

AUSTIN CITY CLERK

RECEIVED PETITION FOR CONSENT TO THE CREATION
OF MUNICIPAL UTILITY DISTRICT

2010 OCT 18 PM 2 23
TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUSTIN,
TEXAS:

The undersigned (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Austin, Texas (the "City"), for its written consent to the creation of a municipal utility district over the land described by metes and bounds on **Exhibit "A"**, which is attached hereto and incorporated herein for all purposes (the "Land"), and, in support thereof, would show the following:

I.

The name of the proposed district is PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 4 (the "District").

II.

The District is proposed to be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code.

III.

The District will contain approximately 345.581 acres of land, more or less, situated in Travis County, Texas. All of the land proposed to be included in the District is located within the extraterritorial jurisdiction of the City. All of the land proposed to be included may properly be included in the District.

IV.

Petitioner holds title to and is the owner of a majority in value of the holders of title of the Land as indicated by the tax rolls of the Travis County, Texas.

V.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes; the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District and to control, abate and amend local storm waters or other harmful excesses of waters; the provision of and construction, acquisition, maintenance and operation of parks and recreational facilities and the construction, acquisition, improvement, maintenance and operation of such other and

additional facilities, systems, plants and enterprises as may be consonant with any or all of the purposes for which the District is created.

VI.

There is a necessity for the above-described work, because there is not now available within the area, which will be developed for single family residential and commercial uses, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and adjacent areas require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, parks and recreational facilities and other facilities and systems. A public necessity, therefore, exists for the creation of the District in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, parks and recreational facilities and other systems to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been made to determine the cost of the proposed District's project, and it is now estimated by the Petitioner, from such information as it has available at this time, that such cost will be approximately \$71,100,000.

VIII.

Petitioner, by submission of this Petition, requests the City's consent to the creation of the District and to the inclusion of the Land within the District.

WHEREFORE, Petitioner prays that this petition be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting consent to the creation of the District and authorizing the inclusion of the Land within the District.

RESPECTFULLY SUBMITTED this 18th day of October, 2010.

CARMA EASTON INC., a Texas corporation

By: 

Name: Shaun E. Cranston, P.Eng.

Title: General Manager

Date: 10-18-2010

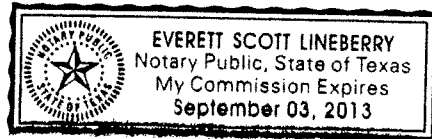
THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 18, 2010, by Shaun E. Cranston, P.Eng., General Manager of Carma Easton Inc., a Texas corporation, on behalf of said corporation.

(SEAL)





Notary Public, State of Texas

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

345.581 ACRES (DISTRICT FOUR)

PART 1, 306.331 ACRES

PART 2, 39.250 ACRES

A DESCRIPTION OF 345.581 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 73.453 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006229773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 31.022 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 16, 2006 AND RECORDED IN DOCUMENT NO. 2006245700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 29.293 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 21, 2006 AND RECORDED IN DOCUMENT NO. 2006225633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 28.461 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED SEPTEMBER 15, 2006 AND RECORDED IN DOCUMENT NO. 2006182621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 1.000 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 8, 2007 AND RECORDED IN DOCUMENT NO. 2007005138

OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 9.662 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 14, 2007 AND RECORDED IN DOCUMENT NO. 2007224638 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF SASSMAN ROAD (70' RIGHT-OF-WAY); SAID 345.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1, 306.331 ACRES:

BEGINNING at a calculated point in the east right-of-way line of Thaxton Road (50' right-of-way) for the northwest corner of said 73.453 acre tract, same being the west corner of a 2.76 acre tract described in a deed to Carl H. Dittmar, recorded in Volume 12562, Page 428 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found bears North 61°56'44" West, a distance of 0.44 feet;

THENCE with the north line of said 73.453 acre tract, same being the south line of said 2.76 acre tract, the following two (2) courses and distances:

1. South 61°56'44" East, a distance of 404.65 feet to a 1/2" rebar found;
2. North 27°52'53" East, a distance of 294.18 feet to a 1/2" rebar found for a north corner of said 73.453 acre tract, same being the east corner of said 2.76 acre tract, also being in the southwest line of a tract called 21 acres in a deed to Max F. Ehrlich, recorded in Volume 1945, Page 416 of the Deed Records of Travis County, Texas;

