

FIRST TRACT - 720.91 ACRES

## FIELD NOTES

FOR FIRST OF TWO TRACTS

LOST CREEK MUNICIPAL UTILITY DISTRICT BOUNDARY

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE PATTERSON MOORE SURVEY NO. 84, THE JOSEPH FESSENDEN SURVEY NO. 75, THE JOHN L. BRAY SURVEY NO. 72, THE JOHN SWESEY SURVEY NO. 506, THE ALEX EANES SURVEY NO. 507, THE ALEX EANES SURVEY NO. 508 AND THE JACOB STANDEFORD SURVEY NO. 100, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 274.71 ACRE TRACT OF LAND AS CONVEYED TO MUTUAL SAVINGS INSTITUTION BY DEED RECORDED IN VOLUME 3746, PAGE 1307 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT AS CONVEYED TO LOST CREEK DEVELOPERS BY DEED RECORDED IN VOLUME 4221, PAGE 211 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF LOST CREEK SECTIONS ONE AND TWO, AS RECORDED IN PLAT BOOK 61, PAGE 60 AND PLAT BOOK 74, PAGE 89, RESPECTIVELY, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, 64.08 ACRES BEING A PORTION OF TRACT ONE, AND 4.549 ACRES BEING ALL OF TRACT TWO, AS CONVEYED TO MUTUAL SAVINGS INSTITUTION, BY DEED RECORDED IN VOLUME 5168, PAGE 711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 0.29 ACRES AS CONVEYED TO LOST CREEK DEVELOPERS BY DEED RECORDED IN VOLUME 4837, PAGE 1137 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A 97.95 ACRE TRACT AND A 37.22 ACRE OF LAND AS CONVEYED TO THE LOST CREEK COMPANY BY DEED RECORDED IN VOLUME 5680, PAGE 1319 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, 228.875 ACRES OF LAND AS CONVEYED TO LOST CREEK COMPANY BY DEED RECORDED IN VOLUME 5683, PAGE 841 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND 13.84 ACRES OF LAND AS CONVEYED TO FRANK DOUGLASS, TRUSTEE, BY DEED RECORDED IN VOLUME 4173, PAGE 447 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found at the Northwest corner of the Lost Creek Company Tract as recorded in Volume 5680, Page 1319 of the Deed Records of Travis County, Texas, being a Southerly corner of Lot 39A, and an Easterly corner of Lot 40A of the Resub. of Lots 38 through 42, Camelot Section Three, as recorded in Plat Book 54, Page 58 of the Plat Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along a Northerly line of the said Lost Creek Company Tract, being the South line of Camelot Section One, Camelot Section Two and Camelot Section Three, as recorded in Plat Book 33, Page 50, Plat Book 39, Page 20 and Plat Book 46, Page 11, respectively, the following courses:

S 80° 35' E for a distance of 2422.23 feet to an iron pin found

S 79° 17' E for a distance of 204.53 feet to an iron pin found at a Northerly corner of the said Lost Creek Company Tract, being at the Northwest corner of that certain 9.72 acre tract of land as conveyed to Lundgren & Maurer by Deed recorded in Volume 4871, Page 2147 of the Deed Records of Travis County, Texas, being at the most Southerly corner of Lot 11 of the said Camelot Section One, for a Northerly corner hereof;

THENCE along the West line of the said 9.72 acre Lundgren & Maurer Tract, S 27° 29' W for a distance of 279.58 feet to an iron pin found at the Southwest corner of the said 9.74 acre Lundgren & Maurer Tract, being at the Northwest corner of that certain 39.75 acre tract of land as conveyed to Dan Marshall, II, et.al, by Deed recorded in Volume 3911, Page 884 of the Deed Records of Travis County, Texas;

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THENCE along the West line of the said 39.75 acre Marshall Tract,  
S 03° 04' E for a distance of 692.50 feet to an iron pin found;  
S 06° 21' W for a distance of 283.80 feet to an iron pin found and  
S 12° 55' W for a distance of 232.05 feet to an iron pin found at  
the Southwest corner of the said 39.75 acre Marshall Tract for  
an inside corner hereof;

THENCE along the South line of the said 39.75 acre Marshall Tract,  
for the following courses:

S 73° 31' E for a distance of 441.02 feet to an iron pin found

N 51° 28' E for a distance of 536.30 feet to an iron pin found

N 87° 47' E for a distance of 286.15 feet to an iron pin found

S 78° 58' E for a distance of 675.80 feet to an iron pin found  
at the Southeast corner of the said 39.75 acre Marshall Tract,  
for an inside corner hereof;

