 feet to an angle point;
- 2) N64°27'19"E, a distance of 91.38 feet to an angle point;
- 3) N78°17'30"E, a distance of 116.80 feet to an angle point;
- 4) N37°42'51"E, a distance of 172.79 feet to an angle point;
- 5) N56°43'30"W, a distance of 663.04 feet to an angle point;
- 6) N38°07'54"E, a distance of 169.03 feet to an angle point;
- 7) N58°38'32"W, a distance of 400.85 feet to a point in the easterly right-of-way line of F.M. Highway No. 973, same being the westerly line of said 164.73 acre tract;

THENCE, N10°28'47"E, along the easterly right-of-way line of F.M. Highway No. 973, same being the westerly line of said 164.73 acre tract, a distance of 123.08 feet to the **POINT OF BEGINNING** containing an area of 170.99 acres of land, more or less, within these metes and bounds.



TRACT 3 - 211.12 ACRES

BEGINNING, at the northwesterly corner of that certain 423.32 acre remainder tract conveyed to Ella Louise Lind by deed of record under Document No. 1999120186 of said Official Public Records, being in the southerly line of that certain 90.000 acre tract conveyed to Glad Tidings Assembly of God, Inc. by deed of record under Document No. 2004034603 of said Official Public Records, same being the northeasterly corner of said 72.50 acre tract;

THENCE, leaving the southerly line of said 90.000 acre tract, along the westerly line of said 423.32 acre remainder tract, with the easterly line hereof, being the easterly line of said 72.50 acre tract, same being a portion of the easterly line of said 548.08 acre tract, the following two (2) courses and distances:

- 1) S32°03'00"W, a distance of 2098.41 feet to an angle point;
- 2) S32°42'33"W, a distance of 45.89 feet to an angle point;

THENCE, leaving the westerly line of said 423.32 acre remainder tract, same being the easterly line of said 548.08 acre tract, over and across said 548.08 acre and 750.533 acre tract, with the easterly line hereof, the following fourteen (14) courses and distances:

- 1) N87°21'09"W, a distance of 826.45 feet to an angle point;
- 2) N01°06'55"W, a distance of 515.48 feet to an angle point;
- 3) N71°12'36"W, a distance of 706.40 feet to an angle point;
- 4) S37°50'11"W, a distance of 675.82 feet to an angle point;
- 5) S02°00'37"E, a distance of 1044.05 feet to an angle point;
- 6) S02°00'37"E, a distance of 599.95 feet to an angle point;
- 7) S12°51'06"E, a distance of 376.70 feet to an angle point;
- 8) S18°30'37"E, a distance of 571.92 feet to an angle point;
- 9) S33°19'17"E, a distance of 412.57 feet to an angle point;
- 10) S26°43'32"E, a distance of 570.65 feet to an angle point;
- 11) S35°59'55"E, a distance of 388.97 feet to an angle point;
- 12) S59°11'02"E, a distance of 963.13 feet to an angle point;



- 13) S83°55'53"E, a distance of 1007.36 feet to an angle point;
- 14) S64°19'39"E, a distance of 816.05 feet to the eastern most northwesterly corner hereof, being in the westerly right-of-way line of Taylor Lane (80' right-of-way), same being the easterly line of said 750.533 acre tract;

THENCE, S31°06'19"W, along the westerly right-of-way line of Taylor Lane, same being the easterly line of said 750.533 acre tract, with the easterly line hereof, a distance of 261.17 feet to the easternmost southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Taylor Road, over and across said 750.533 acre, 548.08 acre and 72.50 acre tract, with the southerly and westerly lines hereof, the following twenty-seven (27) courses and distances:

- 1) N64°19'39"W, a distance of 746.41 feet to an angle point;
- 2) N83°55'53"W, a distance of 1019.48 feet to an angle point;
- 3) N59°11'02"W, a distance of 1073.51 feet to an angle point;
- 4) N35°59'55"W, a distance of 463.39 feet to an angle point;
- 5) N26°43'32"W, a distance of 576.76 feet to an angle point;
- 6) N33°19'17"W, a distance of 431.38 feet to an angle point;
- 7) N18°30'37"W, a distance of 618.57 feet to an angle point;
- 8) N12°51'06"W, a distance of 414.22 feet to an angle point;
- 9) N02°00'37"W, a distance of 631.59 feet to an angle point;
- 10) S89°31'28"W, a distance of 46.43 feet to an angle point;
- 11) S77°41'02"W, a distance of 305.48 feet to an angle point;
- 12) S42°23'30"W, a distance of 366.52 feet to an angle point;
- 13) S28°00'54"W, a distance of 683.98 feet to an angle point;
- 14) N60°12'34"W, a distance of 364.86 feet to an angle point;
- 15) N36°11'06"W, a distance of 628.11 feet to an angle point;
- 16) N14°14'23"W, a distance of 395.03 feet to an angle point;
- 17) N12°32'10"E, a distance of 420.74 feet to an angle point;



- 18) N42°41'32"E, a distance of 275.64 feet to an angle point;
- 19) S72°59'45"E, a distance of 328.33 feet to an angle point;
- 20) N40°51'17"E, a distance of 926.23 feet to an angle point;
- 21) N27°46'16"E, a distance of 536.73 feet to an angle point;
- 22) N37°52'33"E, a distance of 412.34 feet to an angle point;
- 23) N08°06'02"E, a distance of 394.22 feet to an angle point;
- 24) N72°32'16"E, a distance of 561.21 feet to an angle point;
- 25) N59°50'04"E, a distance of 451.40 feet to an angle point;
- 26) S88°11'24"E, a distance of 1291.56 feet to an angle point;
- 27) S80°46'34"E, a distance of 756.31 feet to an angle point hereon, being the southerly line of that certain 196.60 acre tract conveyed to Robert M. Schoolfield by deed of record in Volume 13059, Page 427 of the Deed Records of Travis County, Texas, same being the northerly line of said 72.50 acre tract;