THENCE South 60°59'42" East, with the northeast line of said 73.453 acre tract, same being the southwest line of said 21 acre tract, a distance of 2857.05 feet to a 60D nail found for the northeast corner of said 73.453 acre tract, same being the south corner of said 21 acre tract, also being in the northwest line of said 29.293 acre tract;

THENCE North 27°46'44" East, with the northwest line of said 29.293 acre tract, same being the southeast line of said 21 acre tract, a distance of 1083.71 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road;

THENCE North 28°38'04" East, crossing Sassman Road, a distance of 70.04 feet to a calculated point for the north right-of-way line of Sassman Road, same being the southwest line of a 2.00 acre tract described in a deed to Anselmo Medina and spouse, Oralia Medina, recorded in Document No. 2002227115 of the Official Public Records of Travis County, Texas;

THENCE South 61°39'26" East, with the north right-of-way line of Sassman Road, same being the southwest line of said 2.00 acre tract, the southwest line of a 1.00 acre tract described in a deed to Gerald D. Shoulders and Rosemary Shoulders, recorded in Volume 12233, Page 1678 of the Real Property Records of Travis County, Texas, the southwest line of a 1.00 acre tract described in a deed to Amir Batoeinngi, recorded in Document No. 2008060410 of the Official Public Records of Travis County, Texas, and the southwest line of a 1.00 acre tract described in a deed to Abacu Perez and Felicitas Perez, recorded in Document No. 2006189910 of the Official Public Records of Travis County, Texas, a distance of 547.23 feet to a calculated point;

THENCE South 63°50'26" East, continuing with the north right-of-way line of Sassman Road, same being the southwest line of said 1.00 acre Perez tract, a distance of 14.13 feet to a 1/2" rebar found for the south corner of said 1.00 acre Perez tract, same being the west corner of said Lot A;

THENCE North 26°09'41" East, with the northwest line of said Lot A, same being the southeast line of said 1.00 acre Perez tract, a distance of 362.16 feet to a calculated point for the east corner of said 1.00 acre Perez tract, same being the south corner of said 20.005 acre tract;

THENCE North 61°26'42" West, with the southwest line of said 20.005 acre tract, same being the northeast line of said 1.00 acre Perez tract, a distance of 113.09 feet to a 1/2" rebar found for an angle point in the southwest line of said 20.005 acre tract, same being the north corner of said 1.00 acre Perez tract, also being in the southeast line of a 1.25 acre tract described in said deed to Amir Batoeinngi;

THENCE North 28°21'23" East, continuing with the southwest line of said 20.005 acre tract, same being the southeast line of said 1.25 acre tract, a distance of 106.07 feet to a 1/2" rebar found for the east corner of said 1.25 acre tract;

THENCE North $61^{\circ}29'11''$ West, continuing with the southwest line of said 20.005 acre tract, same being the northeast line of said 1.25 acre tract, and a 1.25 acre tract described in said deed to Gerald Shoulders, a distance of 417.23 feet to a 1" iron pipe found for the west corner of said 20.005 acre tract, same being the north corner of said 1.25 acre Shoulders tract, also being in the southeast line of a 20.022 acre tract described in a deed to Janie Diaz, recorded in Document No. 2006101103, said 20.022 acre tract being further described in Document No. 2001200503, both of the Official Public Records of Travis County, Texas;

THENCE North $27^{\circ}07'27''$ East, with the northwest line of said 20.005 acre tract, same being the southeast line of said 20.022 acre tract, a distance of 162.08 feet to a calculated point;

THENCE crossing said 20.005 acre tract, said Lot A, said 42.558 acre tract, Sassman Road, said 23.694 acre tract, said 7.602 acre tract, said 25.119 acre tract, said 55.222 acre tract, said 51.942 acre tract, said 60.921 acre tract, and said 98.656 acre tract, the following eleven (11) courses and distances:

