

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20130620-077 FOR THE
2 PROJECT KNOWN AS ESTANCIA HILL COUNTRY PLANNED UNIT
3 DEVELOPMENT PROJECT LOCATED AT 12814 INTERSTATE HIGHWAY 35
4 SERVICE ROAD SOUTHBOUND FROM PLANNED UNIT DEVELOPMENT
5 (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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9 **PART 1.** Estancia Hill Country Planned Unit Development (the "Estancia PUD") is
10 comprised of approximately 596.6 acres of land located generally at 12814 Interstate
11 Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Service Road Southbound and
12 more particularly described by metes and bounds in Exhibit "A" incorporated into this
13 Ordinance.
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15 **PART 2.** Estancia PUD was approved on June 20, 2013, under Ordinance No. 20130620-
16 077 (the "Original Ordinance").
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18 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
19 change the base district from planned unit development (PUD) district to planned unit
20 development (PUD) district on the property described in Zoning Case No. C814-2012-
21 0085.01, on file at the Planning and Development Review Department and locally known
22 as 12814 Interstate Highway 35 Service Road Southbound, in the City of Austin, Travis
23 County, Texas, and generally identified in the map attached as Exhibit "B".
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25 **PART 4.** Part 2 of Ordinance No. 20130620-077 is replaced with the following:
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27 **PART 2.** This ordinance and the attached Exhibits A through L are the land use
28 plan (the "Land Use Plan") for the Estancia Hill Country planned unit
29 development district (the "PUD") created by this ordinance. Development of and
30 uses within the PUD shall conform to the limitations and conditions set forth in
31 this ordinance and in the Land Use Plan including, but not limited to the base
32 zoning districts shown on Exhibit C. If this ordinance and the attached exhibits
33 conflict, this ordinance controls. Except as otherwise specifically provided by
34 this ordinance, all other rules, regulations, and ordinances of the City apply to the
35 Estancia PUD.
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PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____

Karen M. Kennard
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

DRAFT

10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 15

FN NO. 10-080(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.004 ACRE TRACT CONVEYED TO RUISSEAU XIV, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 1335.74 feet to the northwesterly corner of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, being the northeasterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.001 acre tract, for the easterly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1293.31 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southeasterly corner of said 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Reverde Three, Ltd. 10.003 acre tract, for the southerly line of said 10.004 acre tract and hereof, a distance of 337.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being the southeasterly corner of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.002 acre tract, for the westerly line of said 10.004 acre tract and hereof, at 1237.45 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1287.45 feet to the northeasterly corner of said 10.002 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.004 acre tract and hereof, a distance of 337.71 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,760 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM; NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 16

FN NO. 10-081(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO DINDON FIFTEEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 999.62 feet to the northwesterly corner of that certain 10.004 acre tract conveyed to Bois De Chene XVI, Ltd., by Deed of record in Document No. 2009078606, of said Official Public Records, being the northeasterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.004 acre tract, for the easterly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1299.14 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being in the northerly line of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, for the southeasterly corner of said 10.001 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Quartersage II, Ltd. 10.004 acre tract and that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southerly line of said 10.001 acre tract and hereof, a distance of 336.12 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being the southeasterly corner of that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Ruisseau XIV, Ltd. 10.004 acre tract, for the westerly line of said 10.001 acre tract and hereof, at 1243.31 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1293.31 feet to the northeasterly corner of said Ruisseau XIV, Ltd. 10.004 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.001 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.001 acre tract and hereof, a distance of 336.11 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,660 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 17

FN NO. 10-082(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.004 ACRES OF LAND CONVEYED TO BOIS DE CHENE XVI, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078606 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, for the northeasterly corner of that certain 10.003 acre of land conveyed to Moineau XVIII, Ltd., by deed of record in Document No. 2009078608 of said Official Public Records;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, along the northerly line of said 10.003 acre Moineau XVIII, Ltd. tract and the northerly line of that certain 10.004 acre of land conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607 of said Official Public Records, a distance of 664.92 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract, for the easterly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1304.94 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract, being in the northerly line of that certain 10.004 acre of land conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592 of said Official Public Records, for the southeasterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Quartersage II, Ltd. 10.004 acre tract, for the southerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, a distance of 334.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract, being the southeasterly corner of that certain 10.001 acre of land conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605 of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.001 acre Dindon Fifteen, Ltd. tract, for the westerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, at 1249.14 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1299.14 feet to the northeasterly corner of said 10.001 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, a distance of 334.71 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,793 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

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221 WEST SIXTH STREET
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ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 18

FN NO. 10-083(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.004 ACRES OF LAND CONVEYED TO ETOURNEAU SEVENTEEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, being the northeasterly corner of that certain 10.003 acre of land conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608 of said Official Public Records;

