

**RESTRICTIVE COVENANT**

OWNER: Carma Easton LLC, a Texas limited liability company  
ADDRESS: 11501 Alterra Parkway, Suite 100, Austin, Texas 78758  
CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: **District 1:**  
339.690 acres (342.280 save and except 2.590 acres) in the Santiago Del Valle Grant, the Guillermo Nunez Survey No. 502, and the Barbara Lopez Y Mirelez Survey No. 503, in Travis County, Texas, being all of a 25.304 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated July 23, 2008 and recorded in Document No. 2008124712 of the Official Public Records of Travis County, Texas, a portion of a 138.540 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated March 2, 2007 and recorded in Document No. 2007038642 of the Official Public Records of Travis County, Texas, a portion of a 20.807 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated January 3, 2007 and recorded in Document No. 2007003159 of the Official Public Records of Travis County, Texas, a portion of an 81.08 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated December 12, 2006 and recorded in Document No. 2006246454 of the Official Public Records of Travis County, Texas, a portion of a 103.415 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated November 20, 2006 and recorded in Document No. 2006224021 of the Official Public Records of Travis County, Texas, a portion of a 167.748 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 13, 2006 and recorded in Document No. 2006241307 of the Official Public Records of Travis County, Texas, all of a 152.571 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated November 2, 2006 and recorded in Document No. 2006214522 of the Official Public Records of Travis County, Texas, all of a 59.027 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated March 2, 2007 and recorded in Document No. 2007038634 of the Official Public Records of Travis County, Texas, a portion of F.M. 1625 (80' Right-of-Way) and a portion of Colton Bluff Springs Road (apparent Right-of-Way width varies); said 342.280 acre tract being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant,

**District 2:**

557.187 acres (557.672 save and except 0.485 acres) in the Santiago Del Valle Grant in Travis County, Texas, being a portion of a 138.540 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated March 2, 2007 and recorded in Document No. 2007038642 of the Official Public Records of Travis County, Texas, a portion of a 20.807 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated January 3, 2007 and recorded in Document No. 2007003159 of the Official Public Records of Travis County, Texas, a portion of an 81.08 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated December 12, 2006 and recorded in Document No. 2006246454 of the Official Public Records of Travis County, Texas, a portion of a 103.415 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated November 20, 2006 and recorded in Document No. 2006224021 of the Official Public Records of Travis County, Texas, a portion of a 167.748 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 13, 2006 and recorded in Document No. 2006241307 of the Official Public Records of Travis County, Texas, a portion of a 42.558 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated May 16, 2008 and recorded in Document No. 2008083861 of the Official Public Records of Travis County, Texas, a portion of a 20.005 acre tract described in a Warranty Deed with Vendor's Lien to John T. Haldenstein and Joshua N. Haldenstein, dated December 14, 2000, and recorded in Document No. 2000203669 of the Official Public Records of Travis County, Texas, a portion of a 198.302 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 20, 2006 and recorded in Document No. 2006244772 of the Official Public Records of Travis County, Texas, a portion of a 232.233 acre tract described in a Special Warranty Deed with Vendor's Lien to Jona Acquisition Inc., dated January 8, 2009 and recorded in Document No. 2009003190 of the Official Public Records of Travis County, Texas, a portion of a 37.390 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated October 30, 2008 and recorded in Document No. 2008179828 of the Official Public Records of Travis County, Texas, a portion of Colton Bluff Springs Road (apparent Right-of-Way width varies); and all of a 67.339 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated November 7, 2007 and recorded in Document No. 2007204509 of the Official Public Records of Travis County, Texas; said 557.672 acre tract being more particularly described by metes and bounds in Exhibit "B" attached and incorporated into this covenant,

**District 3:**

644.135 acres (648.268 acres save and except 4.133 acres) in the Santiago Del Valle Grant in Travis County, Texas, being all of an 18.810 acre tract and a remainder of a 37.306 acre tract both described in a Special

Warranty Deed to Jona Acquisition Inc., dated October 26, 2006 and recorded in Document No. 2006209327 of the Official Public Records of Travis County, Texas, all of a 2820 square foot tract described in a deed without warranty to Carma Easton Inc. dated December 22, 2009 and recorded in Document No. 2009210291 of the Official Public Records of Travis County, Texas, a remainder of a 2.6891 acre tract described in a Street Dedication to the public, dated June 24, 1986 and recorded in Volume 9769, Page 505 of the Real Property Records of Travis County, Texas, all of a 6.934 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated October 26, 2006 and recorded in Document No. 2006209330 of the Official Public Records of Travis County, Texas, all of an 82.844 acre tract and a 25.735 acre tract both described in a Special Warranty Deed to Jona Acquisition Inc., dated January 3, 2007 and recorded in Document No. 2007003159 of the Official Public Records of Travis County, Texas, all of an 89.256 acre tract and a 2.731 acre tract both described in a Special Warranty Deed to Jona Acquisition Inc., dated July 9, 2007 and recorded in Document No. 2007126375 of the Official Public Records of Travis County, Texas, remainders of a 61.071 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated November 7, 2007 and recorded in Document No. 2007204509 of the Official Public Records of Travis County, Texas, a portion of a 138.540 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated March 2, 2007 and recorded in Document No. 2007038642 of the Official Public Records of Travis County, Texas, a portion of a 198.302 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 20, 2006 and recorded in Document No. 2006244772 of the Official Public Records of Travis County, Texas, a portion of a 232.233 acre tract described in a Special Warranty Deed with Vendor's Lien to Jona Acquisition Inc., dated January 8, 2009 and recorded in Document No. 2009003190 of the Official Public Records of Travis County, Texas, all of an 8.282 acre tract described in a Special Warranty Deed with Vendor's Lien to Jona Acquisition Inc., dated January 8, 2009 and recorded in Document No. 2009003078 of the Official Public Records of Travis County, Texas, a portion of a 42.558 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated May 16, 2008 and recorded in Document No. 2008083861 of the Official Public Records of Travis County, Texas, a portion of a 20.005 acre tract described in a Warranty Deed with Vendor's Lien to John T. Haldenstein and Joshua N. Haldenstein, dated December 14, 2000, and recorded in Document No. 2000203669 of the Official Public Records of Travis County, Texas, a portion of Lot A, Harry Reininger Subdivision, a subdivision of record in Volume 65, Page 47 of the Plat Records of Travis County, Texas, conveyed to John Haldenstein and Ruth Haldenstein in Warranty Deed with Vendor's Lien, dated September 29, 2000 and recorded in Document No. 2000161977 of the Official Public Records of Travis County, Texas, a portion of a 37.390 acre tract described in a General Warranty Deed to