1. South $61^{\circ}48'21''$ East, a distance of 672.64 feet to a calculated point;
2. South $28^{\circ}11'39''$ West, a distance of 1597.96 feet to a calculated point;
3. With a curve to the left, having a radius of 580.00 feet, a delta angle of $69^{\circ}45'07''$, an arc length of 706.10 feet, and a chord which bears South $06^{\circ}40'54''$ East, a distance of 663.29 feet to a calculated point;
4. South $41^{\circ}33'28''$ East, a distance of 274.95 feet to a calculated point;
5. With a curve to the right, having a radius of 500.00 feet, a delta angle of $96^{\circ}25'47''$, an arc length of 841.51 feet, and a chord which bears South $06^{\circ}39'26''$ West, a distance of 745.65 feet to a calculated point;
6. South $54^{\circ}52'19''$ West, a distance of 25.40 feet to a calculated point;
7. South $35^{\circ}07'41''$ East, a distance of 344.76 feet to a calculated point;
8. With a curve to the right, having a radius of 1000.01 feet, a delta angle of $40^{\circ}36'48''$, an arc length of 708.84 feet, and a chord which bears South $14^{\circ}49'17''$ East, a distance of 694.09 feet to a calculated point;
9. South $05^{\circ}29'07''$ West, a distance of 423.15 feet to a calculated point;
10. With a curve to the left, having a radius of 1800.01 feet, a delta angle of $68^{\circ}24'29''$, an arc length of 2149.12 feet, and a chord which bears South $28^{\circ}43'07''$ East, a distance of 2023.72 feet to a calculated point;

11. South 62°55'22" East, a distance of 149.13 feet to a calculated point in the west right-of-way line of F. M. 1625 (80' right-of-way), same being the southeast line of said 98.656 acre tract;

THENCE South 27°04'38" West, with the west right-of-way line of F. M. 1625, same being the southeast line of said 98.656 acre tract, a distance of 699.69 feet to a calculated point for the south corner of said 98.656 acre tract, same being the east corner of a 10.067 acre tract described in a deed to Carlos Yescas and Elvira Yescas, recorded in Document No. 2003084397 of the Official Public Records of Travis County, Texas;

THENCE North 62°25'04" West, with the southwest line of said 98.656 acre tract, same being the northeast line of said 10.067 acre tract, and the northeast line of Lot 6, Las Lomitas Subdivision, a subdivision of record in Document No. 200200226 of the Official Public Records of Travis County, Texas, at a distance of 0.11 feet passing a 1/2" rebar found, and continuing for a total distance of 1097.97 feet to a 1/2" rebar found in the northeast line of said Lot 6, for the southwest corner of said 98.656 acre tract, same being the southeast corner of said 60.921 acre tract;

THENCE North 62°26'10" West, with the southwest line of said 60.921 acre tract, same being the northeast line of said Lot 6 and Lot 15 Las Lomitas Subdivision, a distance of 1283.28 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 60.921 acre tract, same being the south corner of a 58 acre tract described in a deed to Fred J. Wende, recorded in Volume 11849, Page 396 of the Real Property Records of Travis County, Texas;

THENCE North 27°00'49" East, with the northwest line of said 60.921 acre tract, same being the southeast line of said 58 acre tract, a distance of 1221.01 feet to an 80D nail found for the east corner of said 58 acre tract, same being the south corner of said 55.222 acre tract;

THENCE North 60°57'25" West, with the southwest line of said 55.222 acre tract, same being the northeast line of said 58 acre tract, a distance of 1295.20 feet to a 60D nail found for the southwest corner of said 55.222 acre tract, same being the southeast corner of said 28.461 acre tract;

THENCE North 61°18'16" West, with the southwest line of said 28.461 acre tract, same being the northeast line of said 58 acre tract, a distance of 329.98 feet to a 1" iron pipe found for the southwest corner of said 28.461 acre tract, same being the southeast corner of said 29.293 acre tract;

THENCE North 61°30'47" West, with the southwest line of said 29.293 acre tract, same being the northeast line of said 58 acre tract, a distance of 331.97 feet to a 1/2" rebar found for the southwest corner of said 29.293 acre tract, same being the north corner of said 58 acre tract, also being in the southeast line of a 77.22 acre tract described in a

deed to William D. Wende, Fred J. Wende and Price T. Wende, recorded in Volume 12171, Page 455 of the Real Property Records of Travis County, Texas;

THENCE North 27°46'44" East, with the northwest line of said 29.293 acre tract, same being the southeast line of said 77.22 acre tract, the southeast line of a 32.892 acre tract described in a deed to Mark Alexander, recorded in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas, and the southeast line of a remaining portion of 29.94 acres described in a deed to Santana C. Urias, Jr., recorded in Volume 6132, Page 1217 of the Deed Records of Travis County, Texas, a distance of 1047.38 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of said remaining portion of 29.94 acres, same being the southeast corner of said 31.022 acre tract;