THENCE, along the southerly line of said 196.60 acre and said 90.000 acre tract, same being the northerly line of said 72.50 acre tract, with the northerly line hereof, the following two (2) courses and distances:

- 1) S58°27'41"E, a distance of 248.33 feet to an angle point;
- 2) S59°42'00"E, a distance of 54.44 feet to the **POINT OF BEGINNING** containing an area of 211.12 acres of land, more or less, within these metes and bounds.

TRACT 4 - 37.57 ACRES

BEGINNING, at the northwesterly corner of that certain 213.568 acre tract of land conveyed to Hornsby Land Partners, L.P. by deed of record under Document No. 2005129632 of said Official Public Records, being in the westerly right-of-way line of Taylor Lane (80' right-of-way), same being the southeasterly corner of said 750.533 acre tract;

THENCE, leaving the westerly right-of-way line of Taylor Lane, along the northerly and a part in the westerly lines of said 213.568 acre tract, same being a portion of the southerly line of said 750.533 acre tract, with the southerly line hereof, the



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following two (2) courses and distances:

- 1) N59°10'07"W, distance of 1927.18 feet to an angle point;
- 2) S31°36'37"W, a distance of 1597.03 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said 213.568 acre tract, over and across said 750.533 acre tract, with the southerly, westerly and northerly lines hereof, the following eight (8) courses and distances:

- 1) N41°25'29"W, a distance of 589.12 feet to an angle point;
- 2) N34°18'08"W, a distance of 427.48 feet to an angle point;
- 3) N03°18'20"W, a distance of 186.52 feet to an angle point;
- 4) N25°57'44"E, a distance of 868.23 feet to an angle point;
- 5) N82°58'14"E, a distance of 181.87 feet to an angle point;
- 6) S55°44'56"E, a distance of 171.07 feet to an angle point;
- 7) N55°11'19"E, a distance of 182.96 feet to an angle point;
- 8) S59°10'07"E, a distance of 2684.54 feet to the northeasterly corner hereof, being in the westerly right-of-way line of Taylor Lane, same being a portion of the easterly line of said 750.533 acre tract;

THENCE, S28°43'27"W, along the westerly right-of-way line of Taylor Lane, same being a portion of the easterly line of said 750.533 acre tract, a distance of 50.03 feet to the **POINT OF BEGINNING** containing an area of 37.57 acres of land, more or less, within these metes and bounds.



74.22 ACRES
MAY 19TH RELEASE AREAS
WHISPER VALLEY

FN NO. 07-291(KWA)
MAY 19, 2007
BPI JOB NO. 1758-02

DESCRIPTION

OF 74.22 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 72.50 ACRE, 164.73 ACRE, 548.08 ACRE AND 750.533 ACRE TRACTS OF LAND CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006152076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 74.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN SIX (6) PARTS AS FOLLOWS:

TRACT A - 12.16 ACRES

COMMENCING at the northeasterly corner of said 164.73 acre tract, being the southeasterly corner of that certain 100.050 acre tract described in the deed to Hen-Ball Investments, of record in Document No. 2004041963 of said Official Public Records

THENCE, S58°38'32"E, along the northerly line of said 164.73 acre tract and the southerly line of said 100.050 acre tract, a distance of 467.43 feet to the **POINT OF BEGINNING** and the northeasterly corner hereof;

THENCE, leaving the southerly line of said 100.050 acre tract, over and across said 164.73 acre along the outer lines hereof, the following twelve (12) courses and distances:

- 1) S31°23'05"W, a distance of 126.58 feet to an angle point;
- 2) S48°14'57"W, a distance of 89.42 feet to an angle point;
- 3) N58°36'55"W, a distance of 47.25 feet to an angle point;
- 4) N05°20'42"W, a distance of 44.08 feet to an angle point;
- 5) N58°36'55"W, a distance of 249.48 feet to an angle point;
- 6) S31°23'05"W, a distance of 266.60 feet to an angle point;
- 7) N72°37'37"W, a distance of 89.10 feet to an angle point;
- 8) N58°19'13"W, a distance of 189.71 feet to an angle point;
- 9) S35°24'45"W, a distance of 273.93 feet to an angle point;
- 10) N29°52'44"W, a distance of 655.71 feet to an angle point;
- 11) N37°29'34"E, a distance of 168.71 feet to an angle point;



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12) N31°23'05"E, a distance of 254.27 feet to a point for the northwesterly corner hereof, being in the northerly line of said 164.73 acre tract and the southerly line of said 100.050 acre tract;

THENCE, S58°36'55"E, along the northerly line of said 164.73 acre tract and the southerly line of said 100.050 acre tract, for the northerly line hereof, a distance of 1201.42 feet to the **POINT OF BEGINNING** containing an area of 12.16 acres of land, more or less, within these metes and bounds.