Jona Acquisition Inc., dated October 30, 2008 and recorded in Document No. 2008179828 of the Official Public Records of Travis County, Texas, and a portion of Colton Bluff Springs Road (apparent Right-of-Way width varies); said 648.268 acre tract being more particularly described by metes and bounds in Exhibit "C" attached and incorporated into this covenant,

**District 4:**

345.581 acres in the Santiago Del Valle Grant in Travis County, Texas, being all of a 73.453 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated November 28, 2006 and recorded in Document No. 2006229773 of the Official Public Records of Travis County, Texas, all of a 31.022 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated December 16, 2006 and recorded in Document No. 2006225633 of the Official Public Records of Travis County, Texas, all of a 28.461 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated September 15, 2006 and recorded in Document No. 2006182621 of the Official Public Records of Travis County, Texas, a portion of a 55.222 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060712 of the Official Public Records of Travis County, Texas, a portion of a 60.921 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated December 12, 2006 and recorded in Document No. 2006239174 of the Official Public Records of Travis County, Texas, a portion of a 51.942 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 1, 2006 and recorded in Document No. 2006233636 of the Official Public Records of Travis County, Texas, a portion of a 25.119 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060707 of the Official Public Records of Travis County, Texas, a portion of a 7.602 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060704 of the Official Public Records of Travis County, Texas, a portion of a 23.694 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060710 of the Official Public Records of Travis County, Texas, all of a 1.000 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated January 8, 2007 and recorded in Document No. 2007005138 of the Official Public Records of Travis County, Texas, a portion of Lot A, Harry Reininger Subdivision, a subdivision of record in Volume 65, Page 47 of the Plat Records of Travis County, Texas, conveyed to John Haldenstein and Ruth Haldenstein in Warranty Deed with Vendor's Lien, dated September 29, 2000 and recorded in Document No. 2000161977 of the Official Public Records of Travis County, Texas, a portion of a 42.558 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated May 16, 2008 and recorded in Document No. 2008083861 of the Official Public Records of



Travis County, Texas, a portion of a 20.005 acre tract described in a Warranty Deed with Vendor's Lien to John T. Haldenstein and Joshua N. Haldenstein, dated December 14, 2000, and recorded in Document No. 2000203669 of the Official Public Records of Travis County, Texas, a portion of a 98.656 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated October 19, 2006 and recorded in Document No. 2006204344 of the Official Public Records of Travis County, Texas, all of a 9.662 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 14, 2007 and recorded in Document No. 2007224638 of the Official Public Records of Travis County, Texas, a portion of a 232.233 acre tract described in a Special Warranty Deed with Vendor's Lien to Jona Acquisition Inc., dated January 8, 2009 and recorded in Document No. 2009003190 of the Official Public Records of Travis County, Texas, and portions of Sassman Road (70' Right-of-Way); said 345.581 acre tract being more particularly described by metes and bounds in Exhibit "D" attached and incorporated into this covenant,

**District 5:**

327.482 acres (339.352 acres save and except 11.870 acres) in the Santiago Del Valle Grant in Travis County, Texas, being a portion of a 167.748 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 13, 2006 and recorded in Document No. 2006241307 of the Official Public Records of Travis County, Texas, a portion of a 98.656 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated October 19, 2006 and recorded in Document No. 2006204344 of the Official Public Records of Travis County, Texas, a portion of a 60.921 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated December 12, 2006 and recorded in Document No. 2006239174 of the Official Public Records of Travis County, Texas, a portion of a 51.942 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated December 1, 2006 and recorded in Document No. 2006233636 of the Official Public Records of Travis County, Texas, a portion of a 55.222 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060712 of the Official Public Records of Travis County, Texas, a portion of a 25.119 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060707 of the Official Public Records of Travis County, Texas, a portion of a 7.602 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060704 of the Official Public Records of Travis County, Texas, a portion of a 23.694 acre tract described in a Special Warranty Deed to Jona Acquisition Inc., dated April 2, 2006 and recorded in Document No. 2007060710 of the Official Public Records of Travis County, Texas, a portion of a 42.558 acre tract described in a General Warranty Deed to Jona Acquisition Inc., dated May 16, 2008 and recorded

in Document No. 2008083861 of the Official Public Records of Travis County, Texas, a portion of Lot A, Harry Reininger Subdivision, a subdivision of record in Volume 65, Page 47 of the Plat Records of Travis County, Texas, conveyed to John Haldenstein and Ruth Haldenstein in Warranty Deed with Vendor's Lien, dated September 29, 2000 and recorded in Document No. 2000161977 of the Official Public Records of Travis County, Texas, and a portion of Sassman Road (Right-of-Way); said 339.352 acre tract being more particularly described by metes and bounds in Exhibit "E" attached and incorporated into this covenant, (cumulatively referred to as the "Property"),

WHEREAS, the Owner (the "Owner", whether one or more), of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Jacobs Engineering, dated January 27, 2015, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the Development Services Department, Transportation Review Section's staff memorandum ("memorandum") dated September 17, 2015, and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Planning and Zoning Department.
2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**OWNER:**

Carma Easton LLC, a Texas limited liability company

By: \_\_\_\_\_

Shaun E. Cranston, P. Eng.  
Senior Vice President

**THE STATE OF TEXAS    §**  
**COUNTY OF TRAVIS       §**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2015, by Shaun E. Cranston, P. Eng., Senior Vice President of Carma Easton LLC, a Texas limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Assistant City Attorney  
City of Austin