THENCE North 61°12'34" West, with the southwest line of said 31.022 acre tract, same being the northeast line of said remaining portion of 29.94 acres, and the northeast line of a 2.500 acre tract described in a deed to Cloe Bell Urias, recorded in Volume 9678, Page 891 of the Real Property Records of Travis County, Texas, at a distance of 3268.31 feet passing a 1/2" rebar found, and continuing for a total distance of 3268.82 feet to a calculated point in the east right-of-way line of Thaxton Road, for the west corner of said 31.022 acre tract, same being the north corner of said 2.500 acre tract;

THENCE North 28°02'32" East, with the east right-of-way line of Thaxton Road, with the northwest line of said 31.022 acre tract, a distance of 417.56 feet to a 1/2" rebar found for the north corner of said 31.022 acre tract, same being the west corner of a remaining portion of a 3.22 acre tract described in a deed to Carlin Ann Wilson, recorded in Volume 12562, Page 419 of the Real Property Records of Travis County, Texas, also being the west corner of an access easement described in Volume 12562, Page 407 of the Real Property Records of Travis County, Texas;

THENCE with the northeast line of said 31.022 acre tract, the following two (2) courses and distances:

1. South 61°16'30" East, with southwest line of said remaining portion of 3.22 acres, a distance of 406.03 feet to a 1/2" rebar with Chaparral cap found for the south corner of said remaining portion of 3.22 acres, same being the west corner of an 18.38 acre tract described in a deed to Consumer Solutions, LLC, recorded in Document No. 2010038770 of the Official Public Records of Travis County, Texas;
2. South 61°00'23" East, with the southwest line of said 18.38 acre tract, a distance of 1136.77 feet to a 1/2" rebar with cap found for the south corner of said 18.38 acre tract, same being the southwest corner of said 73.453 acre tract;

THENCE with the northwest line of said 73.453 acre tract, the following three (3) courses and distances:

1. North 27°53'08" East, with the southeast line of said 18.38 acre tract, a distance of 713.60 feet to a 1/2" rebar with cap found for the east corner of said 18.38 acre tract;
2. North 61°59'49" West, with the northeast line of said 18.38 acre tract, and the northeast line of a 3.20 acre tract described in a deed to James J. Williams, recorded in Volume 13116, Page 732 of the Real Property Records of Travis County, Texas, a distance of 1540.66 feet to a 1/2" rebar with Chaparral cap found in the east right-of-way line of Thaxton Road, for the north corner of said 3.20 acre tract;
3. North 28°02'32" East, with the east right-of-way line of Thaxton Road, a distance of 360.56 feet to the **POINT OF BEGINNING**, containing 306.331 acres of land, more or less.

PART 2, 39.250 ACRES:

BEGINNING at a 1/2" rebar with Chaparral cap found in the north right-of-way line of Sassman Road, for the southwest corner of said 232.233 acre tract, same being the southeast corner of a 174.4 acre tract described in a deed to Edward J. Gillen and wife, Mildred Gillen, recorded in Volume 1549, Page 268 of the Deed Records of Travis County, Texas;

THENCE North 27°21'05" East, with the west line of said 232.233 acre tract, same being the east line of said 174.4 acre tract, a distance of 1257.11 feet to a calculated point;

THENCE crossing said 232.233 acre tract, the following two (2) courses and distances:

1. South 36°26'06" East, a distance of 1284.36 feet to a calculated point;
2. With a curve to the left, having a radius of 1490.63 feet, a delta angle of 26°48'48", an arc length of 697.59 feet, and a chord which bears South 52°29'28" East, a distance of 691.24 feet to a calculated point in the east line of said 232.233 acre tract, same being the west line of said 20.022 acre tract;

THENCE South 26°53'42" West, with the west line of said 20.022 acre tract, same being the east line of said 232.233 acre tract and the east line of said 9.662 acre tract, a distance of 621.23 feet to a 1/2" rebar with 5418 cap found in the north right-of-way line of Sassman Road, for the southeast corner of said 9.662 acre tract, same being the southwest corner of said 20.022 acre tract;

THENCE South 29°00'48" West, crossing Sassman Road, a distance of 70.00 feet to a calculated point in the south right-of-way line of Sassman Road, same being the north line of said 21 acre tract;


THENCE North 60°59'12" West, with the south right-of-way line of Sassman Road,

same being the north line of said 21 acre tract, a distance of 1838.40 feet to a calculated point;