THENCE along the East line of the said 39.75 acre Marshall Tract,  
N 09° 02' E for a distance of 275 feet to an iron pin found and  
N 02° 09' W for a distance of 556.60 feet to an iron pin found at  
the Northeast corner of the said 39.75 acre Marshall Tract, being  
at a Northerly corner of the said Lost Creek Company Tract,  
being in the Southwesterly line of Loop 360, for a Northerly corner  
hereof;

THENCE along the Southwesterly line of the said Loop 360, S 33° 30' E  
for a distance of 1175.21 feet to an iron pipe found at the Northeast  
corner of that certain tract of land designated as Tract Two as  
conveyed to Mutual Savings Institution by Deed recorded in Volume  
5168, Page 711 of the Deed Records of Travis County, Texas;

THENCE along the East line of the said Mutual Savings Institution  
Tract Two, being the Westerly r.o.w. line of Loop 360, S 33° 35' E  
for a distance of 268.62 feet to an iron pin set at the Southeast  
corner of the said Mutual Savings Institution Tract Two, being at  
the Northeast corner of that certain portion of Lost Creek Boulevard  
as recorded in Volume 4411, Page 1258 of the Deed Records of Travis  
County, Texas, for the Southeast corner hereof;

THENCE along the South line of the said Mutual Savings Institution  
Tract Two, being the North r.o.w. line of the said Lost Creek  
Boulevard, S 56° 25' W for a distance of 300.87 feet to an iron pin  
set at a point of curve;

THENCE along a curve to the right whose radius is 266.34 feet and  
whose chord bears N 89° 35' W for a distance of 297.87 feet to an  
iron pin set;

THENCE continuing along the South line of the said Mutual Savings  
Institution Tract Two, being the North r.o.w. line of Lost Creek  
Boulevard, N 65° 08' W for a distance of 30.15 feet to an iron pin  
set at a point of curve;

THENCE along a curve to the right whose radius is 300.59 feet and  
whose chord bears N 49° 43' W for a distance of 61.45 feet to an  
iron pin set at the Southwest corner of the said Mutual Savings  
Institution Tract Two, being in the Easterly line of the Lost  
Creek Company Tract, as recorded in Volume 5680, Page 1319 of the  
Deed Records of Travis County, Texas;

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11800 0342

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THENCE along the Southerly line of the herein described tract of land, along a curve to the right whose radius is 300.59 feet and whose chord bears N 39° 44' W for a distance of 43.24 feet to an iron pin set at a point of tangency;

THENCE N 35° 36' W for a distance of 255.22 feet to an iron pin set at a point of curve;

THENCE along a curve to the left whose radius is 614.95 feet and whose chord bears N 45° 28' W for a distance of 210.75 feet to an iron pin set at a point of tangency;

THENCE N 55° 20' W for a distance of 191.92 feet to an iron pin set at a point of curve;

THENCE along a curve to the left whose radius is 517.98 feet and whose chord bears N 67° 09' W for a distance of 212.14 feet to an iron pin set at a point of tangency; said point being 1 foot South of the South line of the said 39.75 acre Marshall Tract;

THENCE along a line 1 foot South of and parallel to the said Marshall Tract, N 78° 58' W for a distance of 79.18 feet to an iron pin set at a point of curve;

THENCE along a curve to the left whose radius is 902.08 feet and whose chord bears N 85° 35' W for a distance of 208.15 feet to an iron pin set at a point of tangency said point being 1 foot South of the South line of the said 39.75 acre Marshall Tract;

THENCE along a line 1 foot South of and parallel to the said Marshall Tract, S 87° 47' W for a distance of 67.94 feet to an iron pin set at a point of curve;

THENCE along a curve to the left whose radius is 345.05 feet and whose chord bears S 69° 38' W for a distance of 215.07 feet to an iron pin set at a point of tangency; said point being 1 foot South of the South line of the said Marshall Tract;

THENCE along a line 1 foot South of and parallel to the said Marshall Tract, S 51° 28' W for a distance of 479.75 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose radius is 300 feet and whose chord bears S 81° 53' W for a distance of 303.77 feet to an iron pin set at a point of tangency;

THENCE N 67° 42' W for a distance of 490.02 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose radius is 301.30 feet and whose chord bears N 62° 44' W for a distance of 52.26 feet to an iron pin set at a point of reverse curve;