TRACT B - 19.69 ACRES

BEGINNING at the northerly common corner of said 164.73 acre tract and said 548.08 acre tract, being the southeasterly corner of that certain 100.050 acre tract described in the deed to Hen-Ball Investments, of record in Document No. 2004041963 of said Official Public Records

THENCE, N66°43'27"E, along a portion of the common line of said 548.08 acre tract and said 100.050 acre tract, for a portion of the northerly line hereof, a distance of 75.07 feet to the southwesterly corner of that certain 196.60 acre tract described in the deed to Robert M. Schoolfield, of record in Volume 13059, Page 427 of the Real property Records of Travis County, Texas;

THENCE, S58°27'41"E, along the southerly line of said 196.60 acre tract and being in part the northerly line of said 548.08 acre tract and in part the northerly line of said 72.50 acre tract, a distance of 1689.09 feet to the northeasterly corner hereof;

THENCE, leaving the southerly line of said 196.60 acre tract, over and across said 72.50 acre tract, said 548.08 acre tract and said 164.73 acre tract along the southerly and westerly lines hereof, the following eight (8) courses and distances:

- 1) N80°46'34"W, a distance of 756.31 feet to an angle point;
- 2) N88°11'24"W, a distance of 1291.56 feet to the southwesterly corner hereof;
- 3) N08°30'43"E, a distance of 37.79 feet to an angle point;
- 4) N24°46'56"E, a distance of 477.48 feet to an angle point;
- 5) N23°34'47"W, a distance of 122.41 feet to an angle point;
- 6) N14°28'30"E, a distance of 179.73 feet to an angle point;
- 7) N75°56'09"E, a distance of 114.20 feet to an angle point;



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- 8) N31°23'05"E, a distance of 33.30 feet to a point for the northwesterly corner hereof, being in the northerly line of said 164.73 acre tract and the southerly line of said 100.050 acre tract;

THENCE, S58°36'55"E, along the northerly line of said 164.73 acre tract and the southerly line of said 100.050 acre tract, for a portion of the northerly line hereof, a distance of 236.20 feet to the **POINT OF BEGINNING** containing an area of 19.69 acres of land, more or less, within these metes and bounds.

TRACT C - 11.94 ACRES

COMMENCING, at the northwesterly corner of that certain 423.32 acre remainder tract conveyed to Ella Louise Lind by deed of record under Document No. 1999120186 of said Official Public Records, being in the southerly line of that certain 90.000 acre tract conveyed to Glad Tidings Assembly of God, Inc. by deed of record under Document No. 2004034603 of said Official Public Records, same being the northeasterly corner of said 72.50 acre tract;

THENCE, leaving the southerly line of said 90.000 acre tract, along the westerly line of said 423.32 acre remainder tract, with the easterly line hereof, being the easterly line of said 72.50 acre tract, same being a portion of the easterly line of said 548.08 acre tract, the following two (2) courses and distances:

- 1) S32°03'00"W, a distance of 2098.41 feet to an angle point;
- 2) S32°42'33"W, a distance of 45.89 feet to the **POINT OF BEGINNING** and the northeasterly corner hereof;

THENCE, continuing along the easterly line of said 548.08 acre tract, with the easterly line hereof, being the westerly line of said 423.32 acre remainder tract, same being a portion of the westerly line of that certain 750.533 acre tract conveyed to Club Deal 120 Whisper Valley, Limited partnership by deed of record under Document No. 2006152076 of said Official Public Records, with the easterly line hereof, the following two (2) courses and distances:

- 1) S32°42'33"W, a distance of 878.24 feet to an angle point;
- 2) S31°36'51"W, a distance of 78.85 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said 750.533 acre tract, over and across said 548.08 acre and 750.533 acre tract, with the southerly, westerly and northerly lines hereof, the following five (5) courses and distances:



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- 1) N58°23'09"W, a distance of 718.55 feet to the southwesterly corner hereof;
- 2) N34°04'23"E, a distance of 199.11 feet to an angle point;
- 3) N79°02'25"E, a distance of 158.17 feet to an angle point;
- 4) N07°24'07"E, a distance of 274.93 feet to the northwesterly corner hereof;
- 5) S87°21'09"E, a distance of 826.45 feet to the **POINT OF BEGINNING** containing an area of 11.94 acres of land, more or less, within these metes and bounds.

TRACT D - 8.47 ACRES

COMMENCING, at the southwesterly corner of that certain 2.0 acre tract of land conveyed to Lyle and Christine Hutchinson by deed of record in Volume 13380, Page 393 of the Real Property Records of Travis County, Texas, being in the easterly right-of-way line of F.M. Highway No. 973 (right-of-way varies), same being the northwesterly corner of said 164.73 acre tract;

THENCE, S10°28'47"W, along the easterly right-of-way line of F.M. Highway No. 973, same being the westerly line of said 164.73 acre tract, a distance of 123.08 feet to the **POINT OF BEGINNING** and the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of F.M. Highway No. 973, over and across said 164.73 acre tract, with the northerly, easterly and southerly lines hereof, the following seven (7) courses and distances:

- 1) S58°38'32"E, a distance of 400.85 feet to an angle point;
- 2) S38°07'54"W, a distance of 169.03 feet to an angle point;
- 3) S56°43'30"E, a distance of 663.04 feet to the northeasterly corner hereof;
- 4) S37°42'51"W, a distance of 172.79 feet to an angle point;
- 5) S78°17'30"W, a distance of 116.80 feet to an angle point;
- 6) S64°27'19"W, a distance of 91.38 feet to the southeasterly corner hereof;
- 7) N60°55'55"W, a distance of 708.86 feet to the southwesterly corner hereof, being the easterly right-of-way line of F.M. Highway No. 973, same being the westerly line of said 164.73 acre tract;



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THENCE, along the easterly right-of-way line of F.M. Highway No. 973, being the westerly line of said 164.73 acre tract, with the westerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the left having a radius of 2915.00 feet, a central angle of $07^{\circ}37'21''$, an arc length of 387.80 feet, a chord which bears $N14^{\circ}16'41''E$, a distance of 387.51 feet to the end of said curve;
- 2) $N10^{\circ}28'47''E$, a distance of 188.33 feet to the **POINT OF BEGINNING** containing an area of 8.47 acres of land, more or less, within these metes and bounds.