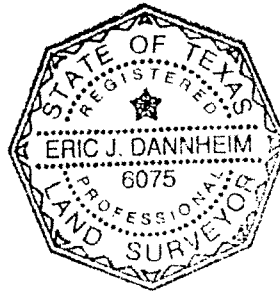
THENCE North 29°00'48" East, crossing Sassman Road, a distance of 70.00 feet to the **POINT OF BEGINNING**, containing 39.250 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 20, 2006 through July 29, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX4.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

 9/17/2010

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

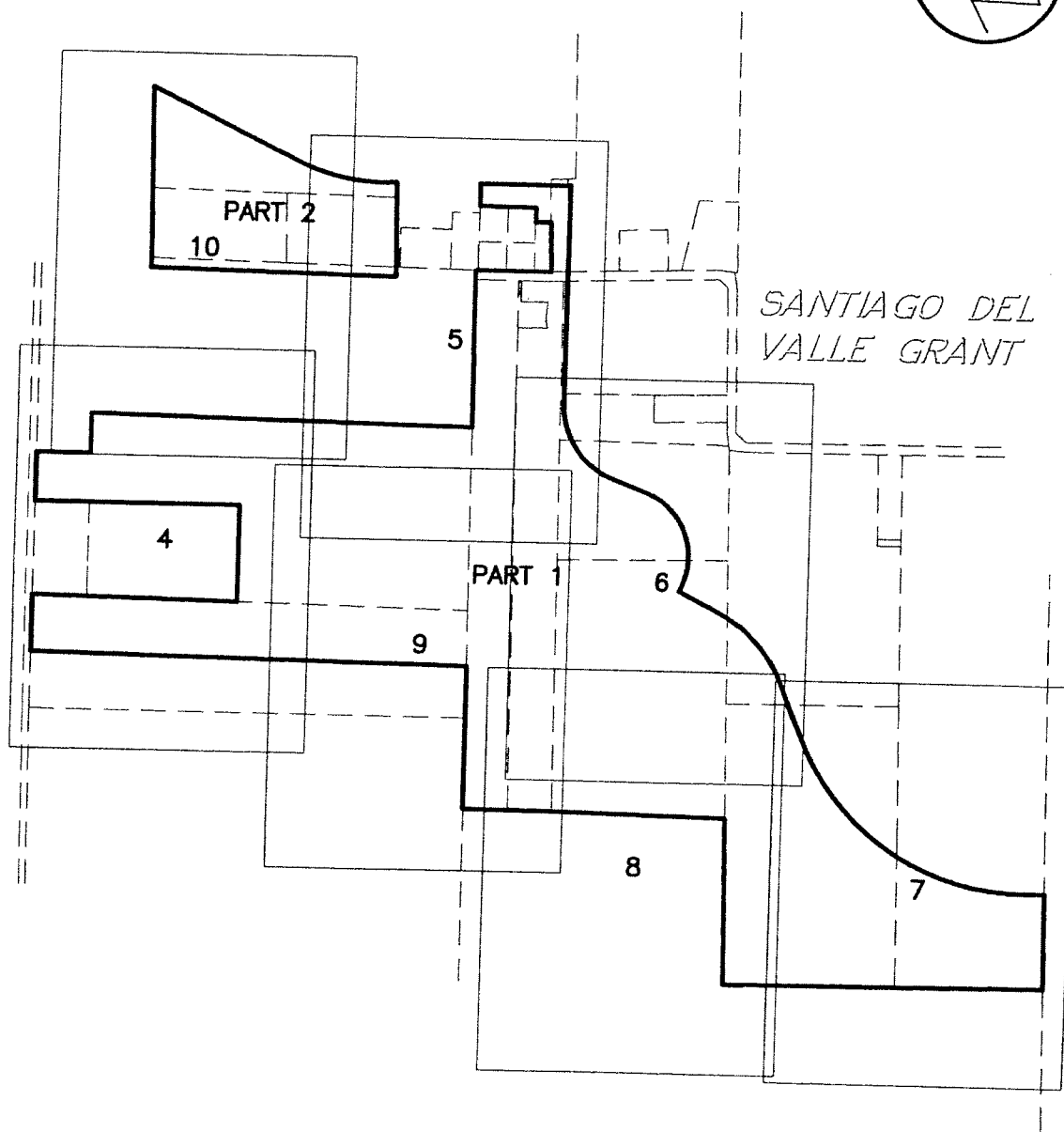
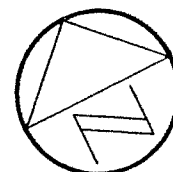


