

FIELD NOTES
1.467-ACRE TRACT

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, NO. 88, TRAVIS COUNTY, TEXAS; BEING A REMAINDER PORTION OF A 4.46-ACRE TRACT (TRACT NO. FIVE) AS CONVEYED TO COPPERFIELD IV VENTURE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12034, PAGE 3040 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the northwest line of the remainder of a 11.541-acre tract as conveyed to Pflugerville Independent School District by special warranty deed as recorded in Volume 11825, Page 1680 of the Real Property Records of Travis County, Texas, at the most easterly corner of the above described Copperfield IV Venture 4.46-acre tract for the most easterly corner and POINT OF BEGINNING of the herein described tract, from which the most northerly corner of said Pflugerville ISD remainder tract bears N28°50'37"E a distance of 27.48 feet;

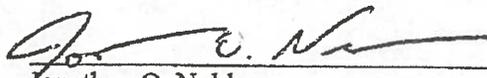
THENCE, with the northwest line of said Pflugerville ISD remainder tract, S27°57'28"W a distance of 373.59 feet to a point on the east right-of-way line of East Parmer Lane for the most southerly corner of this tract, from which a ½" iron rod found bears N35°58'22"E a distance of 0.68 feet, also from said point which a TxDOT concrete monument found bears S13°46'34"E a distance of 153.71 feet;

THENCE, with the east right-of-way line of said East Parmer Lane, N13°46'34"W a distance of 509.02 feet to a ½" iron rod found for the most northerly corner of this tract, from which a TxDOT concrete monument found bears N13°46'34"W a distance of 822.68 feet, also from which ½" iron rod found at the southwest corner of the remainder of a 46.263-acre tract as conveyed to the Oerth Family Partnership, LP by special warranty deed as recorded in Document No. 2007227778 of the Official Public Records of Travis County, Texas bears N13°46'34"W a distance of 13.46 feet;

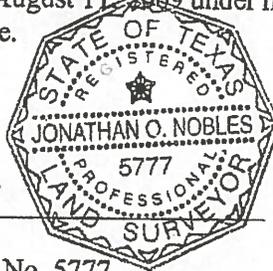
THENCE, with the north line of said Copperfield IV Venture 4.46-acre tract, S62°10'45"E a distance of 166.43 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE, continuing with the north line of said Copperfield IV Venture 4.46-acre tract, S59°49'47"E a distance of 172.54 feet to the POINT OF BEGINNING, and containing 1.467 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on August 11, 2009 under my supervision and are true and correct to the best of my knowledge.



Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

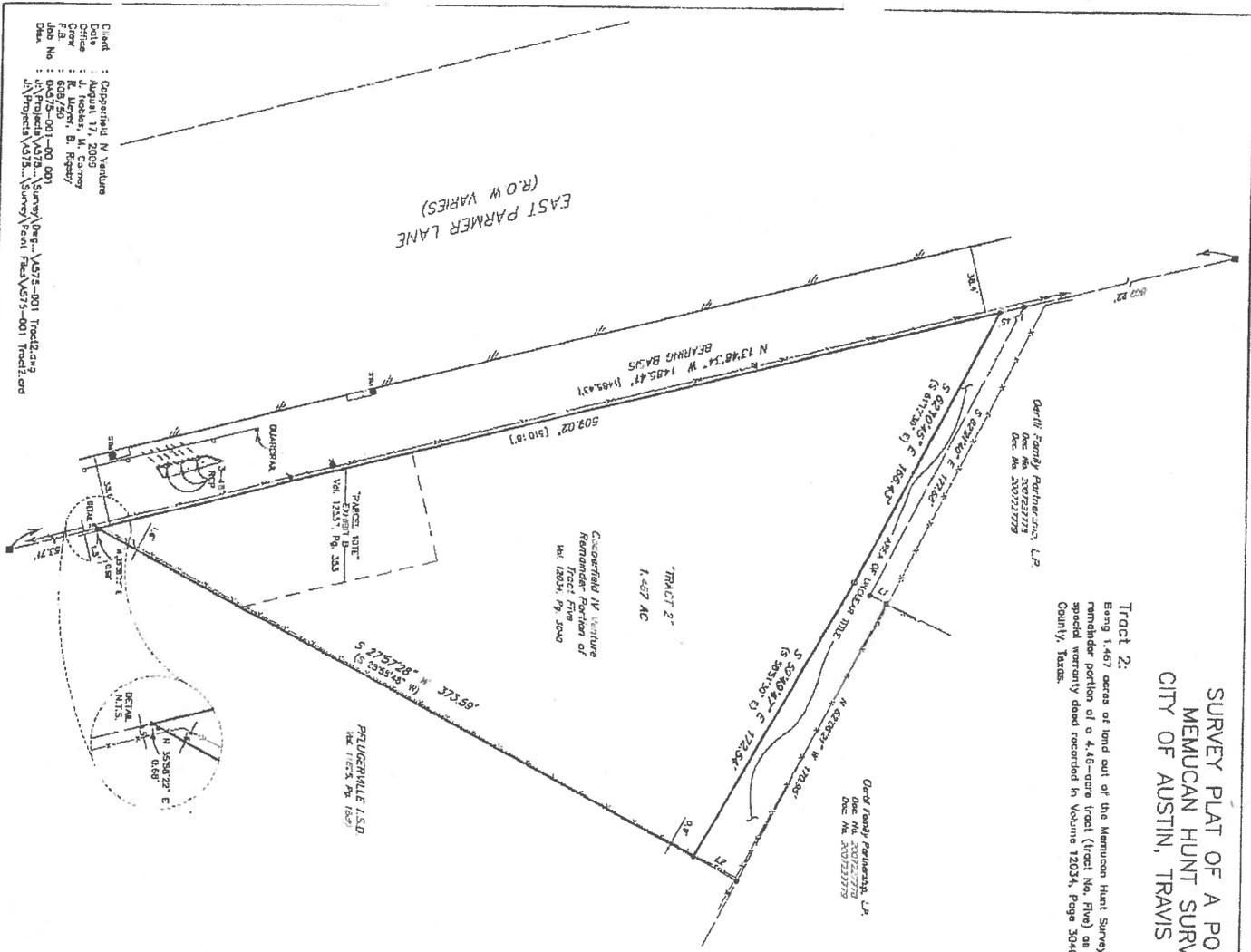


8/18/2009
Date

Client: Copperfield IV Venture
Date: August 18, 2009
WO No.: 0A575-001
FB: 608/50
File: J:\Projects\A575 Copperfield IV Venture\Survey\Legal Desc\A575-001 TR2-FN.doc

**SURVEY PLAT OF A PORTION OF THE
MEMUCAN HUNT SURVEY, NO. 88,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

Tract 2:
Being 1.467 acres of land out of the Memucan Hunt Survey No. 88, Travis County, Texas; Being a remainder portion of a 4.45-acre tract (Tract No. Five) as conveyed to Cooperfield IV Venture by special warranty deed recorded in Volume 12034, Page 3040 of the Real Property Records of Travis County, Texas.



Client : Cooperfield IV Venture
 Office : L. Hobbs, A. J. Canney
 Office : R. Meyer, B. Riggsby
 Job No : 008750
 Job Date : 08/11/09
 Project : V4373 - Survey/Deal - V4373-01 - Tract 2, 2.00
 Drawn : V4373 - Survey/Deal - V4373-01 - Tract 2, 2.00
 Date :

RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. Restraints covenants as conveyed by instrument recorded in Volume 9216, Page 245 of the Real Property Records of Travis County, Texas, DO AFFECT the subject tract.
2. All Easings and Easements from easements as conveyed to the City of Austin by instrument recorded in Volume 1554, Page 215 of the Real Property Records of Travis County, Texas, MAY AFFECT the subject tract.
3. A 1/2 Acre Easement as conveyed by instrument recorded in Volume 2011, Page 216 of the Real Property Records of Travis County, Texas, MAY AFFECT the subject tract, but cannot be perfected from information currently available.
4. Terms, Conditions, and Stipulations as conveyed by Right of Entry and Possession agreement as recorded in Volume 12457, Page 100 of the Real Property Records of Travis County, Texas, DOES NOT AFFECT the subject tract.
5. Terms, Conditions, and Stipulations as conveyed by Right of Entry and Possession agreement as recorded in Volume 12557, Page 217 of the Real Property Records of Travis County, Texas, DO AFFECT the subject tract.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°17'49" E	8.99
L2	N 25°17'57" E	27.49

The property described hereon is contained within Flood Zone X as identified on Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and have recorded instruments published by Equal American Title Insurance Company, except as otherwise shown or depicted hereon. Other than visible shown hereon.

For: Cooperfield IV Venture, a Texas joint venture and Flat American Title Insurance Company.

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, imperfections, or errors in the survey; that the survey was made in accordance with the laws of the State of Texas; and that the survey has been approved by the public on accurate representation of the property to the best of my knowledge.

[Signature]
 Affricton D. Hibler
 Registered Professional Land Surveyor No. 5777
 Date: August 11, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR



terra
 firma
 LAND SURVEYING

1701 Brykers Boulevard, Suite 400, Austin, Texas 78744 512/731-6733 Fax 512/445-2348

This survey contains information that is considered to be confidential by Terra Firma Land Surveying. No one other than the person or persons named herein should disseminate this information. If you are not one of the named persons, you should not disseminate this information. If you are one of the named persons, you should not disseminate this information without the written consent of Terra Firma Land Surveying.