THENCE, S87°23'06"W, leaving said westerly right-of-way line of Old San Antonio Road, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.003 acre tract, a distance of 331.71 feet to the northwesterly corner of said 10.003 acre tract, being the northeasterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.003 acre tract, for the easterly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1310.73 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being in the northerly line of that certain 10.007 acre of land conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591 of said Official Public Record, for the southeasterly corner of said 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said 10.007 acre tract and the northerly line of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592 of said Official Public Records, for the southerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, a distance of 333.22 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract, being the southeasterly corner of that certain 10.004 acre of land conveyed to Bois De Chene XVI, Ltd., by Deed of record in Document No. 2009078605 of said Official Public Records, for the southwesterly corner hereof;

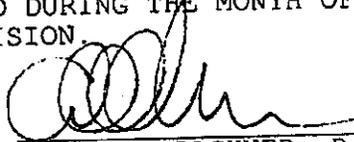
THENCE, N02°15'40"W, along the easterly line of said Bois De Chene XVI, Ltd. 10.004 acre tract, for the westerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, at 1254.94 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1304.94 feet to the northeasterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, a distance of 333.21 feet to the POINT OF BEGINNING, containing an area of 10.004 acres (435,771 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S. DATE 4-19-10
NO. 5901
STATE OF TEXAS



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 19

FN NO. 10-084(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.003 ACRES OF LAND CONVEYED TO MOINEAU XVIII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, for the northeasterly corner of said 10.003 acre tract and hereof;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, for the easterly line of said 10.003 acre tract and hereof, a distance of 1316.48 feet to a 1/2-inch iron rod with cap found at the southeasterly corner of said 10.003 acre tract, being the northeasterly corner of that certain 10.007 acre of land conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591 of said Official Public Records, for the southeasterly corner hereof;

THENCE, S88°22'45"W, leaving said westerly right-of-way line of Old San Antonio Road, along the northerly line of said 10.007 acre Sevengreen One, Ltd. tract, for the southerly line of said 10.003 acre tract and hereof, a distance of 331.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being the southeasterly corner of that certain 10.004 acre of land conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607 of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.004 acre tract, for the westerly line of said 10.003 acre tract and hereof, at 1260.73 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1310.73 feet to the northeasterly corner of said 10.004 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said 10.003 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.003 acre tract and hereof, a distance of 331.71 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,722 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

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SUITE 600
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ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



413.234 ACRES
ESTANCIA HILL COUNTRY
TRACT 1

FN NO. 10-085(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 413.234 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO SLF III- ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 413.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a brass cap in concrete found at the intersection of the northerly right-of-way line of Puryear Road (R.O.W. Width Varies) and the easterly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), for the southwest corner of said 418.601 acre tract and hereof;

THENCE, along the easterly right-of-way line of Old San Antonio Road, being the westerly line of said 418.601 acre tract, generally along an existing fence, the following twelve (12) courses and distances:

- 1) N02°19'59"W, a distance of 1290.64 feet to a brass disk in concrete found;
- 2) N02°38'02"W, a distance of 2174.01 feet to a 1/2 inch rod with cap found;
- 3) N02°17'19"W, a distance of 1250.56 feet to a 1/2 inch rod with cap found;
- 4) N16°50'19"W, a distance of 632.78 feet to a 1/2 inch rod with cap found;
- 5) N02°00'07"W, a distance of 395.17 feet to an iron pipe found;
- 6) N07°29'09"E, a distance of 457.12 feet to an iron pipe found;
- 7) N06°29'38"E, a distance of 437.20 feet to a 1/2 inch iron rod with cap found;
- 8) N27°40'41"E, a distance of 75.83 feet to a 1/2 inch iron rod with cap found;
- 9) N36°04'41"E, a distance of 293.61 feet to an iron pipe found;
- 10) N26°46'00"E, a distance of 112.02 feet to an iron pipe found;
- 11) N18°32'43"E, a distance of 239.58 feet to an iron pipe found;

- 12) N18°47'36"E, a distance of 269.14 feet to an axle found on the south bank of Onion Creek, for the northwesterly corner of said 418.601 acre tract and hereof;

THENCE, along the south bank of Onion Creek, being the north line of said 418.601 acre tract, the following fourteen (14) courses and distances:

- 1) S71°45'35"E, a distance of 94.44 feet to a point;
- 2) S43°00'35"E, a distance of 119.44 feet to a point;
- 3) S34°15'35"E, a distance of 175.00 feet to a point;
- 4) S79°15'35"E, a distance of 170.83 feet to a point;
- 5) N89°14'25"E, a distance of 197.22 feet to a point;
- 6) N77°24'25"E, a distance of 158.33 feet to a point;
- 7) N69°59'25"E, a distance of 138.89 feet to a point;
- 8) N58°59'25"E, a distance of 333.33 feet to a point;
- 9) N51°59'25"E, a distance of 319.44 feet to a point;
- 10) N40°30'35"W, a distance of 25.00 feet to a point;
- 11) N46°29'25"E, a distance of 334.17 feet to a point;
- 12) N64°59'25"E, a distance of 377.78 feet to a point;
- 13) N73°29'25"E, a distance of 444.44 feet to a point;
- 14) N84°05'04"E, a distance of 404.90 feet to a 1/2 inch iron rod with cap found for a northeasterly corner of said 418.601 acre tract, being on the westerly line of a tract of land conveyed to Travis Mizpah, Ltd. by Deed of record in Volume 13074, Page 565 of the Real Property Records of Travis County, Texas, for the northeasterly corner hereof;

THENCE, along a portion of the easterly line of said 418.601 acre tract, being the westerly line of the said Travis Mizpah, Ltd. Tract, the following five (5) courses and distances:

- 1) S08°08'29"W, a distance of 874.36 feet to an iron pipe found;
- 2) S57°50'45"E, a distance of 189.84 feet to a 1/2 inch iron rod with cap found;

- 3) S17°46'50"E, a distance of 63.06 feet to a 1/2 inch iron rod with cap found;
- 4) S16°38'57"W, a distance of 169.38 feet to a 1/2 inch iron rod with cap found;
- 5) S23°16'21"W, a distance of 1893.85 feet to a brass disk found in concrete on the northerly line of that certain 5.367 acre tract conveyed to the City of Austin, by Deed of record in Document No. 2009190064, of said Official Public Records, for an angle point;

THENCE, over and across said 418.601 acre tract, along the northerly, westerly, and southerly lines of said 5.367 acre tract, for a portion of the easterly line hereof, the following five (5) courses and distances:

- 1) N62°38'15"W, a distance of 105.98 feet to a calculated point at the northwesterly corner of said 5.367 acre tract, for an angle point;
- 2) S27°21'45"W, a distance of 450.00 feet to a calculated point at the southwest corner of said 5.367 acre tract, for an angle point;
- 3) S62°38'15"E, a distance of 450.00 feet to a calculated point, for an angle point;
- 4) N27°21'45"E, a distance of 330.00 feet to a calculated point, for an angle point;
- 5) S62°38'15"E, a distance of 270.80 feet to a calculated point on the easterly line of said 418.601 acre tract, being the westerly right-of-way line of Interstate Highway 35 (R.O.W. Varies), for an angle point;

THENCE, along said westerly right-of-way line of Interstate Highway 35, for a portion of the easterly line of said 418.601 acre tract and hereof, the following seven (7) courses and distances:

- 1) S17°31'52"W, a distance of 7.22 feet to a 1/2 inch iron rod with cap found;
- 2) S03°30'12"W, a distance of 206.09 feet to a 1/2 inch iron rod with cap found;
- 3) S17°32'39"W, a distance of 607.67 feet to a highway monument found;

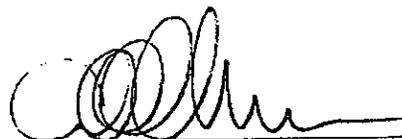
- 4) S17°59'29"W, passing at a distance of 1091.98 feet a 1/2 inch iron rod found for reference, and continuing for a total distance of 3091.16 feet to a 1/2 inch iron rod with cap found;
- 5) S26°44'35"W, a distance of 857.58 feet to a concrete highway monument found;
- 6) S20°12'41"W, a distance of 292.68 feet to a concrete highway monument found;
- 7) S59°49'40"W, a distance of 168.99 feet to a concrete highway monument found at the intersection of said westerly right-of-way line of Interstate Highway 35 and said northerly right-of-way line of Puryear Road, for the southeasterly corner of said 418.601 acre tract and hereof;

THENCE, along the northerly right-of-way line of Puryear Road, for the southerly line of said 418.601 acre tract and hereof, the following three (3) courses and distances:

- 1) S89°15'05"W, a distance of 451.16 feet to a concrete monument found;
- 2) S74°58'58"W, a distance of 95.27 feet to a 1/2 inch iron rod with cap found;
- 3) S87°43'31"W, a distance of 407.04 feet to the **POINT OF BEGINNING**, containing an area of 413.234 acres (18,000,533 sq. ft.) of land, more or less, within these metes and bounds.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND AND COMPLETED DURING THE MONTH OF OCTOBER, 2007 UNDER MY DIRECTION AND SUPERVISION. THIS FIELDNOTE DESCRIPTION WAS PREPARED TO ACCOMPANY A LAND TITLE SURVEY.