SKETCH TO ACCOMPANY A DESCRIPTION OF 345.581 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 73.453 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006229773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 31.022 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 16, 2006 AND RECORDED IN DOCUMENT NO. 2006245700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 29.293 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 21, 2006 AND RECORDED IN DOCUMENT NO. 2006225633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 28.461 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED SEPTEMBER 15, 2006 AND RECORDED IN DOCUMENT NO. 2006182621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 1.000 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 8, 2007 AND RECORDED IN DOCUMENT NO. 2007005138 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 9.662 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 14, 2007 AND RECORDED IN DOCUMENT NO. 2007224638 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF SASSMAN ROAD (70' RIGHT-OF-WAY).

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 10

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 10

Chaparral

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	69°45'07"	580.00'	404.25'	706.10'	663.29'	S06°40'54"E
C2	96°25'47"	500.00'	559.51'	841.51'	745.65'	S06°39'26"W
C3	40°36'48"	1000.01'	370.05'	708.84'	694.09'	S14°49'17"E
C4	68°24'29"	1800.01'	1223.47'	2149.12'	2023.72'	S28°43'07"E
C5	26°48'48"	1490.63'	355.30'	697.59'	691.24'	S52°29'28"E

LOT A
 (A) HARRY REININGER SUBDIVISION
 (65/47)

(B) 1.00 ACRE
 ABACU PEREZ AND
 FELICITAS PEREZ
 (2006189910)

(C) 1.00 ACRES & 1.25 ACRES
 AMIR BATOEINNGI
 (2008060410)

(D) 1.00 ACRES & 1.25 ACRES
 GERALD D. SHOULDERS AND
 ROSEMARY SHOULDERS
 (12233/1678)

(E) 2.00 ACRES
 ANSELMO MEDINA AND
 SPOUSE, ORALIA MEDINA
 (2002227115)

(F) 1.000 ACRE
 JONA ACQUISITION INC.
 (2007005138)

LINE TABLE		
No.	BEARING	LENGTH
L1	N61°56'44"W	0.44'
L2	S61°56'44"E	404.65'
L3	N27°52'53"E	294.18'
L4	N28°38'04"E	70.04'
L5	S63°50'26"E	14.13'
L6	N26°09'41"E	362.16'
L7	N61°26'42"W	113.09'
L8	N28°21'23"E	106.07'
L9	N27°07'27"E	162.08'
L10	S54°52'19"W	25.40'
L11	S35°07'41"E	344.76'
L12	S62°55'22"E	149.13'
L13	N61°18'16"W	329.98'
L14	N61°30'47"W	331.97'
L15	S61°16'30"E	406.03'
L16	S26°53'42"W	621.23'
L17	S29°00'48"W	70.00'
L18	N29°00'48"E	70.00'

THIS DOCUMENT WAS PREPARED
 UNDER 22 TAC §663.21, DOES NOT
 REFLECT THE RESULTS OF AN ON
 THE GROUND SURVEY, AND IS NOT
 TO BE USED TO CONVEY OR
 ESTABLISH INTERESTS IN REAL
 PROPERTY EXCEPT THOSE RIGHTS
 AND INTERESTS IMPLIED OR
 ESTABLISHED BY THE CREATION OR
 RECONFIGURATION OF THE BOUNDARY
 OF THE POLITICAL SUBDIVISION FOR
 WHICH IT WAS PREPARED.

LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- CHAP● 1/2" REBAR WITH CHAPARRAL CAP FOUND
- CAP● 1/2" REBAR WITH CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND (TYPE NOTED)
- △ CALCULATED POINT

DATE OF SURVEY: 7/29/2008
 PLOT DATE: 9/17/2010
 DRAWING NO.: 500-001-BD-EX4
 PROJECT NO.: 500-001
 DRAWN BY: EJD
 SHEET 3 OF 10

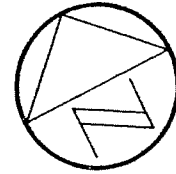
BEARING BASIS: GRID AZIMUTH FOR TEXAS
 CENTRAL ZONE, 1983/93 HARN VALUES
 FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 500-001-BD-EX4