**After Recording, Please Return to:**  
**City of Austin**  
**Law Department**  
**P. O. Box 1088**  
**Austin, Texas 78767**  
**Attention: M. Thompson, Paralegal**

DRAFT



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

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

3500 McCall Lane  
Austin, Texas 78744

**339.690 ACRES (DISTRICT ONE)**

**OVERALL 342.280 ACRES  
SAVE AND EXCEPT 2.590 ACRES**

A DESCRIPTION OF 342.280 ACRES IN THE SANTIAGO DEL VALLE GRANT, THE GUILLERMO NUNEZ SURVEY NO. 502, AND THE BARBARA LOPEZ Y MIRELEZ SURVEY NO. 503, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 25.304 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 23, 2008 AND RECORDED IN DOCUMENT NO. 2008124712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 152.571 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 2, 2006 AND RECORDED IN DOCUMENT NO. 2006214522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 59.027 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038634 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF F.M. 1625 (80' RIGHT-OF-WAY) AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES); SAID 342.280 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found in the west right-of-way line of U.S. Highway 183 (100' right-of-way) for the northeast corner of said 25.304 acre tract, same being the southeast corner of Lot 14, South 183 Park, a subdivision recorded in

**Exhibit A**





Volume 78, Page 253 of the Plat Records of Travis County, Texas;

**THENCE** with the west right-of-way line of U.S. Highway 183, same being the east line of said 25.304 acre tract and the north terminus of F.M. 1625, with a curve to the left, having a radius of 5779.84 feet, a delta angle of  $6^{\circ}21'28''$ , an arc length of 641.35 feet, and a chord which bears South  $5^{\circ}19'41''$  West, a distance of 641.02 feet to a calculated point for the east right-of-way line of F.M. 1625;

**THENCE** with the east right-of-way line of F.M. 1625, the following five (5) courses and distances:

1. South  $85^{\circ}41'32''$  West, a distance of 44.00 feet to a calculated point;
2. South  $30^{\circ}34'53''$  West, a distance of 164.30 feet to a calculated point;
3. South  $27^{\circ}05'32''$  West, a distance of 672.59 feet to a calculated point;
4. South  $26^{\circ}41'32''$  West, a distance of 410.38 feet to a calculated point;
5. South  $27^{\circ}11'23''$  West, in part with the west terminus of McKenzie Road (60' right-of-way), a distance of 380.85 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of McKenzie Road, for the northwest corner of said 59.027 acre tract;

**THENCE** with the south right-of-way line of McKenzie Road, same being the northeast line of said 59.027 acre tract, the following two (2) courses and distances:

1. South  $62^{\circ}41'20''$  East, a distance of 908.70 feet to a 1" iron pipe found;
2. South  $33^{\circ}59'03''$  East, a distance of 171.70 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of U.S. Highway 183, for the northeast corner of said 59.027 acre tract;

**THENCE** South  $04^{\circ}10'14''$  East, with the west right-of-way line of U.S. Highway 183, same being the east line of said 59.027 acre tract, and the east line of said 152.571 acre tract, a distance of 4697.45 feet to a 5/8" rebar found for the southeast corner of said 152.571 acre tract, same being the northeast corner of a 9.87 acre tract described in a deed to Bobby Ray Burklund, et al., recorded in Document No. 1999103744 of the Official Public Records of Travis County, Texas;

**THENCE** North  $62^{\circ}43'22''$  West, with the southwest line of said 152.571 acre tract, same being the northeast line of said 9.87 acre tract, the northeast line of a 19.73 acre tract described in a deed to Erland Burklund, et ux., recorded in Volume 4054, Page 1326 of the Deed Records of Travis County, Texas, the northeast line of a 3.00 acre tract described in a deed to Erland Burklund, et ux., recorded in Volume 3978, Page 1205 of the Deed Records of Travis County, Texas, and the northeast line of a 1.00 acre

tract described in a deed to Erland Burklund, et ux., recorded in Volume 2100, Page 268 of the Deed Records of Travis County, Texas, a distance of 3498.94 feet to a 1/2" rebar with Chaparral cap found in the east right-of-way line of F.M. 1625, for the southwest corner of said 152.571 acre tract, same being the northwest corner of said 1.00 acre tract;

**THENCE** North 62°38'08" West, crossing F.M. 1625, a distance of 80.00 feet to a calculated point in the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract;

**THENCE** North 27°05'45" East, with the west right of line of F.M. 1625, same being the east line of said 167.748 acre tract, a distance of 0.13 feet to a calculated point;

**THENCE** crossing said 167.748 acre tract, said 103.415 acre tract, said 81.018 acre tract, Colton Bluff Springs Road, said 20.807 acre tract and said 138.540 acre tract, the following fourteen (14) courses and distances:

1. North 62°48'33" West, a distance of 190.11 feet to a calculated point;
2. North 27°11'27" East, a distance of 450.00 feet to a calculated point;
3. North 27°05'07" East, a distance of 1284.12 feet to a calculated point;
4. North 62°55'07" West, a distance of 393.35 feet to a calculated point;
5. North 27°04'42" East, a distance of 1090.01 feet to a calculated point;
6. South 62°55'07" East, a distance of 393.93 feet to a calculated point;
7. North 27°06'32" East, a distance of 1006.99 feet to a calculated point;
8. With a curve to the left, having a radius of 800.00 feet, a delta angle of 04°05'43", an arc length of 57.18 feet, and a chord which bears North 19°18'34" West, a distance of 57.17 feet to a calculated point;
9. North 21°21'01" West, a distance of 1149.03 feet to a calculated point;
10. With a curve to the right, having a radius of 499.99 feet, a delta angle of 41°14'55", an arc length of 359.95 feet, and a chord which bears North 00°43'58" West, a distance of 352.23 feet to a calculated point;
11. North 19°53'30" East, a distance of 342.26 feet to a calculated point;
12. With a curve to the right, having a radius of 2002.94 feet, a delta angle of 22°31'58", an arc length of 787.70 feet, and a chord which bears North 58°50'31" West, a distance of 782.64 feet to a calculated point;