THENCE along a curve to the left whose radius is 362.50 feet and whose chord bears N 78° 21' W for a distance of 255.09 feet to an iron pin set at a point of tangency;

THENCE S 81° 03' W for a distance of 337.50 feet to an iron pin at the Southeast corner of the 97.95 acre tract as conveyed to the Lost Creek Company by Deed recorded in Volume 5680, Page 1319 of the Deed Records of Travis County, Texas, being at the most Easterly corner of Lot 15, Block 6, Lost Creek Section One, as recorded in Plat Book 61, Page 60 of the Plat Records of Travis County, Texas, for a corner hereof;

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THENCE S 53° 44' E for a distance of 49.85 feet to a nail set;  
THENCE S 67° 09' E for a distance of 8.83 feet for a corner hereof;  
THENCE S 81° 07' W for a distance of 535.05 feet for a corner hereof;  
THENCE S 47° 34' W for a distance of 899.00 feet for a corner hereof;  
THENCE S 50° 05' W for a distance of 500.04 feet for a corner hereof;  
THENCE S 16° 07' W for a distance of 71.59 feet for a corner hereof;  
THENCE N 50° 05' E for a distance of 560.31 feet for a corner hereof;

THENCE N 47° 34' E for a distance of 350.00 feet to an iron stake  
at a Westerly corner of the 228.873 acre tract of land as conveyed  
to the Lost Creek Company by Deed recorded in Volume 5683, Page  
841 of the Deed Records of Travis County, Texas, being in the  
Southeast line of Lost Creek Boulevard;

THENCE with the Southeast line of Lost Creek Boulevard, the  
following courses:

N 47° 30' E for a distance of 449.84 feet to an iron pin at  
a point of curve;

THENCE along a curve to the right whose radius is 291.74 feet and  
whose chord bears N 64° 17' E for a distance of 168.40 feet to  
an iron pin at a point of tangency;

THENCE N 81° 03' E for a distance of 730.26 feet to an iron pin  
at a point of curve;

THENCE along a curve to the right whose radius is 282.50 feet and  
whose chord bears S 78° 21' E for a distance of 198.79 feet to an  
iron pin set at a point of reverse curve;

THENCE along a curve to the left whose radius is 381.30 feet and  
whose chord bears S 62° 44' E for a distance of 66.13 feet to an  
iron pin set at a point of tangency;

THENCE S 67° 42' E for a distance of 490.02 feet to an iron pin set  
at a point of curve;

THENCE along a curve to the left whose radius is 380 feet and whose  
chord bears N 81° 53' E for a distance of 384.78 feet to an iron  
pin set at a point of tangency;

THENCE N 51° 28' E for a distance of 479.75 feet to an iron pin set  
at a point of curve;

THENCE along a curve to the right whose radius is 265.05 feet and  
whose chord bears N 69° 38' E for a distance of 165.20 feet to  
an iron pin set at a point of tangency;

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THENCE N 87° 47' E for a distance of 67.94 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose radius is 822.08 feet and whose chord bears S 85° 35' E for a distance of 189.69 feet to an iron pin set at a point of tangency;

THENCE S 78° 58' E for a distance of 79.18 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose radius is 437.98 feet and whose chord bears S 67° 09' E for a distance of 179.38 feet to an iron pin set at a point of tangency;

THENCE S 55° 20' E for a distance of 191.92 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose radius is 534.95 feet and whose chord bears S 45° 28' E for a distance of 183.33 feet to an iron pin set at a point of tangency;

THENCE S 35° 36' E for a distance of 255.22 feet to an iron pin set at a point of curve;

THENCE along a curve to the left whose radius is 380.59 feet and whose chord bears S 41° 39' E for a distance of 80.23 feet to an iron pin set;

THENCE continuing along a curve to the left whose radius is 380.59 feet and whose chord bears S 51° 38' E for a distance of 52.34 feet to an iron pin set;

THENCE continuing along the Easterly r.o.w. line of the said Lost Creek Boulevard, S 46° 02' E for a distance of 30.15 feet to an iron pin set at a point of curve;

THENCE continuing along the Easterly r.o.w. line of the said Lost Creek Boulevard along a curve to the left whose radius is 356.34 feet and whose chord bears S 89° 35' E for a distance of 398.53 feet to an iron pin set;

THENCE continuing along the Southerly r.o.w. line of Lost Creek Boulevard, N 56° 25' E for a distance of 300.87 feet to an iron pin set at the intersection of the South r.o.w. line of Lost Creek Boulevard with the Southerly r.o.w. line of Loop 360, for the most Northerly corner hereof;