BURY + PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



10.007 ACRES
ESTANCIA HILL COUNTRY
TRACT 2

FN NO. 10-067(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.007 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.007 ACRE TRACT CONVEYED TO SEVENGREEN ONE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.007 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract, a distance of 1316.48 feet to a 1/2-inch iron rod with cap found for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, continuing along said westerly right-of-way line of Old San Antonio Road, for the easterly line of said 10.007 acre tract and hereof, a distance of 722.58 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract, conveyed to LSM Investments, LTD, by Deed of record under Document No. 1999140073 of said Official Public Records, for the southeasterly corner hereof;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, for the southerly line of said 10.007 acre tract and hereof, a distance of 600.00 feet to the southwesterly corner of said 10.007 acre tract, being the southeasterly corner of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 2177.21 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.004 acre tract, for the westerly line of said 10.007 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 730.40 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.004 acre tract, being on the southerly line of that certain 10.004 acre tract conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607, of said Official Public Records, for the northwesterly corner of said 10.007 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and said 10.003 acre tract, for the northerly line of said 10.007 acre tract and hereof, a distance of 600.04 feet to the POINT OF BEGINNING, containing an area of 10.007 acres (435,892 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10

DATE



10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 3

FN NO. 10-068(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.004 ACRE TRACT CONVEYED TO QUARTERSAGE II, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, a distance of 600.00 feet to the southwesterly corner of said 10.007 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said 10.004 acre tract and hereof, a distance of 593.50 feet to the southwesterly corner of said 10.004 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 1583.71 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Reverde Three, Ltd. 10.003 acre tract, for the westerly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap set for reference, in all a total distance of 737.03 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northwesterly corner of said 10.004 acre tract and hereof;

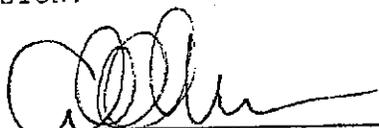
THENCE, N88°22'45"E, along the southerly line of said 10.001 acre tract, that certain 10.004 acre tract conveyed to Bois de Chene XVI, Ltd., by Deed of record in Document No. 2009078606, of said Official Public Records, and that certain 10.004 acre tract conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607, of said Official Public Records, for the northerly line of said Quartersage II, Ltd. 10.004 acre tract and hereof, a distance of 593.54 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Quartersage II, Ltd. tract, being the northwesterly corner of said 10.007 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said 10.007 acre tract, for the easterly line of said Quartersage II, Ltd. 10.004 acre tract and hereof, at 680.40 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 730.40 feet to the POINT OF BEGINNING, containing an area of 10.004 acres (435,782 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S. DATE 4-19-10
NO. 5901
STATE OF TEXAS



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 4

FN NO. 10-069(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO REVERDE THREE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract and that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, a distance of 1193.50 feet to the southwesterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.30 feet to the southwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 996.41 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.001 acre tract, for the westerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.001 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records for the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said 10.002 acre tract, that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, and the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.34 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the northwesterly corner of said Quartersage II, Ltd. 10.004 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Quartersage II, Ltd. 10.004 acre tract, for the easterly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 688.12 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 737.03 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,743 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE



10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 5

FN NO. 10-070(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO IV CAPITOL POINTE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, and that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, a distance of 1780.80 feet to the southwesterly corner of said 10.003 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said 10.001 acre tract and hereof, a distance of 581.20 feet to the southwesterly corner of said 10.001 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 415.20 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Stone Point Five, Ltd. 10.003 acre tract, for the westerly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 753.33 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northwesterly corner of said IV Capitol Pointe 10.001 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said Ciervo Eleven, Ltd. 10.001 acre tract, that certain 10.003 acre tract conveyed to Zagan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, and that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, a distance of 581.24 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said IV Capitol Pointe 10.001 acre tract, being the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Reverde Three, Ltd. 10.003 acre tract, for the easterly line of said IV Capitol Pointe, Ltd. 10.001 acre tract and hereof, at 695.77 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,638 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 6

FN NO. 10-071(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO STONE POINT FIVE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevingreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, and that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, a distance of 2362.00 feet to the southwesterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, the following two (2) courses and distances:

- 1) S87°37'59"W, a distance of 415.20 feet to a 1/2-inch iron rod found at an angle point;
- 2) N61°09'43"W, a distance of 195.38 feet to the southeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, from which a nail found in a 30 inch live oak tree at an angle point in the northerly line of said 351.119 acre tract bears N61°09'43"W, a distance of 1100.72 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Saladia VI, Ltd. 10.003 acre tract, for the westerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 701.46 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Saladia VI, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northwesterly corner of said Stone Point Five, Ltd. 10.003 acre tract and hereof;