TRACT E - 6.97 ACRES

COMMENCING, at the northwesterly corner of that certain 423.32 acre remainder tract conveyed to Ella Louise Lind by deed of record under Document No. 1999120186 of said Official Public Records, being in the southerly line of that certain 90.000 acre tract conveyed to Glad Tidings Assembly of God, Inc. by deed of record under Document No. 2004034603 of said Official Public Records, same being the northeasterly corner of said 72.50 acre tract;

THENCE, along the southerly line of said 196.60 acre and said 90.000 acre tract, same being the northerly line of said 72.50 acre and said 548.08 acre tract, the following two (2) courses and distances:

- 1) $N59^{\circ}42'00''W$, a distance of 54.44 feet to an angle point;
- 2) $N58^{\circ}27'41''W$, a distance of 1934.42 feet to an angle point, being the easterly line of that certain 100.050 acre tract conveyed to Hen-Ball Investments, L.P. by deed of record under Document No. 2004041963;

THENCE, $S66^{\circ}43'27''W$, along the common line of said 100.050 acre and said 548.08 acre tract, a distance of 75.07 feet to an angle point, being the northeasterly corner of said 164.73 acre tract;

THENCE, $N58^{\circ}36'55''W$, along the common line of said 100.050 acre and said 164.73 acre tract, a distance of 236.20 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, leaving the southerly line of said 100.050 acre tract, over and across said 164.73 acre and said 548.08 acre tract, with the easterly, southerly and westerly lines hereof, the following fourteen (14) courses and distances:

- 1) $S31^{\circ}23'05''W$, a distance of 33.30 feet to an angle point;



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- 2) S75°56'09"W, a distance of 114.20 feet to an angle point;
- 3) S14°28'30"W, a distance of 179.73 feet to an angle point;
- 4) S23°34'47"E, a distance of 122.41 feet to an angle point;
- 5) S24°46'56"W, a distance of 272.74 feet to the southeasterly corner hereof;
- 6) N61°56'07"W, a distance of 168.30 feet to an angle point;
- 7) N60°50'10"W, a distance of 321.26 feet to the southwesterly corner hereof;
- 8) N11°57'24"W, a distance of 284.07 feet to an angle point;
- 9) N31°23'05"E, a distance of 266.60 feet to an angle point;
- 10) S58°36'55"E, a distance of 249.48 feet to an angle point;
- 11) S05°20'42"E, a distance of 44.08 feet to an angle point;
- 12) S58°36'55"E, a distance of 47.25 feet to an angle point;
- 13) N48°14'57"E, a distance of 89.42 feet to an angle point;
- 14) N31°23'05'E, a distance of 126.58 feet to the northwesterly corner hereof, being the common line of said 100.050 acre and said 164.73 acre tract;

THENCE, along the common line of said 100.050 acre and said 164.73 acre tract, a distance of 231.23 to the **POINT OF BEGINNING** containing an area of 6.97 acres of land, more or less, within these metes and bounds.

TRACT F - 14.99 ACRES

COMMENCING, at the northerly most corner of said 750.533 acre tract, being an angle point in the southerly line of that certain 548.08 acre tract conveyed to Club Deal 120 Whisper Valley, Limited Partnership by deed of record under Document No. 2006152076 of said Official Public Records;

THENCE, along the common line of said 750.533 acre and 548.08 acre tract, distance of 100.01 feet to the **POINT OF BEGINNING** for the northwesterly corner hereof

THENCE, continuing along the common line of said 750.533 acre and 548.08 acre tract, with the northerly line hereof, the following two (2) courses and distances:



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- 1) S58°50'00"E, a distance of 850.15 feet to an angle point;
- 2) S58°46'18"E, a distance of 345.26 feet to the northeasterly corner hereof;

THENCE, leaving said 548.08 acre tract, over and across said 750.533 acre tract, with the easterly and southerly lines hereof, the following two (2) courses and distances:

- 1) S07°11'25"E, a distance of 600.56 feet to the southeasterly corner hereof;
- 2) N58°50'00"W, a distance of 1576.06 feet to the southwesterly corner hereof, being in the southerly line of that certain 52.119 acre tract conveyed to James A. Nelson, Jr. by deed of record in Volume 10810, Page 40 of the Real Property Records of Travis County, Texas;

THENCE, N32°08'07"E, along the common line of said 750.533 acre and said 52.119 acre tract, a distance of 471.38 feet to the **POINT OF BEGINNING** containing an area of 14.99 acres of land, more or less, within these metes and bounds.