13. North 47°34'32" West, a distance of 42.94 feet to a calculated point;

14. North 27°06'47" East, a distance of 3.20 feet to a 1/2" iron pipe found for an interior ell corner in the north line of said 138.540 acre tract, same being the south corner of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

**THENCE** with the northwest line of said 138.540 acre tract, same being the southeast line of said 380.080 acre tract, the following two (2) courses and distances:

1. North 27°06'47" East, a distance of 851.48 feet to a 3/4" iron pipe found;
2. North 29°08'56" East, a distance of 229.98 feet to a 1/2" iron pipe found for a north corner of said 138.540 acre tract, same being the west corner of said 25.304 acre tract;

**THENCE** North 26°45'01" East, with the northwest line of said 25.304 acre tract, same being the southeast line of said 380.080 acre tract, a distance of 430.74 feet to a 1/2" rebar found for the north corner of said 25.304 acre tract, same being the west corner of Lot 8, South 183 Park;

**THENCE** South 48°05'10" East, with the southwest line of South 183 Park, a distance of 2072.23 feet to **POINT OF BEGINNING**, containing 342.280 acres of land, more or less.

**SAVE AND EXCEPT 2.461 ACRES:**

BEING ALL OF A 1 ACRE TRACT DESCRIBED IN A DEED TO TEOFILLO DE SANTIAGO, DATED AUGUST 1, 1977 AND RECORDED IN VOLUME 5869, PAGE 1058 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALL OF A 1.10 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HERIBERTA OJEDA AND GLORIA OJEDA, DATED NOVEMBER 6, 1995 AND RECORDED IN VOLUME 12586, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.461 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625, for the south corner of said 1.10 acre tract, same being the east corner of said 20.807 acre tract;

**THENCE** North 53°08'58" West, with the southwest line of said 1.10 acre tract and said 1 acre tract, same being the northeast line of said 20.807 acre tract, a distance of 440.29 feet to a 1/2" rebar found for the west corner of said 1 acre tract, same being an angle point in the south line of said 138.540 acre tract;



**THENCE** North 30°00'39" East, with the northwest line of said 1 acre tract, same being the south line of said 138.540 acre tract, a distance of 250.26 feet to a 1/2" rebar with Chaparral cap found for the north corner of said 1 acre tract, same being an angle point in the south line of said 138.540 acre tract;

**THENCE** South 52°47'09" East, with the northeast line of said 1 acre tract and said 1.10 acre tract, same being the south line of said 138.540 acre tract, a distance of 427.83 feet to a calculated point in the west right-of-way line of F.M. 1625, for the east corner of said 1.10 acre tract;

**THENCE** South 27°05'32" West, with the west right-of-way line of F.M. 1625, same being the southeast line of said 1.10 acre tract, a distance of 249.38 feet to the **POINT OF BEGINNING**, containing 2.461 acres of land, more or less.

**SAVE AND EXCEPT 0.129 ACRES:**

BEING ALL OF A 0.1291 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO CROWN COMMUNICATION INC., DATED SEPTEMBER 3, 2001 AND RECORDED IN DOCUMENT NUMBER 2001163489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found for the north corner of said 0.1291 acre tract, same being a northeast corner of said 167.748 acre tract, also being in the southwest line of said 103.415 acre tract;

**THENCE** South 62°41'37" East, with the northeast line of said 0.1291 acre tract, same being the southwest line of said 103.415 acre tract, a distance of 75.00 feet to a calculated point in the west right-of-way line of F.M. 1625, for the east corner of said 0.1291 acre tract;

**THENCE** South 27°05'45" West, with the west right-of-way line of F.M. 1625, same being the southeast line of said 0.1291 acre tract, a distance of 75.17 feet to a calculated point for the south corner of said 0.1291 acre tract, same being a northeast corner of said 167.748 acre tract;

**THENCE** North 62°41'37" West, with the southwest line of said 0.1291 acre tract, same being a northeast line of said 167.748 acre tract, a distance of 75.00 feet to a 1/2" rebar with Chaparral cap found for the west corner of said 0.1291 acre tract, same being an angle point in the northeast line of said 167.748 acre tract;

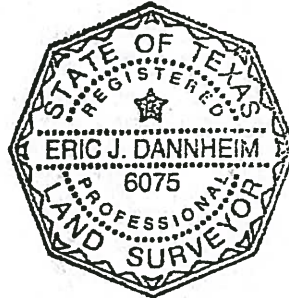
**THENCE** North 27°05'45" East, with the northwest line of said 0.1291 acre tract, same being the northeast line of said 167.748 acre tract, a distance of 75.17 feet to the **POINT OF BEGINNING**, containing 0.129 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 2006 through June 22, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX1.

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

*Em* 9/17/2010

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





SKETCH TO ACCOMPANY A DESCRIPTION OF 342.280 ACRES IN THE SANTIAGO DEL VALLE GRANT, THE GUILLERMO NUNEZ SURVEY NO. 502, AND THE BARBARA LOPEZ Y MIRELEZ SURVEY NO. 503, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 25.304 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 23, 2008 AND RECORDED IN DOCUMENT NO. 2008124712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 152.571 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 2, 2006 AND RECORDED IN DOCUMENT NO. 2006214522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 59.027 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038634 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF F.M. 1625 (80' RIGHT-OF-WAY) AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES).