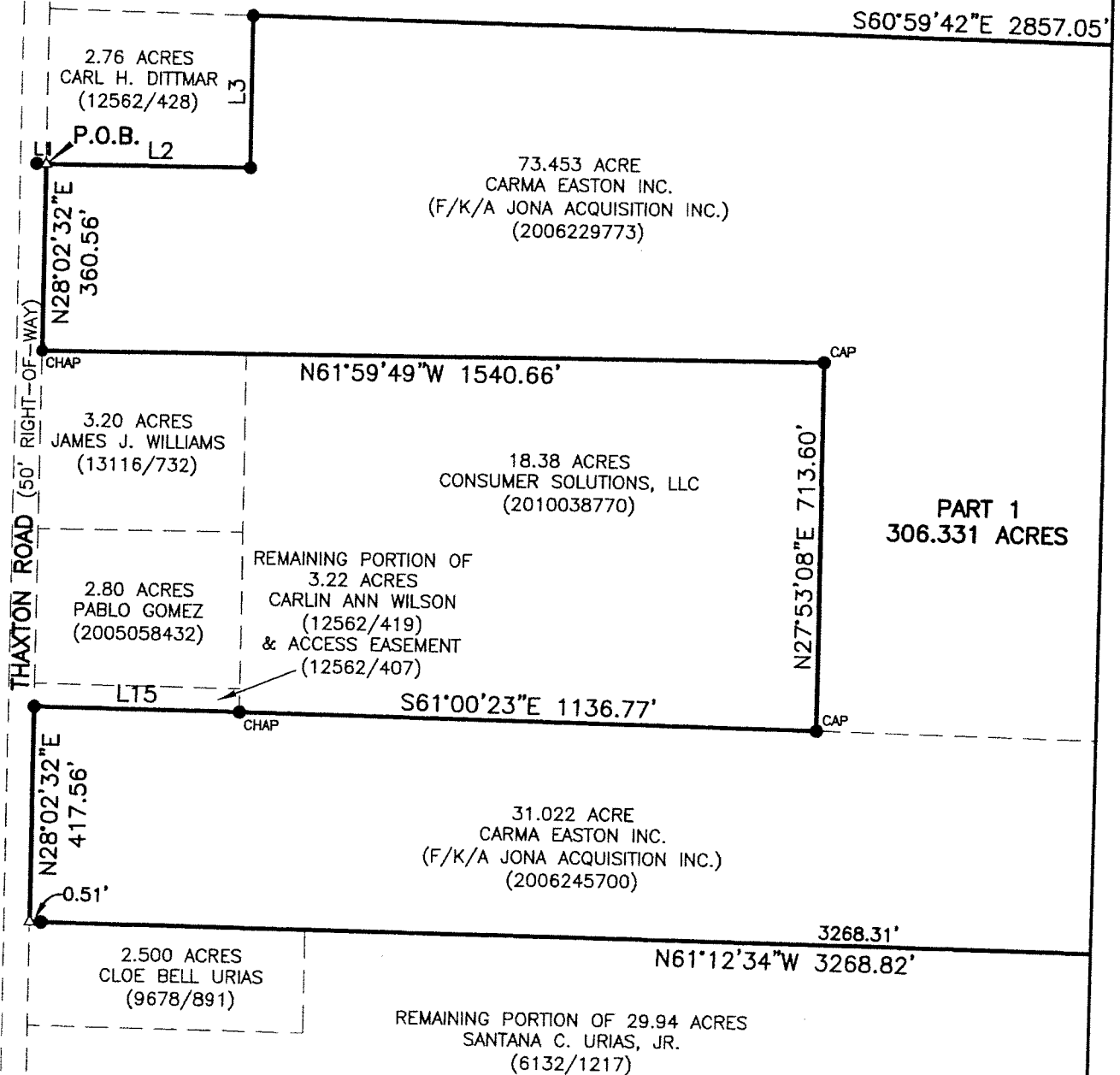
Chaparral

SANTIAGO DEL
VALLE GRANT

CALLED 21 ACRES
MAX F. EHRLICH
(1945/416)



1"=300'



DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 10

Chaparral

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

20.022 ACRES
JANIE DIAZ
(CONVEYED 2006101103)
(DESCRIBED 2001200503)

20.005 ACRES
JOHN T. HALDENSTEIN &
JOSHUA N. HALDENSTEIN,
(2000203669)

9.662 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007224638)