THENCE, along the southerly line of said 10.002 acre tract and that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, the following two (2) courses and distances:

- 1) S76°12'03"E, a distance of 157.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N88°22'45"E, a distance of 431.60 feet to a 1/2-inch iron rod with cap found for the northeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the northwesterly corner of said IV Capitol Pointe 10.001 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said IV Capitol Pointe, Ltd. 10.001 acre tract, for the easterly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, at 703.33 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 753.33 feet to the POINT OF BEGINNING, containing an area of 10.003 acres (435,710 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 7

FN NO. 10-072(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO SALADIA VI, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078596 (RE-RECORDED IN DOCUMENT NO. 2009093810) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a nail found in a 30 inch live oak tree, being the southwesterly corner of that certain 10.505 acre tract conveyed to Palo Grande Seven, Ltd., by Deed of record in Document No. 2009078597 (re-recorded in Document No. 2009093811), of said Official Public Records, same being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S61°09'43"E, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.505 acre tract, a distance of 252.86 feet to the southeasterly corner of said 10.505 acre tract, being the southwesterly corner of said 10.003 acre tract, for the **POINT OF BEGINNING** and southwesterly corner hereof;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.505 acre tract, for the westerly line of said 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 526.87 feet to a 1/2-inch iron rod with cap found at an angle point in the easterly line of said 10.505 acre tract, being in the southerly line of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the northwesterly corner of said 10.003 acre tract and hereof;

THENCE, along the southerly line of said 10.005 acre tract, that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, and that certain 10.002 acre tract conveyed to X Corndoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northerly line of said 10.003 acre tract and hereof, the following two (2) courses and distances:

- 1) S68°24'11"E, a distance of 384.91 feet to a 1/2-inch iron rod with cap found at an angle point;

- 2) S76°12'03"E, a distance of 389.17 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.003 acre tract, being the northwesterly corner of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the northeasterly corner hereof;

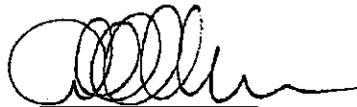
THENCE, S02°15'40"E, along the westerly line of said Stone Point Five, Ltd. 10.003 acre tract, for the easterly line of said Saladia VI, Ltd. 10.003 acre tract and hereof, at 651.46 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 701.46 feet to the southwesterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the northerly line of said 351.119 acre tract, for the southeasterly corner of said Saladia VI, Ltd. 10.003 acre tract and hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S61°09'43"E, a distance of 195.38 feet;

THENCE, N61°09'43"W, along the northerly line of said 351.119 acre tract, for the southerly line of said Saladia VI, Ltd. 10.003 acre tract and hereof, a distance of 847.86 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,719 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 4

FN NO. 10-069(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO REVERDE THREE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract and that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, a distance of 1193.50 feet to the southwesterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.30 feet to the southwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 996.41 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.001 acre tract, for the westerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.001 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records for the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said 10.002 acre tract, that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, and the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.34 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the northwesterly corner of said Quartersage II, Ltd. 10.004 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Quartersage II, Ltd. 10.004 acre tract, for the easterly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 688.12 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 737.03 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,743 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10



10.345 ACRES
ESTANCIA HILL COUNTRY
TRACT 8

FN NO. 10-073(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.345 ACRES OF LAND OUT OF THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.505 ACRE TRACT CONVEYED TO PALO GRANDE SEVEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078597 (RE-RECORDED IN DOCUMENT NO. 2009093811) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.345 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a fence corner post found for the northwesterly corner of said 10.505 acre tract and hereof, being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records, same being an angle point in the southerly line Lot 13, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.505 acre tract and hereof, the following two (2) courses and distances:

- 1) N87°27'31"E, a distance of 241.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N87°40'41"E, a distance of 28.83 feet to the northeasterly corner of said 10.505 acre tract, being the northwesterly corner of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 10.005 acre tract bears N87°40'41"E, a distance of 215.85 feet;

THENCE, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly and southerly lines of said 10.005 acre tract, and along the westerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the easterly lines of said 10.505 acre tract and hereof, the following four (4) courses and distances:

- 1) S02°15'40"E, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 898.91 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.005 acre tract, for an angle point;
- 2) N85°20'26"E, a distance of 101.99 feet to a 1/2-inch iron rod with cap found at an angle point;
- 3) S68°24'11"E, a distance of 125.50 feet to a 1/2-inch iron rod with cap found at the northwesterly corner of said 10.003 acre tract, for an angle point;
- 4) S02°15'40"E, at 476.87 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 526.87 feet to the southwesterly corner of said 10.003 acre tract, being the northerly line of said 351.119 acre tract, for the southeasterly corner of said 10.505 acre tract and hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S61°09'43"E, a distance of 1043.24 feet;