THENCE along the Southwesterly r.o.w. line of the said Loop 360, S 33° 35' E for a distance of 231.62 feet to a monument found; S 26° 28' E for a distance of 201.60 feet to a monument found and S 33° 35' E for a distance of 204.15 feet to an iron stake at the Northeast corner of the said Mutual Savings Tract, being the Northwest corner of the said 13.84 acre tract as conveyed to Frank Douglass, Trustee, by Deed recorded in Volume 4173, Page 447 of the Deed Records of Travis County, Texas;

THENCE continuing with the Southwesterly r.o.w. line of Loop 360, S 33° 25' E for a distance of 346.00 feet to a concrete monument found; S 37° 56' E for a distance of 200.00 feet to a concrete monument found; S 33° 25' E for a distance of 1121.00 feet to a concrete monument found at the most Easterly corner of the said 13.84 acre tract for the most Easterly corner hereof;

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THENCE with the South line of the said 13.84 acre tract, N 62° 46' W for a distance of 1492.7 feet to an iron pin found at the Southwest corner of the said 13.84 acre tract, being in the East line of the said Mutual Savings Institution Tract, for an inside corner hereof, being the Northwest corner of a country lane;

THENCE continuing along the Easterly line of the said Mutual Savings Institution Tract One, S 30° 42' W for a distance of 20.46 feet to an iron pin found in the South line of the said lane, being at the Northwest corner of that certain 4 acre tract of land as conveyed to Kenneth Oehler, by Deed recorded in Volume 4552, Page 1457 of the Deed Records of Travis County, Texas;

THENCE continuing along the Easterly line of the said Mutual Savings Institution Tract One, and the West line of the said Oehler Tract, S 29° 23' W for a distance of 281.97 feet to a monument found at the Northwest corner of that certain 4 acre tract of land as conveyed to Christie Sarris by Deed recorded in Volume 4404, Page 2346 of the Deed Records of Travis County, Texas, being the most Easterly corner of the said 228.873 acre Lost Creek Company tract;

THENCE continuing along the Easterly line of the said Lost Creek Company and the West line of the said Sarris Tract, as found fenced and used upon the ground, S 29° 23' W for a distance of 300.30 feet to a monument found at the Southeast corner of the said Sarris Tract, being at the Northwest corner of that certain 9.15 acre tract of land as conveyed to L. Barclay by Deed recorded in Volume 692, Page 526 of the Deed Records of Travis County, Texas;

THENCE continuing along the Easterly line of the said Lost Creek Company Tract, as found fenced and used upon the ground, S 29° 35' W for a distance of 1011.43 feet to an iron pin found at a Southeasterly corner of the said Lost Creek Company Tract, being at the Southwest corner of that certain 4.00 acre tract of land as conveyed to M. L. Obrien by Deed recorded in Volume 1969, Page 68 of the Deed Records of Travis County, Texas, being in the North line of that certain 50.46 acre tract of land as conveyed to Wilbur A. Foster by Deed recorded in Volume 4428, Page 2054 of the Deed Records of Travis County, Texas, for a Southeasterly corner hereof;

THENCE along the Southeasterly line of the said Lost Creek Company Tract and the North line of the said 40.46 acre Foster tract, as found fenced and used upon the ground, N 61° 25' W for a distance of 468.75 feet to a nail found at the Northwest corner of the said 50.46 acre Foster tract, for an inside corner hereof;

THENCE leaving the South line of the Lost Creek Company Tract and continuing along the Southeasterly line of the said Mutual Savings Institution Tract One, being the West line of the said 50.46 acre Foster tract as found fenced and used upon the ground, for the following courses:

S 28° 19' W for a distance of 276.55 feet to an iron pin set

S 28° 18' W for a distance of 442.13 feet

S 27° 56' W for a distance of 241.01 feet

S 28° 35' W for a distance of 138.44 feet to an iron pin found at a Southeasterly corner of the said Mutual Savings Institution Tract One, being at the Northeast corner of that certain 30.00

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acre tract of land as conveyed to Wilbur Foster by Deed recorded in Volume 4867, Page 2274 of the Deed Records of Travis County, Texas for a Southeasterly corner hereof;

THENCE continuing along the Southeasterly line of the said Mutual Savings Institution Tract One, being the North line of the said 30.00 acre Wilbur Foster Tract, N 61° 52' W for a distance of 1906.33 feet to an iron pin found at the Northwest corner of the said 30.00 acre Wilbur Foster Tract, being at an inside corner of the said Mutual Savings Institution Tract One, being in the East line of the Lost Creek Company 228.875 acre tract for an inside corner hereof;