EXHIBIT A-2

CARSON AND BUSH
PROFESSIONAL SURVEYORS, .C.
1904 BORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-8998
FACSIMILE: (512) 442-1084

December 14, 2005

Tract One:

FIELD NOTE DESCRIPTION OF 149.45 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (167.86 ACRE) TRACT OF LAND AS CONVEYED TO DONALD R. DEARING AND WIFE, LULA MAE DEARING BY TRUSTEE'S DEED RECORDED IN VOLUME 11060, PAGE 233 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the East right-of-way line of F.M. Highway No. 973, same being a point in the West line of that certain (167.86 acre) tract of land as conveyed to Donald R. Dearing and wife, Lula Mae Dearing by Trustee's Deed recorded in Volume 11060, Page 233 of the Real Property Records of Travis County, Texas, also being the Southwest corner of that certain (18.36 acre) tract of land as conveyed to Winding Prairie Grass Trails, LTD. by deed recorded in Document No. 20000202543 of the Official Public Records of Travis County, Texas and the Northwest corner and PLACE OF BEGINNING of the herein described tract, from which a leaning concrete highway monument found at record station (270+98.1) bears, N30 deg. 11'49"E 822.24 ft.;

THENCE leaving the East right-of-way line of F.M. Highway No. 973 crossing the interior of said Dearing (167.86 acre) tract, with the common line of said Winding Prairie Grass Trails, LTD (18.36 acre) tract and this tract, S53 deg. 27'33"E 653.44 ft. to a 1/2" iron pipe found for the Southeast corner of said Winding Prairie Grass Trails, LTD (18.36 acre) tract, same being the most Westerly Southwest corner of that certain (71.930 acre) tract of land as conveyed to Dockler Creek Estates Limited by deed recorded in Volume 12715, Page 1040 of the Real Property Records of Travis County, Texas, also being the Northwest corner of that certain (10.03 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 3240, Page 822 of the Deed Records of Travis County, Texas and a point in an Easterly line of said Dearing (167.86 acre) tract, and being an angle corner of the herein described tract;

THENCE S30 deg. 02'45"W, passing the record Southwest corner of said City of Austin (10.03 acre) tract at a distance of 415.60 ft., same being the Northwest corner of that certain (6.06 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 3240, Page 822 of the Deed Records of Travis County, Texas, continuing along said bearing with the common line of said City of Austin (6.06 acre) and Dearing (167.86 acre) tracts for a total distance of 804.87 ft. to a 1/2" iron pipe found in concrete for an angle corner of said Dearing (167.86 acre) tract, same being the Southwest corner of said City of Austin (6.06 acre) tract;

THENCE with the common line of said Dearing (167.86 acre) and City of Austin (6.06 acre) tracts, S59 deg. 49'59"E 1050.94 ft. to a 1/2" iron pipe found in concrete for the Southeast corner of said City of Austin (6.06 acre) tract, same being a point in the West line of that certain (3.11 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 3310, Page 1679 of the Deed Records of Travis County, Texas;

THENCE with the common line of said Dearing (167.86 acre) tract and City of Austin (3.11 acre) tract the following two (2) courses:

- 1.) S34 deg. 13'03"W 322.97 ft. to a 1/2" iron rod found and from which a 3/4" iron pipe found bears, N48 deg 15'E 3.60 ft.;
- 2.) S63 deg. 33'19"E 362.94 ft. to a rock found in concrete for the Southeast corner of said City of Austin (3.11 acre) tract, same being the most Easterly Northeast corner of said Dearing (167.86 acres) and a point on the West line of that certain (65.000 acre) tract of land as conveyed to Harrell Ranch, LTD by deed recorded in Document No. 2004088255 of the Official Public Records of Travis County, Texas, also being the most Easterly Northeast corner of this tract;

THENCE with the common line of said Dearing (167.86 acre) and Harrell Ranch, LTD (65.000 acre) tract, S29 deg. 50'32"W passing a 1/2" iron rod found at a distance of 2277.74 ft., for the Southwest corner of said Harrell Ranch, LTD (65.000 acre) tract, same being the Northwest corner of that certain (126.702 acre) tract of land as conveyed to Harrell Ranch, LTD by deed recorded in Document No. 2004088255 of the Official Public Records of Travis County, Texas, from which a capped iron rod imprinted "Inland CA, LLC" bears, N08 deg. 01'E 0.13 ft., continuing along said bearing for a total distance of 2510.97 ft. to a 1/2" iron rod found with a plastic cap imprinted "Inland CA, LLC" for the Southwest corner of said Dearing (167.86 acre) tract, same being the Northeast corner of that certain (68.97 acre) tract of land as conveyed to Donald R. Dearing and wife, Lala Mae Dearing by Agreed Judgment, recorded in Volume 10330, Page 303 of the Real Property Recorded of Travis County, Texas and the Southeast corner of the herein described tract;

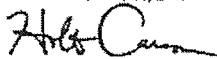
THENCE with the common line of said Dearing (68.97 acre) and Dearing (167.86 acre) tracts, N59 deg. 29'56"W, passing a 5/8" iron rod found at a distance of 2093.28 ft., continuing along said bearing for a total distance of 2094.19 ft. to a 1/2" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" in the East right-of-way line of F.M. Highway No. 973, for the Northwest corner of said Dearing (68.97 acre) tract, same being the Southwest corner of said Dearing (167.86 acre) tract and the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of F.M. Highway No. 973 the following four (4) courses:

- 1.) Following along said a curve to the right with a radius of 5682.19 ft. for an arc length of 179.03 ft. and which chord bears, N29 deg. 55'15"E 179.03 ft. to a concrete highway monument found at record station (322+48.4) at a point of tangency;
- 2.) N30 deg. 43'57"E 1363.46 ft. to a concrete highway monument found at record station (308+85.6);
- 3.) N30 deg. 14'58"E passing a 1/2" iron rod found at a distance of 26.66 ft. and passing a 1/4" iron rod found at a distance of 111.52 ft., continuing along said bearing for a total distance of 1485.93 ft. to a concrete highway monument found;
- 4.) N39 deg. 10'19"E 777.67 ft. to the PLACE OF BEGINNING and containing 149.45 acres of land.