THENCE, along the northerly line of said 351.119 acre tract, for the southerly and westerly lines of said 10.505 acre tract and hereof, the following five (5) courses and distances:

- 1) N61°09'43"W, a distance of 252.86 feet to a nail found in a 30 inch live oak tree for the southwesterly corner hereof;
- 2) N29°45'09"W, a distance of 788.34 feet to a nail found in a 18 inch live oak tree at an angle point;
- 3) N46°19'19"W, a distance of 53.57 feet to a fence corner found at an angle point;
- 4) N04°46'11"E, a distance of 444.27 feet to a nail found in a 26 inch live oak tree at an angle point;
- 5) N23°07'34"E, a distance of 178.99 feet to the **POINT OF BEGINNING**, containing an area of 10.505 acres (457,583 sq. ft.) of land, more or less, within these metes and bounds. Save and except that certain 0.160 acre well site.

SAVE AND EXCEPT - 0.160 ACRE WELL SITE

COMMENCING, at a nail found in a 18 inch live oak tree at an angle point in the westerly line of said 10.505 acre tract, being in the northerly line of said 351.119 acre tract;

THENCE, S50°37'23"E, leaving the northerly line of said 351.119 acre tract, over and across said 10.505 acre tract, a distance of 342.96 feet to the **POINT OF BEGINNING** and the northwesterly corner hereof;

THENCE, continuing over and across said 10.505 acre tract, with the northerly, easterly, southerly and westerly lines hereof, the following five (5) courses and distances:

- 1) S71°47'02"E, a distance of 85.33 feet to the northeasterly corner hereof;
- 2) S15°59'58"W, a distance of 37.26 feet to an angle point;
- 3) S17°34'23"W, a distance of 63.10 feet to the southeasterly corner hereof, from which a nail found in a 30 inch live oak tree at an angle point in the southerly line of said 10.505 acre tract bears S12°11'40"E, a distance of 352.14 feet;
- 4) N75°35'44"W, a distance of 50.51 feet to the southwesterly corner hereof;
- 5) N01°27'44"W, a distance of 110.12 feet to the **POINT OF BEGINNING**, containing an area of 0.160 acre (6,988 sq. ft.) of land, more or less, leaving a **NET AREA** of 10.345 acres (450,595 square feet) within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE



10.005 ACRES
ESTANCIA HILL COUNTRY
TRACT 9

FN NO. 10-074(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.005 ACRES OF LAND OUT OF THE J.S. IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.005 ACRE TRACT CONVEYED TO HIGH POINT GREEN VIII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078598 (RE-RECORDED IN DOCUMENT NO. 2009093812) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.005 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a fence corner post found at the northwesterly corner of that certain 10.505 acre tract conveyed to Palo Grande Seven, Ltd., by Deed of record in Document No. 2009078597 (re-recorded in Document No. 2009093811), of said Official Public Records, being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, Ltd., by deed of record under Document No. 1999140073 of said Official Public Records, also being an angle point in the southerly line Lot 13, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.505 acre tract, the following two (2) courses and distances:

- 1) N87°27'31"E, a distance of 241.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N87°40'41"E, a distance of 28.83 feet to the northeasterly corner of said 10.505 acre tract, being the northwesterly corner of said 10.005 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.005 acre tract and hereof, the following two (2) courses and distances:

- 1) N87°40'41"E, a distance of 215.85 feet to a 1/2-inch iron rod with cap found at angle point;
- 2) N88°02'27"E, a distance of 240.13 feet to the northeasterly corner of said 10.005 acre tract, being the northwesterly corner of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, for the northeasterly corner hereof, from which an iron pipe found at an angle point in the northerly line of said 10.002 acre tract bears N88°02'27"E, a distance of 55.71 feet;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.002 acre tract, for the easterly line of said 10.005 acre tract and hereof, at 100.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1050.20 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southeasterly corner of said 10.005 acre tract and hereof;

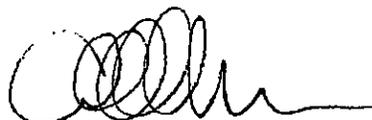
THENCE, along the northerly line of said 10.003 acre tract, and the easterly line of said 10.505 acre tract, for the southerly and westerly lines hereof, the following three (3) courses and distances:

- 1) N68°24'11"W, a distance of 387.16 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) S85°20'26"W, a distance of 101.99 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.005 acre tract, being an angle point in the easterly line of said 10.505 acre tract, for the southwesterly corner hereof, from which a nail found in a 18 inch live oak tree at an angle point in the westerly line of said 10.505 acre tract bears N57°03'50"W, a distance of 445.13 feet;
- 3) N02°15'40"W, at 848.91 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 898.91 feet to the **POINT OF BEGINNING**, containing an area of 10.005 acres (435,803 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 10

FN NO. 10-075(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO GOLONDRINA NINE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at an angle point in the northerly line of said 10.002 acre tract, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, for a portion of the northerly line of said 10.002 acre tract and hereof, a distance of 328.21 feet to the northeasterly corner of said 10.002 acre tract, being the northwesterly corner of that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northeasterly corner hereof, from which an iron pipe found at the southeasterly corner of Lot 1, of said Block 14 bears N87°24'40"E, a distance of 582.22 feet;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said X Cordoniz, Ltd. 10.002 acre tract, for the easterly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1193.87 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract and hereof;

THENCE, along the northerly line of said 10.003 acre tract, for the southerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, the following two (2) courses and distances:

- 1) N76°12'03"W, a distance of 282.92 feet to a 1/2-inch iron rod with cap found at an angle point;

2) N68°24'11"W, a distance of 123.25 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, being the southeasterly corner of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.005 acre tract, for the westerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, at 950.20 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1050.20 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.005 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Golondrina Nine, Ltd. 10.002 acre tract and hereof;

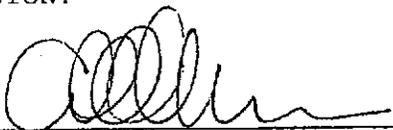
THENCE, along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, the following two (2) courses and distances:

- 1) N88°02'27"E, a distance of 55.71 feet to an iron pipe found at an angle point;
- 2) N00°31'57"E, a distance of 13.99 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,702 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 11

FN NO. 10-076(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO X CORDONIZ, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found at an angle point in the northerly line of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said Golondrina Nine, Ltd. 10.002 acre tract, a distance of 328.21 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, being the northwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, N87°24'40"E, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, a distance of 350.91 feet to the northeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the northwesterly corner of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.001 acre tract, for the easterly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1269.81 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract and hereof;

THENCE, along the northerly line of said 10.003 acre tract and that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof the following two (2) courses and distances:

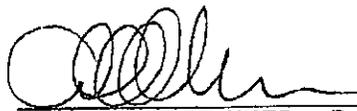
- 1) S88°22'45"W, a distance of 97.88 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N76°12'03"W, a distance of 263.31 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the southeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Golondrina Nine, Ltd. 10.002 acre tract, for the westerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, at 1143.87 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1193.87 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,680 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 12

FN NO. 10-077(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO CIERVO ELEVEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found at an angle point in the northerly line of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.002 acre tract and that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, a distance of 679.12 feet to the northeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the northwesterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.001 tract and hereof, the following two (2) courses and distances:

- 1) N87°24'40"E, a distance of 231.31 feet to an iron pipe found at an angle point;
- 2) N87°23'06"E, a distance of 110.99 feet to the northeasterly corner of said 10.001 acre tract, being the northwesterly corner of that certain 10.003 acre tract conveyed to Zaguan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.003 acre tract, for the easterly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1275.65 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being in the northerly line of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southeasterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof;

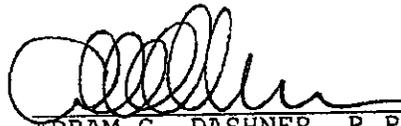
THENCE, S88°22'45"W, along the northerly lines of said IV Capitol Pointe, Ltd. 10.001 acre tract and that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southerly line of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof, a distance of 342.32 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract, being the southeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said X Cordoniz, Ltd. 10.002 acre tract, for the westerly line of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof, at 1219.81 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1269.81 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,650 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 13

FN NO. 10-078(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO ZAGUAN XII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 2012.66 feet to the northwesterly corner of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, being the northeasterly corner of said Zagan XII, Ltd. 10.003 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.002 acre tract, for the easterly line of said Zagan XII, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1281.56 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being in the northerly line of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southeasterly corner of said Zagan XII, Ltd. 10.003 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said 10.001 acre tract, for the southerly line of said Zagan XII, Ltd. 10.003 acre tract and hereof, a distance of 340.81 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Zagan XII, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Ciervo Eleven, Ltd. 10.001 acre tract, for the westerly line of said Zaguan XII, Ltd. 10.003 acre tract and hereof, at 1225.65 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1275.65 feet to the northeasterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said Zaguan XII, Ltd. 10.003 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Zaguan XII, Ltd. 10.003 acre tract and hereof, a distance of 340.81 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,749 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S. 4-19-10
NO. 5901 DATE
STATE OF TEXAS