**SAVE AND EXCEPT:**

2.461 ACRES, BEING ALL OF A 1 ACRE TRACT DESCRIBED IN A DEED TO TEOFILO DE SANTIAGO, DATED AUGUST 1, 1977 AND RECORDED IN VOLUME 5869, PAGE 1058 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALL OF A 1.10 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HERIBERTA OJEDA AND GLORIA OJEDA, DATED NOVEMBER 6, 1995 AND RECORDED IN VOLUME 12586, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

0.129 ACRES, BEING ALL OF A 0.1291 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO CROWN COMMUNICATION INC., DATED SEPTEMBER 3, 2001 AND RECORDED IN DOCUMENT NUMBER 2001163489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

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

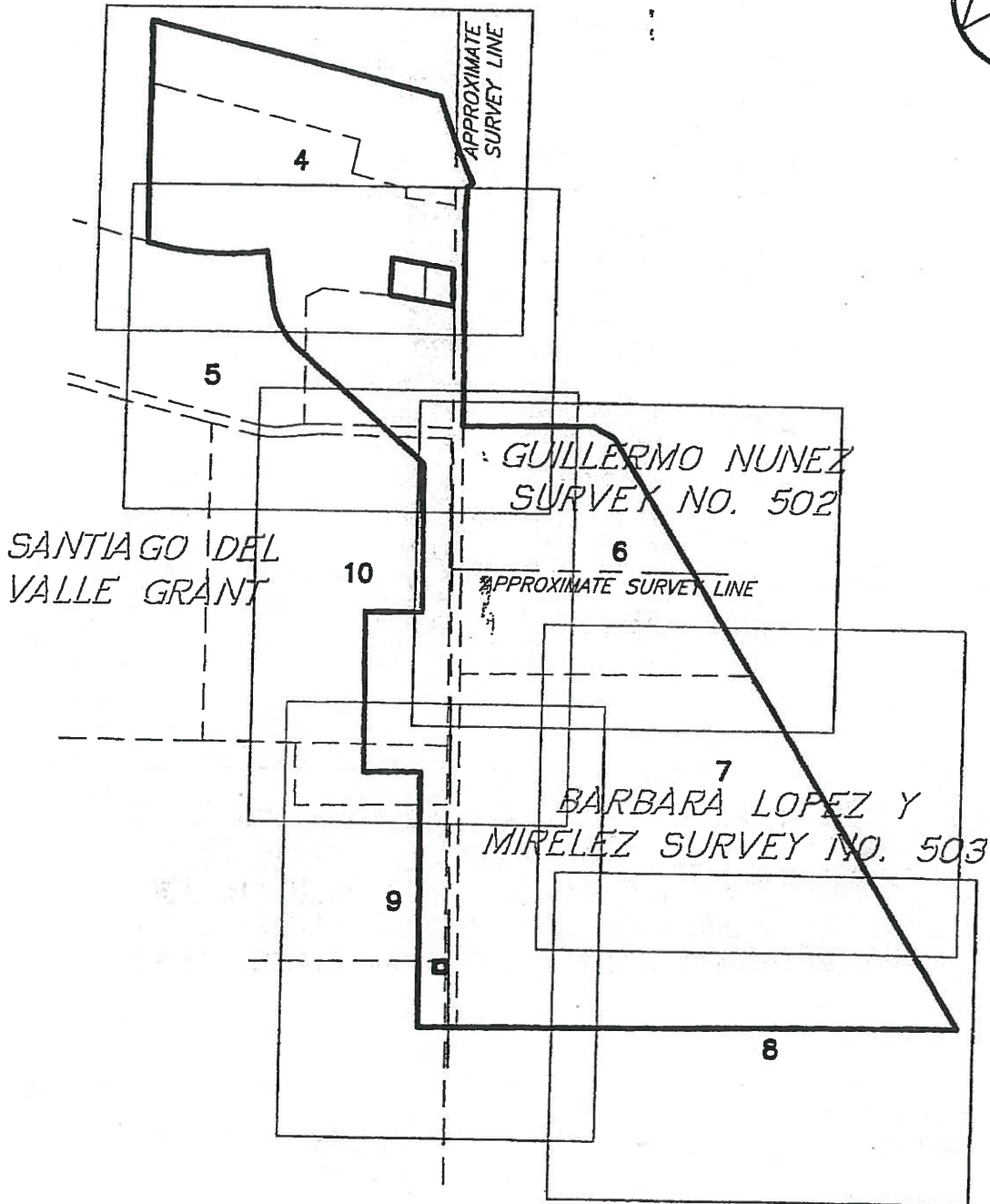
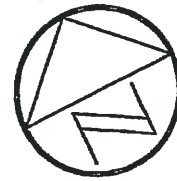
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX1

DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 1 OF 10

**Chaparral**



MAP SHEET INDEX  
(NOT TO SCALE)



DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 2 OF 10

Chaparral

LINE TABLE		
No.	BEARING	LENGTH
L1	S85°41'32"W	44.00'
L2	S30°34'53"W	164.30'
L3	S27°05'32"W	672.59'
L4	S26°41'32"W	410.38'
L5	S27°11'23"W	380.85'
L6	S33°59'03"E	171.70'
L7	N62°38'08"W	80.00'
L8	N27°05'45"E	0.13'
L9	N62°48'33"W	190.11'
L10	N47°34'32"W	42.94'
L11	N27°06'47"E	3.20'
L12	N29°08'56"E	229.98'
L13	N53°08'58"W	440.29'
L14	N30°00'39"E	250.26'
L15	S52°47'09"E	427.83'
L16	S27°05'32"W	249.38'
L17	S62°41'37"E	75.00'
L18	S27°05'45"W	75.17'
L19	N62°41'37"W	75.00'
L20	N27°05'45"E	75.17'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	6°21'28"	5779.84'	321.01'	641.35'	641.02'	S05°19'41"W
C2	4°05'43"	800.00'	28.60'	57.18'	57.17'	N19°18'34"W
C3	41°14'55"	499.99'	188.17'	359.95'	352.23'	N00°43'58"W
C4	22°31'58"	2002.94'	399.01'	787.70'	782.64'	N58°50'31"W

Ⓐ 1 ACRE  
TEOFILO DE SANTIAGO  
(5869/1058)