SURVEYED: December 14, 2005

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B738026



CARSON AND BUSH
PROFESSIONAL SURVEYORS, P.C.
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AUSTIN, TEXAS 78704
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December 14, 2005

Tract Two:

FIELD NOTE DESCRIPTION OF 68.99 ACRES OF LAND OUT OF THE REUBEN HORNBY SURVEY NO. 17, ABSTRACT NO. 16, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (68.97 ACRE) TRACT OF LAND AS CONVEYED TO DONALD R. DEARING AND WIFE, LULA MAE DEARING BY AGREED JUDGEMENT AS RECORDED IN VOLUME 10330, PAGE 303 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East right-of-way line of F.M. Highway No. 973, for the Northwest corner of that certain (7.19 acre) tract of land as conveyed to Lillie Ruth Anderson by deed recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, same being the Southwest corner of that certain (68.97 acre) tract of land as conveyed to Donald R. Dearing and wife, Lula Mae Dearing by Agreed Judgment recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas and for the Southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the East right-of-way line of F.M. Highway No. 973 the following four (4) courses:

- 1.) N50 deg. 12'13"W 441.64 ft. to a broken concrete highway monument at record station (334+34.0) at a point of curvature;
- 2.) Following along a curve to the left with a radius of 11516.34 ft., for an arc length of 589.79 ft. and which chord bears, N28 deg. 44'37"E 589.73 ft. to a concrete highway monument at record station (328+47.1) at a point of tangency;
- 3.) N27 deg. 16'27"E 250.66 ft. to a broken concrete highway monument at record station (325+96.7) at a point of curvature;
- 4.) Following along a curve to the right with a radius of 5682.19 ft., for an arc length of 166.00 ft. and which chord bears, N28 deg. 10'53"E 165.99 ft. to a 1/2" iron rod set with a plastic cap imprinted "Carson and Bush Professional Surveyors" at the Northwest corner of said Dearing (68.97 acre) tract, same being the Southwest corner of that certain (167.86 acre) tract of land as conveyed to Donald R. Dearing and wife, Lula Mae Dearing by Trustee's Deed recorded in Volume 11060, Page 233 of the Real Property Records of Travis County, Texas and the Northwest corner of the herein described tract;

THENCE leaving the East right-of-way line of F.M. Highway No. 973 with the common line of said Dearing (167.86 acre) and Dearing (68.97 acre) tracts, S59 deg. 29'56"E passing a 5/8" iron rod found at a distance of 0.82 ft., continuing along said bearing for a total distance of 2094.10 ft. to a 1/2" iron rod found with a plastic cap imprinted "Hiland CA, LLC", for the Southeast corner of said Dearing (167.86 acre) tract, same being the Northeast corner of said Dearing (68.97 acre) tract and a point in the West line of that certain (126.702 acre) tract of land as conveyed to Hartell Ranch, LTD by deed recorded in Document No. 2004088255 of the Official Public Records of Travis County, Texas;

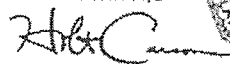
THENCE with the East line of said Dearing (58.97 acre) tract, same being the East line of the herels described tract the following three (3) courses;

- 1.) S19 deg. 39'28"W 764.85 ft. to a capped iron rod found imprinted "Inland CA, LLC";
- 2.) S50 deg. 15'43"W 420.39 ft. to a capped iron rod found imprinted "Texas Dept. of Transportation";
- 3.) S90 deg. 20'31"W 262.24 ft. to a capped iron rod found imprinted "Inland CA, LLC" for the Southeast corner of said Dearing (58.97 acre) tract, same being the Northeast corner of said Anderson (7.19 acre) tract and the Southeast corner of this tract;

THENCE with the common line of said Dearing (58.97 acre) tract and Anderson (7.19 acre) tract, N59 deg. 29' 48"W 2067.54 ft. to the PLACE OF BEGINNING and containing 68.99 acres of land.

SURVEYED: December 14, 2005

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying map: B738026

CARSON AND BUSH
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December 14, 2005

Tract Three:

FIELD NOTE DESCRIPTION OF 7.17 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (7.19 ACRES) TRACT OF LAND ALSO KNOWN AS TRACT 2, AS CONVEYED TO LILLIE RUTH ANDERSON BY AGREED JUDGMENT AS RECORDED BY VOLUME 10330, PAGE 303 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East right-of-way line of F.M. Highway No. 973 at the Southwest Corner of that Certain (68.97 acre) tract of land also known as Tract 1, as conveyed to Donald R. Dearing and wife, Lela Mae Dearing by Agreed Judgment as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, same being the Northwest corner of that certain (7.19 acre) tract of land also known as Tract 2, as conveyed to Lillie Ruth Anderson by said Agreed Judgment as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract, from which a concrete highway monument found in the East Line of F.M. Highway No. 973 at record station (334+34.0) bears N 30 deg. 33' 40" E 441.64 ft.;

THENCE leaving the East right-of-way line of F.M. Highway No. 973 with the common line of said Dearing (68.97 acre) tract and Anderson (7.19 acre) tract, S 58 deg. 46' 21" E at 2063.28 ft., passing a 1/2 inch iron rod found in the approximate West line of that certain (sixty six acre) tract of land as conveyed to August Foster by deed recorded in Volume 413, Page 73 of the Deed Records of Travis County, Texas, and continuing on said bearing 4.35 ft. more, for a total distance on this course of 2067.63 ft., to a 1/2" iron rod found with a plastic cap imprinted "Island CA, LLC" at the Southeast corner of said Dearing (68.97 acre) tract, same being the Northeast corner of said Anderson (7.19 acre) tract, also being a point in the West line of that certain (126.072 acre) tract of land as conveyed to Harrell Ranch, LTD by Special Warranty Deed recorded in Document No. 200408255 of the Official Public Records of Travis County, Texas, and being the Northeast corner of the herein described tract, and from which an iron rod found with an aluminum cap imprinted "Texas Dept. of Transportation" bears N 31 deg. 03' 58" E 262.24 ft.;