THENCE continuing along the Southeasterly line of the said Lost Creek Company Tract, being the West line of the said 30.00 acre Wilbur Foster Tract, S 29° 51' W for a distance of 16.44 feet to an iron pin set and S 31° 43' W for a distance of 489.66 feet to an iron pin found at a Southeasterly corner of the said Lost Creek Company Tract, being at the most Easterly corner of that certain 22.70 acre tract of land as conveyed to Lost Creek Developers by Deed recorded in Volume 4905, Page 139 of the Deed Records of Travis County, Texas, for a Southeasterly corner hereof;

THENCE along the Northerly line of the said 22.70 acre Lost Creek Developers Tract, for the following courses:

N 58° 06' W for a distance of 168.02 feet to an iron pin found  
N 68° 51' W for a distance of 155.21 feet to an iron pin found  
N 87° 10' W for a distance of 199.43 feet to an iron pin found  
N 66° 26' W for a distance of 113.68 feet to an iron pin found  
N 89° 33' W for a distance of 138.07 feet to an iron pin found  
S 85° 30' W for a distance of 141.01 feet to an iron pin found  
N 80° 48' W for a distance of 76.29 feet to an iron pin found  
S 50° 11' W for a distance of 305.58 feet to an iron pin found  
S 60° 48' W for a distance of 74.19 feet to a nail set in the Northeasterly line of Lot 42, Block 14, Lost Creek Section 1, a subdivision in Travis County, Texas, as recorded in Plat Book 61, Page 60 of the Plat Records of Travis County, Texas, for a Southwesterly corner of the said Lost Creek Company Tract;

THENCE along the Easterly and Southerly line of the said Lost Creek Section 1, for the following courses:

S 19° 01' E for a distance of 69.73 feet  
S 43° 07' W for a distance of 592.60 feet  
S 48° 29' W for a distance of 330.00 feet  
S 67° 10' W for a distance of 389.00 feet  
N 47° 54' W for a distance of 370.00 feet  
N 28° 30' W for a distance of 1073.56 feet  
N 08° 00' W for a distance of 778.11 feet

N 30° 07' W for a distance of 489.84 feet to an iron pin at the Northwest corner of Lost Creek Section 1, being the Southwest corner of Lost Creek, Section 2, as recorded in Plat Book 74, Page 89 of the Plat Records of Travis County, Texas;

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TRAVIS COUNTY, TEXAS  
11800 0347

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THENCE with the West line of Lost Creek, Section 2, the following courses:

N 30° 00' W for a distance of 273.23 feet to an iron pin found  
N 39° 00' W for a distance of 354.04 feet to an iron pin found  
N 39° 19' W for a distance of 232.42 feet to an iron pin found  
S 50° 50' W for a distance of 149.89 feet to an iron pin found  
N 40° 34' W for a distance of 402.13 feet to an iron pin found  
N 64° 48' W for a distance of 125.00 feet to an iron pin found  
N 04° 01' E for a distance of 340.19 feet to an iron pin found  
at the Northwest corner of Lost Creek Section 2;

THENCE continuing with the West line of the Lost Creek Developers Tract, N 04° 03' E for a distance of 223.69 feet to an iron pipe found, and N 01° 04' E for a distance of 127.85 feet to an iron pin at the most Westerly corner of the Lost Creek Developers Tract for the most Westerly corner hereof;

THENCE with the Northwest line of the Lost Creek Developers Tract, N 50° 48' E for a distance of 1154.39 feet to an iron pin found and N 46° 59' E for a distance of 1386.71 feet to an iron pin at the most Northerly corner of the Lost Creek Developers Tract, being in the South line of Tract One of the William J. Darilek Subdivision, as recorded in Plat Book 65, Page 72 of the Plat Records of Travis County, Texas, for the Northwest corner hereof;

THENCE with the Northeast line of the Lost Creek Developers Tract, and the Southwest line of the Darilek Subdivision, the following courses:

S 51° 57' E for a distance of 99.52 feet to an iron pin found  
S 54° 35' E for a distance of 49.67 feet to an iron pin found  
S 61° 29' E for a distance of 281.98 feet to an iron pin found at the most Southerly corner of the said Darilek Subdivision, being the Southwest corner of that certain 0.562 acre tract of land as conveyed to Lost Creek Developers by Deed recorded in Volume 4674, Page 2348 of the Deed Records of Travis County, Texas;