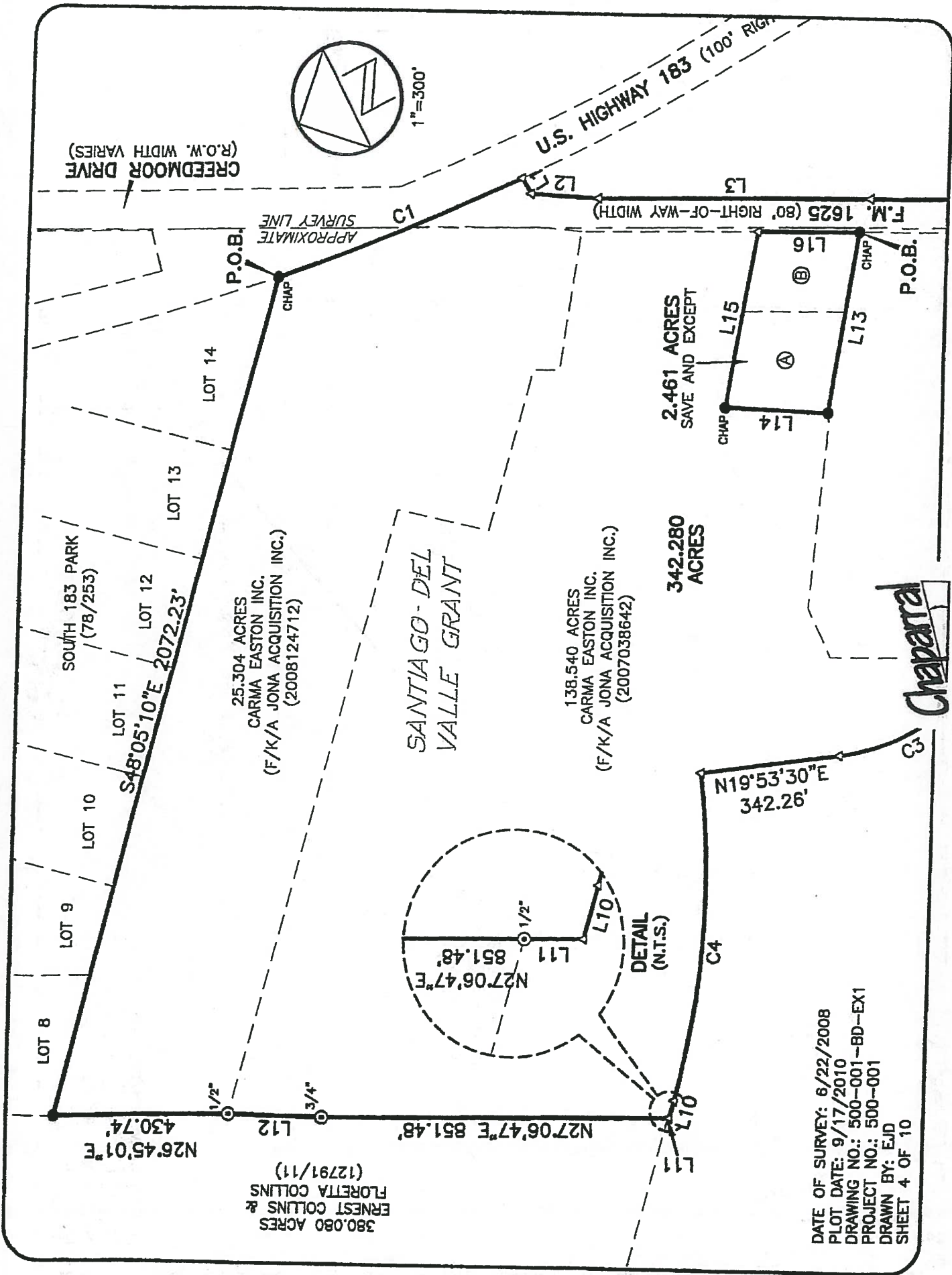
Ⓑ 1.10 ACRES  
HERIBERTA OJEDA &  
GLORIA OJEDA  
(12586/40)

#### LEGEND

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

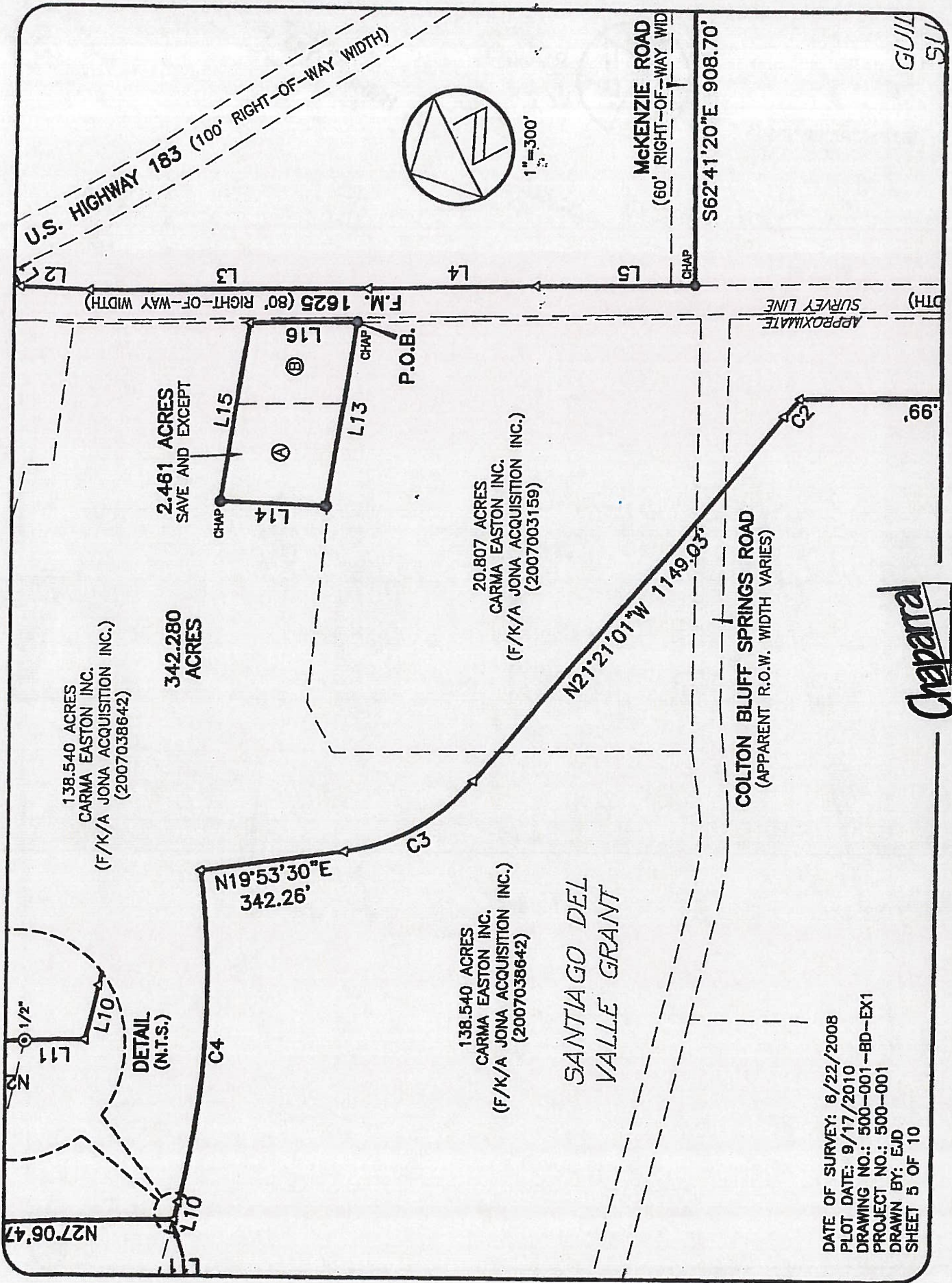
DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 3 OF 10