THENCE with the east line of said Anderson (7.19 acre) tract, S 31 deg. 02' 15" W 156.98 ft. to a 1/2" iron rod found with a plastic cap imprinted "Carson and Bush Professional Surveyors, Inc." at the Southeast corner of said Anderson (7.19 acre) tract, same being the Northeast corner of that certain (7.18 acre) tract of land also known as Tract 1, as conveyed to Lucille Anderson Rutherford by said Agreed Judgment as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, and being the Southeast corner of the herein described tract, and from which a 1/2" iron rod found at the Southeast corner of that certain (19.67 acre) tract of land also known as Tract 5, as conveyed to Lynn F. Anderson by said Agreed Judgment recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, bears, S 31 deg. 02' 15" W 228.19 ft. and S 31 deg. 12' 57" W 396.86 ft.;

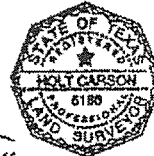
THENCE with the common line of said Anderson (7.19 acre) tract and Rutherford (7.18 acre) tract, N 58 deg. 46' 55" W at 3.92 ft. passing a 1/2" iron rod found in the approximate west line of said Foster (sixty six acre) tract, and continuing on the same bearing 2,063.40 ft. more, for a total distance on this course of 2067.32 ft., to a 1/2" iron rod found in the East right-of-way line of F.M. Highway No. 973, at the Northwest corner of said Rutherford (7.18 acre) tract, same being the Southwest corner of said Anderson (7.19 acre) tract and being the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of F.M. Highway No. 973, N 30 deg. 37' 09" E 151.32 ft. to the PLACE OF BEGINNING and containing 7.17 acres of land.

SURVEYED: December 14, 2005

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying map: B73E026b

CARSON AND BUSH
PROFESSIONAL SURVEYORS
1994 FOXTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0999
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December 14, 2005

Tract Four:

FIELD NOTE DESCRIPTION OF 7.18 ACRES OF LAND OUT OF THE REUBEN HORNEBY SURVEY NO. 17, ABSTRACT NO. 15, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (7.18 ACRE) TRACT OF LAND ALSO KNOWN AS TRACT 3, AS CONVEYED TO LUCILLE ANDERSON RUTHERFORD BY AGREED JUDGEMENT AS RECORDED IN VOLUME 10336, PAGE 303 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a W" iron rod found in the East right-of-way line of F.M. Highway No. 973 at the West common corner of that certain (68.97 acre) tract of land also known as Tract 1, as conveyed to Donald R. Dearing and wife, Lois Mae Dearing by Agreed Judgement as recorded in Volume 10333, Page 303 of the Real Property Records of Travis County, Texas, same being the Northwest corner of that certain (7.19 acre) tract of land also known as Tract 2, as conveyed to Lillie Ruth Anderson by that Agreed Judgement as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, and from which a concrete highway easement found in the East Line of F.M. Highway No. 973 at record station (334+34.0) bears, N30 deg. 53'40" E 441.64 ft.;

THENCE with the East right-of-way line of F.M. Highway 973, S 30 deg. 57' 09" W 151.32 ft. to a 1/2 inch iron rod found at the west common corner of said Lillie Ruth Anderson tract and that certain (7.18 acre) tract conveyed to Lucille Anderson Rutherford by said Agreed Judgement and being the Northwest corner and the PLACE OF BEGINNING of the herein described tract;

THENCE leaving the East right-of-way line of F.M. Highway No. 973 with the common line of said Anderson (7.19 acre) tract and Rutherford (7.18 acre) tract, S 38 deg. 46' 55" E at 2063.60 ft. passing a 1/2 inch iron rod found in the approximate West line of that certain (sixty six acre) tract of land as conveyed to August Foster by deed recorded in Volume 413, Page 73 of the Deed Records of Travis County, Texas, and continuing on said bearing 3.92 ft. more, for a total distance on this bearing of 2067.52 ft., to a 1/2" iron rod found with a plastic cap inscribed "Carson and Bush Professional Surveyors, Inc." at the Southeast corner of said Anderson (7.19 acre) tract, same being the Northeast corner of said Rutherford (7.18 acre) tract, also being a pole in the West line of that certain (126.072 acre) tract of land as conveyed to Harrell Ranch, LTD, by Special Warranty Deed recorded in Document No. 2004048255 of the Official Public Records of Travis County, Texas, and being the Northeast corner of the herein described tract;

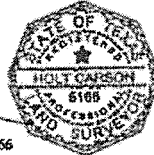
THENCE with the east line of said Rutherford (7.18 acre) tract, S 31 deg. 07' 15" W 151.36 ft. to a 1/2" iron rod found with a plastic cap inscribed "Carson and Bush Professional Surveyors, Inc.", at the Southeast corner of said Rutherford (7.18 acre) tract, same being the Northeast corner of that certain (7.18 acre) tract of land also known as Tract 4, as conveyed to Lucille Anderson Maxwell by Agreed Judgement as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, and being the Southeast corner of the herein described tract;

THENCE with the common line of said Rutherford (7.18 acre) tract and Maxwell (7.18 acre) tract, N 58 deg. 46' 55" W at 3.23 ft. passing a 1/2" iron rod found in the approximate west line of said Foster (sixty six acre) tract, and continuing on said bearing 2063.87 ft. more, for a total distance on this bearing of 2067.14 ft., to a 1/2" iron rod found in the East right-of-way line of F.M. Highway No. 973 at the Northwest corner of said Maxwell (7.18 acre) tract, same being the Southwest corner of said Rutherford (7.19 acre) tract and being the Southwest corner of the herein described tract;

THENCE with the East right-of-way line of F.M. Highway No. 973, N 30 deg. 53' 12" E 151.39 ft. to the PLACE OF BEGINNING and containing 7.18 acres of land.