THENCE continuing S 61° 51' E for a distance of 180.31 feet to an iron pin found at the Southeast corner of the Lost Creek Developers Tract as recorded in Volume 4674, Page 2348 of the Deed Records of Travis County, Texas, being the Southwest corner of the said 97.95 acre tract as conveyed to the Lost Creek Company by Deed recorded in Volume 5680, Page 1319 of the Deed Records of Travis County, Texas, for an inside corner hereof;



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PAGE NINE

THENCE along the East line of that certain tract of land as conveyed to Lost Creek Developers by Deed recorded in Volume 4674, Page 2348, being the West line of the Lost Creek Company Tract, N 11° 33' W for a distance of 266.15 feet to an iron pin found and N 23° 10' W for a distance of 13.64 feet to an iron pin found at the Northeast corner of the said Lost Creek Developers Tract, being in the curving Southerly r.o.w. line of Falcon Ledge Drive, for a Westerly corner hereof;

THENCE along the Southerly r.o.w. line of the said Falcon Ledge Drive along a curve to the left whose radius is 50 feet and whose chord bears N 41° 05' E for a distance of 55.94 feet to an iron pin found at the Northwest corner of Lot 42B of the Resub. of Lots 38 through 42, Camelot Section Three;

THENCE along the West line of the said Lot 42B, being an inside corner of the Lost Creek Company Tract, S 22° 37' E for a distance of 57.38 feet to an iron pin found at the Southwest corner of the said Lot 42B;

THENCE along the Southerly line of the said Resub. of Lots 38 through 42, Camelot Section Three, being the West line of the Lost Creek Company Tract, the following courses:

N 88° 13' E for a distance of 159.20 feet to an iron pin found  
N 74° 45' E for a distance of 105.73 feet to an iron pin found  
N 35° 22' E for a distance of 114.22 feet to an iron pin found  
N 40° 33' E for a distance of 147.80 feet to an iron pin found  
N 23° 0' E for a distance of 147.81 feet to an iron pin found  
N 43° 05' E for a distance of 91.74 feet to the PLACE OF BEGINNING and containing 720.91 acres of land, more or less.

AS PREPARED FROM VARIOUS GROUND SURVEYS PERFORMED BY W. HARVEY SMITH FROM WATER DISTRICT RECORDS AND FROM DEED RECORDS:

*W. Harvey Smith*  
W. HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720  
July 11, 1977



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0349

SECOND TRACT - 1.30 ACRES

FIELD NOTES  
FOR SECOND OF TWO TRACTS  
LOST CREEK MUNICIPAL DISTRICT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JOHN L. BRAY SURVEY NO. 72 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO HILL COUNTRY GOLF, INC. BY DEED RECORDED IN VOLUME 5234, PAGE 1827 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron stake at the Southeast corner of Lost Creek Boulevard, being the Southwest corner of Lot 42, Block 14 of Lost Creek Section 1, a subdivision recorded in Plat Book 61, Page 60 of the Plat Records of Travis County, Texas;

THENCE N 67° 33' W for a distance of 1309.43 feet to a point for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE S 23° 30' W for a distance of 237.97 feet to a point for the Southeast corner hereof;

THENCE N 66° 30' W for a distance of 237.97 feet to a point for the Southwest corner hereof;

THENCE N 23° 30' E for a distance of 237.97 feet to a point for the Northwest corner hereof;

THENCE S 66° 30' E for a distance of 237.97 feet to the PLACE OF BEGINNING and containing 1.30 acres of land, more or less.

AS PREPARED FROM RECORDS BY:  
W. HARVEY SMITH

W. HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720  
July 14, 1977

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0350

FIELD NOTES  
FOR  
THOMAS E. FOSTER

19.039 ACRES

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JACOB STANDEFORD SURVEY NO. 100 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 30.00 ACRES OF LAND AS CONVEYED TO WILBUR A. AND BARBARA C. FOSTER BY DEED RECORDED IN VOLUME 4867, PAGE 2274 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pin found at the Northeast corner of the said Wilbur Foster Tract, same being in the East line of the said Standeford Survey at the Southeast corner of that certain tract of land as conveyed to Thomas E. Foster by Deed recorded in Volume 6129, Page 2179 of the Deed Records of Travis County, Texas;

THENCE with the North line of the said Wilbur Foster Tract, being the South line of the said Thomas Foster Tract, N 61° 52' W for a distance of 310.00 feet to an iron pin set for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE with the East line of the herein described tract, the following courses:

S 02° 30' W for a distance of 450.00 feet to an iron pin set for an angle point

S 18° 00' W for a distance of 250.00 feet to an iron pin set on the high bank of Barton Creek for the Southeast corner hereof;

THENCE with the high bank of Barton Creek, same being the South line of the herein described tract, the following courses:

N 78° 07' W for a distance of 283.45 feet to an iron pin set for an angle point

N 43° 07' W for a distance of 204.48 feet to an iron pin set for an angle point

N 33° 08' W for a distance of 93.97 feet to an iron pin set for an angle point

N 45° 46' W for a distance of 124.51 feet to an iron pin set for an angle point

N 14° 52' W for a distance of 60.11 feet to an iron pin set for an angle point

N 48° 10' W for a distance of 181.03 feet to an iron pin set for an angle point

EXHIBIT "A"

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0351

FIELD NOTES  
FOR  
THOMAS E. FOSTER

19.039 ACRES PAGE TWO

N 38° 02' W for a distance of 96.15 feet to a nail set  
for an angle point

N 52° 05' W for a distance of 94.22 feet to an iron pin  
set for an angle point

N 60° 39' W for a distance of 169.99 feet to an iron pin  
set for an angle point

N 60° 19' W for a distance of 39.01 feet to an iron pin  
set for an angle point

N 60° 28' W for a distance of 55.05 feet to an iron pin  
set for an angle point

N 59° 47' W for a distance of 78.03 feet to an iron pin  
set for an angle point

N 62° 53' W for a distance of 126.74 feet to an iron pin  
set for an angle point

N 55° 26' W for a distance of 64.04 feet to an iron pin  
set for the Southwest corner hereof;

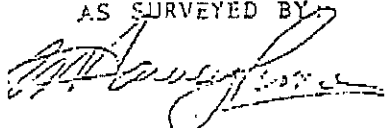
THENCE with the West line of the herein described tract,  
the following courses:

N 03° 09' E for a distance of 101.46 feet to an iron pin  
set for an angle point

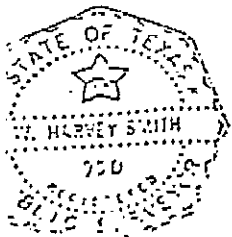
N 33° 20' E for a distance of 340.00 feet to an iron pin  
set in the North line of the said Wilbur Foster Tract, for the  
Northwest corner hereof;;

THENCE with the North line of the said Wilbur Foster Tract, same  
being the North line of the herein described tract,  
S 61° 52' E for a distance of 1370.93 feet to the PLACE OF  
BEGINNING and containing 19.039 acres of land, more or less.

AS SURVEYED BY:



W. HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720  
July 5, 1978



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0352

22.70 Acre Park

ENH-812.1A1

22.70 acres in Travis County, Texas, as more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in a south line of Lot 42 of Lost Creek Section One, a subdivision of record in Book 61 at Page 50, Plat Records of Travis County, Texas, and from which point the southwest corner of said Lot 42 in the southeast line of Lost Creek Boulevard bears N 48° 10' W 440.49 feet and S 53° 00' W 10.283 feet;

THENCE with the southeast line of said Lot 42 the following four (4) courses;

- (1) N 66° 57' E 262.70 feet to an iron stake;
- (2) N 48° 16' E 330.00 feet to an iron stake;
- (3) N 42° 45' E 593.15 feet to a cross in rock; and
- (4) N 19° 15' W 69.88 feet to a point;

THENCE N 62° 39' E 73.63 feet to an iron stake;

THENCE N 50° 17' E 305.66 feet to an iron stake;

THENCE S 80° 43' E 76.25 feet to an iron stake;

THENCE N 85° 35' E 141.01 feet to an iron stake;

THENCE S 89° 29' E 136.09 feet to an iron stake;

THENCE S 66° 22' E 112.57 feet to an iron stake;

THENCE S 87° 07' E 199.42 feet to an iron stake;

THENCE S 68° 48' E 155.21 feet to an iron stake;

THENCE S 58° 05' E 167.89 feet to an iron stake and rock mound found on top of a bluff in the east line of the said John C. Bray Survey No. 72, same being the west line of the James Sandeford Survey No. 100, and from which iron stake and rock mound the northwest corner of the John P. Rozier Survey No. 77 bears N 31° 40' E 489.66 feet, S 62° 19' E 1907.32 feet, N 28° 44' E 372.70 feet, N 28° 01' E 444.45 feet, and N 28° 05' E 280.70 feet.