*Chaparral*



DATE OF SURVEY: 6/22/2008  
 PLOT DATE: 9/17/2010  
 DRAWING NO.: 500-001-BD-EX1  
 PROJECT NO.: 500-001  
 DRAWN BY: EJD  
 SHEET 4 OF 10

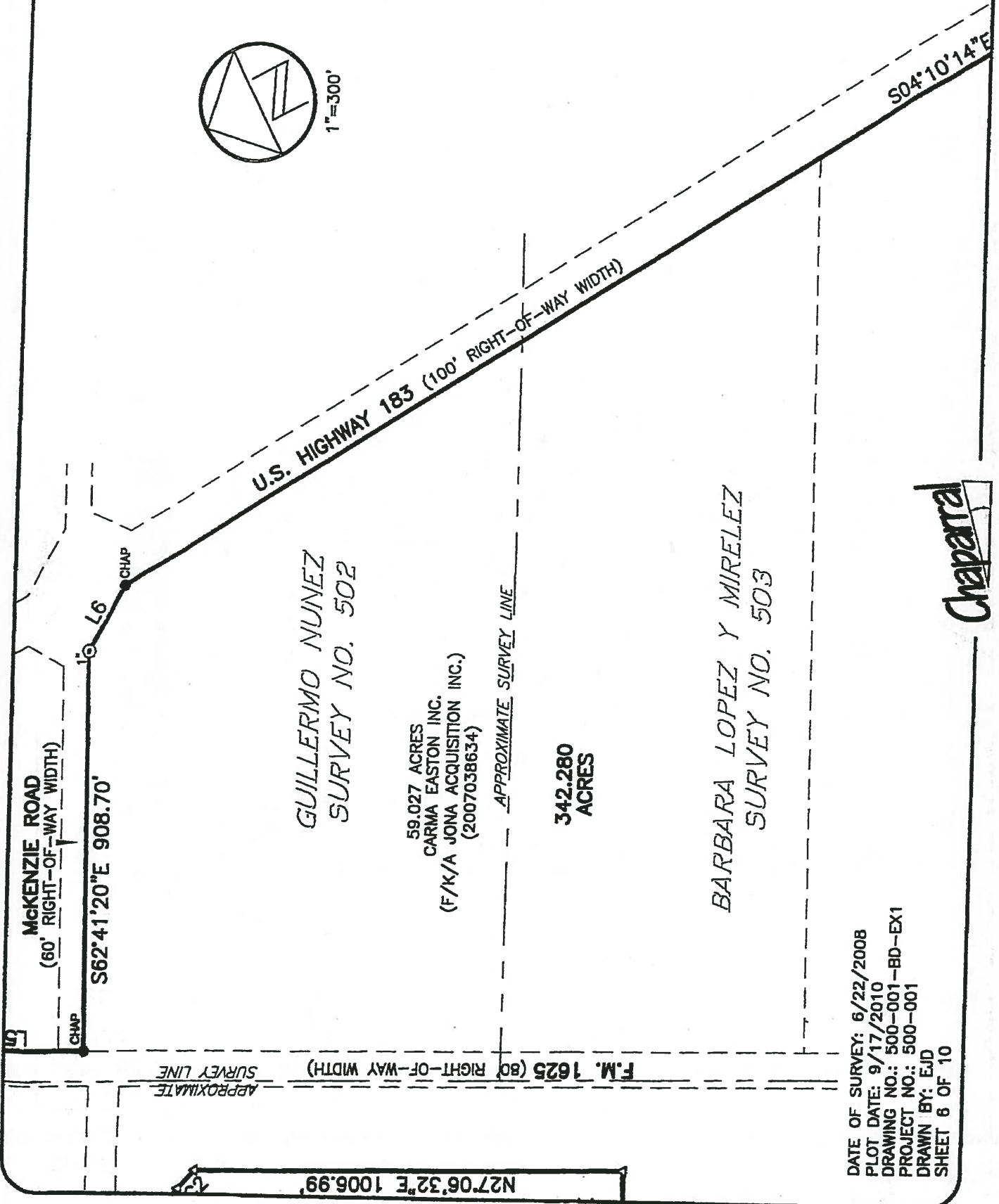




DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 5 OF 10

Chaparral

GUILL SU



N27°06'32"E 1006.99'  
APPROXIMATE SURVEY LINE  
F.M. 1625 (60' RIGHT-OF-WAY WIDTH)