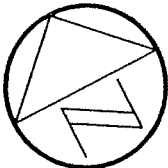
LOT 1
HACKBERRY HILL
ESTATES
SECTION ONE
81/241

42.558 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008083861)

SASSMAN ROAD

(70' RIGHT-OF-WAY)

SANTIAGO DEL
VALLE GRANT



1"=300'

CALLLED 21 ACRES
MAX F. EHRLICH
(1945/416)

PART 1
306.331 ACRES

S28°11'39"W 1597.96'

23.694 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060710)

7.6
CARMA
(F/K/A JONA
(200

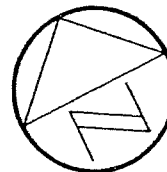
73.453 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006229773)

29.293 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006225633)

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 10

Chaparral



1"=300'

7.602 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060704)

C1

S41°33'28"E
274.95'

25.119 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060707)

C2

51.942 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006233636)

L10

L11

PART 1
306.331 ACRES

55.222 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060712)

C3

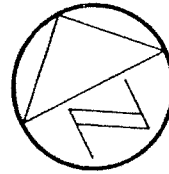
SANTIAGO DEL
VALLE GRANT

S05°29'01"
423.15'

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 6 OF 10

Chaparral



1"=300'

SANTIAGO DEL VALLE GRANT

98.656 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006204344)

60.921 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006239174)

PART 1
306.331 ACRES

F. M. 1625 (80' RIGHT-OF-WAY WIDTH)

L12

0.11'

S27°04'38"W 699.69'

1097.86'

N62°25'04"W 1097.97'

N62°26'10"W 1283.28'

LOT 6
LAS LOMITAS SUBDIVISION
(200200226)

10.067 ACRES
CARLOS YESCAS &
ELVIRA YESCAS
(2003084397)

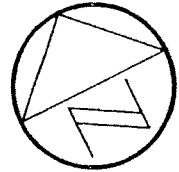
DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 7 OF 10

Chaparral

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

55.222 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060712)

PART 1
306.331 ACRES



1"=300'

60.921 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006239174)

14

1"

L13

60D

N60°57'25"W 1295.20'

80D

SANTIAGO DEL
VALLE GRANT

58 ACRES
FRED J. WENDE
(11849/396)

N27°00'49"E 1221.01'

CHAP

LOT 15
LAS LOMITAS SUBDIVISION
(200200226)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 10

Chaparral

PART 1
306.331 ACRES

73.453 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006229773)

*SANTIAGO DEL
VALLE GRANT*

31.022 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006245700)

REMAINING PORTION OF 29.94 ACRES
SANTANA C. URIAS, JR.
(6132/1217)

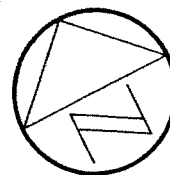
32.892 ACRES
MARK ALEXANDER
(11513/1451)

77.22 ACRES
WILLIAM D. WENDE
FRED J. WENDE
PRICE T. WENDE
(12171/455)

29.293 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006225633)

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

58 ACRES
FRED J. WENDE
(11849/396)



1"=300'

CHAP

N27°46'44"E 1047.38'

L14

L13

600

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 9 OF 10

Chaparral

PORTION OF
174.4 ACRES
EDWARD J. GILLEN
AND WIFE,
MILDRED GILLEN
1549/268

N27°21'05"E 1257.11'

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

S36°26'06"E 1284.36'

C5

PART 2
39.250 ACRES

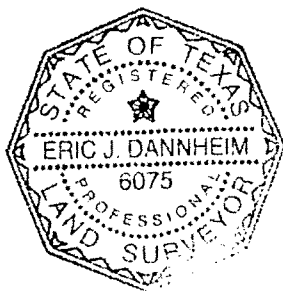
9.662 ACRES
CARMA EASTON
(F/K/A JONA ACQUISITION INC.)
(20072246)

P.O.B.

18 CHAP

SASSMAN ROAD (70' RIGHT-OF-WAY)

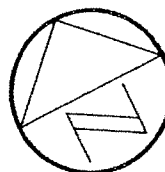
N60°59'12"W 1838.40'



Em
9/17/2010

SANTIAGO DEL
VALLE GRANT

CALLED 21 ACRES
MAX F. EHRLICH
(1945/416)



1"=300'

S60°59'42"E 2857.05'

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 10 OF 10

73.4'
RMA I

Chaparral

PART 1
306.331 ACRES