10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 14

FN NO. 10-079(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO THIRTEEN CANARD, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 1673.45 feet to the northwesterly corner of that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, being the northeasterly corner of said 10.002 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.004 acre tract, for the easterly line of said 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1287.45 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southeasterly corner of said 10.002 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Reverde Three, Ltd. 10.003 acre tract and that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, a distance of 339.22 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Zagan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Zagan XII, Ltd. 10.003 acre tract, for the westerly line of said 10.002 acre

tract and hereof, at 1231.56 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1281.56 feet to the northeasterly corner of said Zagan XII, Ltd. 10.003 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.002 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.002 acre tract and hereof, a distance of 339.21 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,704 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

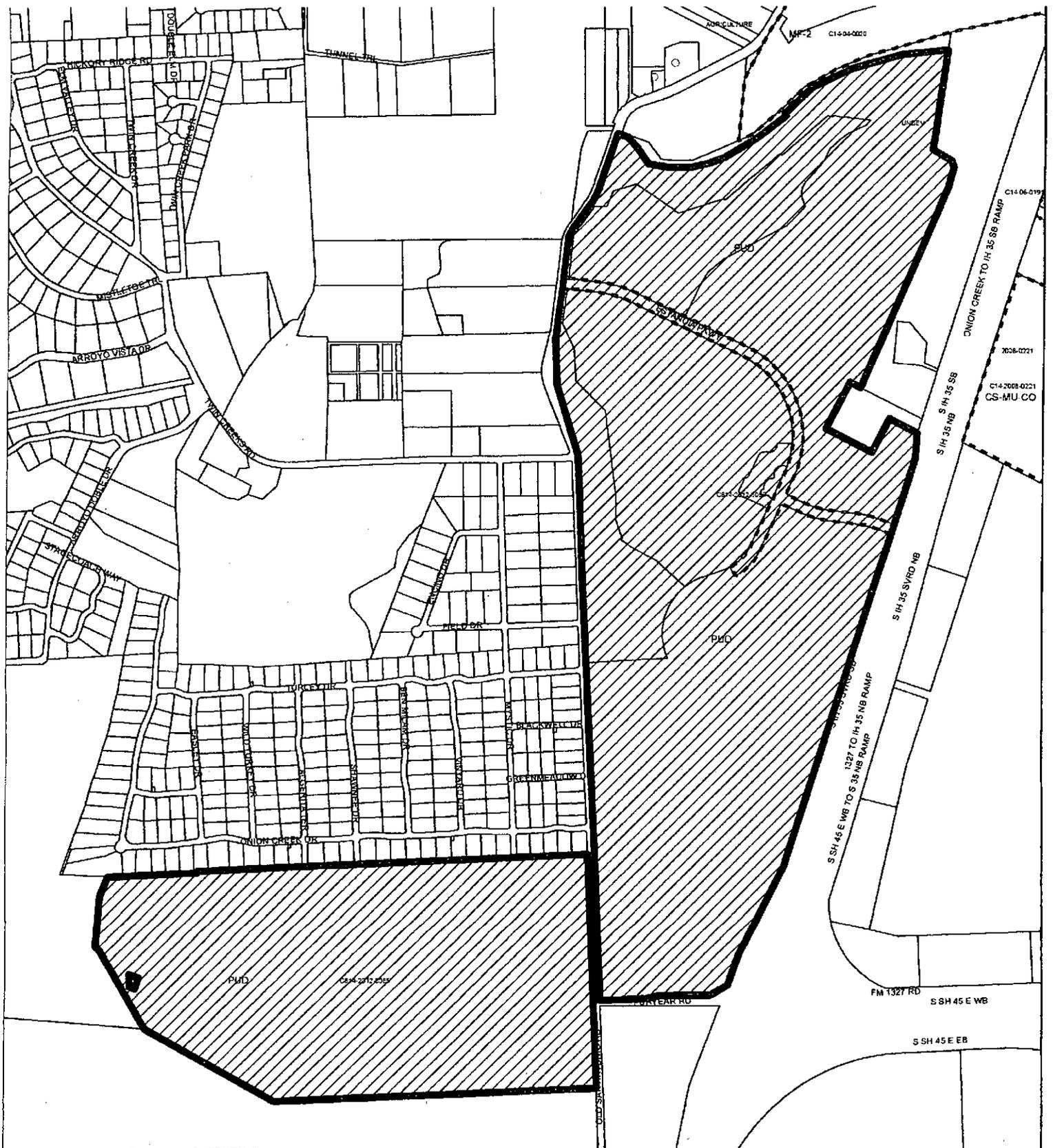


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0085.01

1" = 1,100'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B