SURVEYED: December 14, 2005
BY:

Holt Carson
Registered Professional Land Surveyor No. 5166



and accompanying map: B738025b

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December 14, 2005

Tract Five:

FIELD NOTE DESCRIPTION OF 7.18 ACRES OF LAND OUT OF THE REUBEN BORNHAY SURVEY NO. 17, ABSTRACT NO. 15, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (7.18 ACRE) TRACT OF LAND ALSO KNOWN AS TRACT 4, AS CONVEYED TO LORISSE ANDERSON MAXWELL BY AGREED JUDGEMENT AS RECORDED IN VOLUME 10330, PAGE 303 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING as a $\frac{1}{2}$ " iron rod found in the East right-of-way line of F.M. Highway No. 973 at the Southwest Corner of that Certain (7.18 acre) tract of land also known as Tract J, as conveyed to Lucille Anderson Rutherford by Agreed Judgement as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, same being the Northwest corner of that certain (7.18 acre) tract of land also known as Tract 4, as conveyed to Lorisse Anderson Maxwell by Agreed Judgement as recorded in Volume 10330, Page 303 of the Real Property Records of Travis County, Texas, and the Northwest corner and PLACE OF BEGINNING of the herein described tract, from which a concrete highway monument found in the East right-of-way line of F.M. Highway No. 973, at record station (734434.0) bears, N30 deg. 58'12" E 151.39 ft., N 30 deg. 57' 09" E 151.32 ft. and N 30 deg. 55' 40" E 441.64 ft.,

THENCE leaving the East right-of-way line of F.M. Highway No. 973 with the common line of said Rutherford (7.18 acre) tract and Maxwell (7.18 acre) tract, S 58 deg. 46' 58" E at 2063.87 ft. passing a $\frac{1}{2}$ " iron rod found in the approximate West line of that certain (sixty six acre) tract of land as conveyed to August Foster by deed recorded in Volume 413, Page 73 of the Deed Records of Travis County, Texas, and continuing on said bearing 3.27 ft. more, for a total distance on this course of 2067.14 ft., to a $\frac{1}{4}$ " iron rod found with a plastic cap imprinted "Carson and Bush Professional Surveyors, Inc." at the Southwest corner of said Rutherford (7.18 acre) tract, same being the Northeast corner of said Maxwell (7.18 acre) tract, also being a point in the West line of that certain (126.072 acre) tract of land as conveyed to Harrell Ranch, LTD by Special Warranty Deed recorded in Document No. 2004038255 of the Official Public Records of Travis County, Texas, and being the Northeast corner of the herein described tract, and from which a $\frac{1}{4}$ " iron rod found with a plastic cap imprinted "Inland CA, LLC." at the Northeast corner of that certain (7.19 acre) tract of land also known as Tract 2, as conveyed to Lillie Ruth Anderson by Agreed Judgement as recorded in Volume 10330, Page 303 bears, N 31 deg. 02' 15" E 302.34 ft.,

THENCE with the east line of said Maxwell (7.18 acre) tract, the following two courses:

- 1.) S 31 deg. 07' 15" W 136.83 ft. to a calculated point in a line;
- 2.) S 31 deg. 07' 05" W 14.45 ft. to a $\frac{1}{2}$ " iron rod found with a plastic cap imprinted "Carson and Bush Professional Surveyors, Inc." at the Southeast corner of said Maxwell (7.18 acre) tract, same being the Northeast corner of that certain (19.67 acre) tract of land also known as Tract 5, as conveyed to Lynn F. Anderson by deed recorded in Volume 0334, Page 363 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract, and from which a $\frac{1}{4}$ " iron rod found at the Southeast corner of said Anderson (19.67 acre) tract bears, S 31 deg. 12' 07" W 396.86 ft.,

THENCE with the common line of said Anderson (19.67 acre) tract and Maxwell (7.18 acre) tract, N 58 deg. 47' 03" W at 2.61 ft. passing a $\frac{1}{4}$ " iron rod found in the approximate East line of said Foster (sixty six acre) tract, and continuing on said bearing 2064.29 ft. more, for a total distance on this course of 2066.90 ft., to a 60D Nail found in the top of a fence corner post in the East right-of-way line of F.M. Highway No. 973 at the Northwest corner of said Anderson (19.67 acre) tract, same being the Southwest corner of said Maxwell (7.18 acre) tract, and being the Southwest corner of the herein described tract, and from which a $\frac{1}{4}$ " iron rod found bears N 66 deg. 22' E 632 ft.,

THENCE with the East right-of-way line of F.M. Highway No. 973, N 30 deg. 57' 40" E 151.34 ft. to the PLACE OF BEGINNING and containing 7.18 acres of land.

SURVEYED: December 14, 2005
BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: B738026b