THENCE with the division line between the said Bray and Sandeford Surveys, S 28° 37' W 614.37 feet to an iron stake;

THENCE N 87° 14' W 335.12 feet to an iron stake;

THENCE S 89° 07' W 434.57 feet to an iron stake;

THENCE S 78° 33' W 81.28 feet to an iron stake;

THENCE S 64° 39' W 143.61 feet to an iron stake;

THENCE S 67° 44' W 148.50 feet to an iron stake;

THENCE S 61° 42' W 241.70 feet to an iron stake;

THENCE S 12° 19' W 77.78 feet to an iron stake;

THENCE S 62° 43' W 66.08 feet to an iron stake;

THENCE S 68° 03' W 182.25 feet to an iron stake;

THENCE S 73° 45' W 103.11 feet to an iron stake;

THENCE N 48° 10' W 198.80 feet to the POINT OF BEGINNING.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0353

Lost Creek Country Club  
M.U.D. Annexation

FN 695 p (JPD)  
April 30, 1982  
EH&A Job No. 2265-32

A DESCRIPTION OF 10.59 ACRES OUT OF THE JOHN L. BRAY SURVEY NO. 72 IN TRAVIS COUNTY, TEXAS; SAID 10.59 ACRES BEING A PART OF A 175.53 ACRE TRACT DESCRIBED IN A DEED FROM LOST CREEK CLUB TO FRED C. MORSE, JR., TRUSTEE, AND JAMES E. CROZIER, TRUSTEE, RECORDED IN VOLUME 4805 AT PAGE 808 OF THE TRAVIS COUNTY DEED RECORDS; SAID 10.59 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron pin found at the common corner of Lot 7 and Lot 8, Block 14, Lost Creek Section 1, a subdivision recorded in Book 61, Page 60 of the Travis County Plat Records; said iron pin being also on the east line of Lost Creek Blvd.;

THENCE S 73° 14' 06" W, a distance of 1877.11 feet to an iron pin found for the POINT OF BEGINNING;

THENCE the following sixteen (16) bearings and distances:

1. S 33° 10' 58" W, 78.68 feet to an iron pin set;
2. S 45° 31' 50" W, 205.67 feet to an iron pin set;
3. S 43° 20' 00" W, 241.36 feet to an iron pin set;
4. S 59° 00' 24" W, 211.78 feet to an iron pin set;
5. S 27° 17' 43" W, 450.96 feet to an iron pin set;
6. S 78° 56' 13" E, 465.50 feet to an iron pin set;
7. S 56° 03' 49" E, 319.48 feet to an iron pin set;
8. N 38° 05' 40" E, 580.19 feet to an iron pin set;
9. N 45° 45' 15" W, 236.15 feet to an iron pin set;
10. S 35° 48' 47" W, 234.96 feet to an iron pin set;
11. N 68° 23' 11" W, 367.32 feet to an iron pin set;
12. N 27° 33' 44" E, 309.35 feet to an iron pin set;
13. N 54° 58' 44" E, 201.32 feet to an iron pin set;
14. N 71° 07' 56" E, 108.36 feet to an iron pin set;
15. N 18° 28' 41" E, 98.29 feet to an iron pin set;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

Lost Creek Country Club  
M.U.D. Annexation

FN 695 p (JPD)  
April 30, 1982  
EH&A Job No. 2265-32

16. N 58° 42' 25" W, 151.67 feet to the POINT OF BEGINNING  
containing 10.59 acres, more or less.

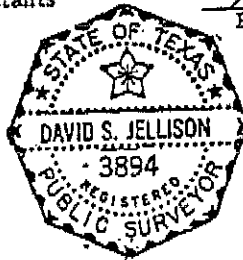
THE STATE OF TEXAS I  
COUNTY OF TRAVIS I

KNOW ALL MEN BY THESE PRESENTS:

That I, David S. Jellison, a Registered Public Surveyor, do hereby certify  
that the above description is true and correct to the best of my knowledge and that  
the property described herein was determined by a survey made on the ground under  
my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the  
30<sup>th</sup> day of APRIL, 1982 A.D.

ESPEY, HUSTON & ASSOCIATES, INC.  
Engineering & Environmental Consultants  
P.O. Box 519  
Austin, Texas 78767



*David S. Jellison*  
Registered Public Surveyor  
No. 3894 - State of Texas

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11800 0355