McKENZIE ROAD  
(60' RIGHT-OF-WAY WIDTH)

S62°41'20"E 908.70'

U.S. HIGHWAY 183 (100' RIGHT-OF-WAY WIDTH)

GUILLERMO NUNEZ  
SURVEY NO. 502

59.027 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007038634)

APPROXIMATE SURVEY LINE

342.280  
ACRES

BARBARA LOPEZ Y MIRELEZ  
SURVEY NO. 503

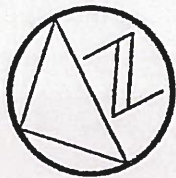
S04°10'14"E

Chaparral

DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 6 OF 10



RA LOPEZ Y MIRELEZ  
URVEY NO. 503



1"=300'

S04°10'14"E 4697.45'

342.280  
ACRES

152.571 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006214522)

DATE OF SURVEY: 6/22/2008  
PLOT DATE: 8/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 7 OF 10

Chaparral



152.571 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006214522)

342.280  
ACRES

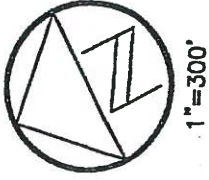
BARBARA LOPEZ Y MIRELEZ  
SURVEY NO. 503

N62°43'22"W 3498.94'

19.73 ACRES  
ERLAND BURKLUND, ET UX.  
(4054/1326)

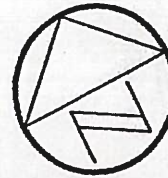
9.87 ACRES  
BOBBY RAY BURKLUND, ET AL  
(1999103744)

5/8"



DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 8 OF 10

Chaparral



1"=300'

152.571 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006214522)

342.280  
ACRES

BARBARA LOPEZ Y  
MIRELEZ SURVEY  
NO. 503

103.415 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006224021)

SANTIAGO DEL  
VALLE GRANT

N27°05'07"E 1284.12'

N62°55'07"W  
393.35'

N27°04'4"

APPROXIMATE SURVEY LINE

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

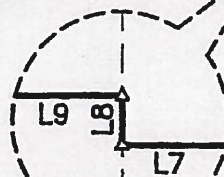
P.O.B.

L17  
L18  
L19  
L20  
CHAP

0.129 ACRES  
SAVE AND EXCEPT  
(0.1291 ACRES)  
CROWN COMMUNICATION, INC.  
(2001163489)

N27°11'27"E  
450.00'

167.748 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)



DETAIL  
(N.T.S.)

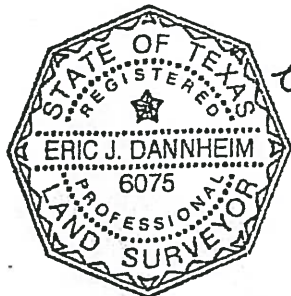
1.00 ACRE  
ERLAND BURKLUND,  
ET UX.  
(2100/268)

3.00 ACRES  
ERLAND BURKLUND,  
ET UX.  
(3978/1205)

DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 9 OF 10

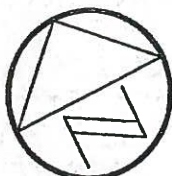
Chaparral

COLTON BLUFF SPRINGS ROAD  
(APPARENT R.O.W. WIDTH VARIES)



*Em*  
9/17/2010  
SANTIAGO DEL  
VALLE GRANT

81.018 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006246454)



1"=300'

N27°04'42"E 1090.01'

S62°55'07"E  
393.93'

N62°55'07"W  
393.35'

DATE OF SURVEY: 6/22/2008  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX1  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 10 OF 10

*Chaparra*

L5

McKENZIE ROAD  
(60' RIGHT-OF-WAY WIDTH)

CHAP

S62°41'20"E 908.70'

APPROXIMATE  
SURVEY LINE

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

GUILLERMA  
SURVEY

59.027 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION  
(2007038634)

APPROXIMATE

342.280  
ACRES

BARBARA LOPEZ  
SURVEY

152.571 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006214522)





**Professional Land Surveying, Inc.  
Surveying and Mapping**

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

3500 McCall Lane  
Austin, Texas 78744

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**557.187 ACRES (DISTRICT TWO)**

**OVERALL 557.672 ACRES  
SAVE AND EXCEPT 0.485 ACRES**

A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-

WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 557.672 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pipe found for an interior ell corner in the north line of said 138.540 acre tract, same being an angle point in the south line of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

**THENCE** crossing said 138.540 acre tract, said 20.807 acre tract, Colton Bluff Springs Road, said 81.018 acre tract, said 103.415 acre tract, said 167.748 acre tract, said 42.558 acre tract, said 20.005 acre tract, said 198.302 acre tract, said 232.233 acre tract, and said 37.390 acre tract, the following thirty (30) courses and distances:

1. South 27°05'52" West, a distance of 3.20 feet to a calculated point;
2. South 47°34'32" East, a distance of 42.94 feet to a calculated point;
3. With a curve to the left, having a radius of 2002.94 feet, a delta angle of 22°31'58", an arc length of 787.70 feet, and a chord which bears South 58°50'31" East, a distance of 782.64 feet to a calculated point;
4. South 19°53'30" West, a distance of 342.26 feet to a calculated point;
5. With a curve to the left, having a radius of 499.99 feet, a delta angle of 41°14'55", an arc length of 359.95 feet, and a chord which bears South 00°43'58" East, a distance of 352.23 feet to a calculated point;
6. South 21°21'01" East, a distance of 1149.03 feet to a calculated point;
7. With a curve to the right, having a radius of 800.00 feet, a delta angle of 04°05'43", an arc length of 57.18 feet, and a chord which bears South 19°18'34" East, a distance of 57.17 feet to a calculated point;
8. South 27°06'32" West, a distance of 1006.99 feet to a calculated point;
9. North 62°55'07" West, a distance of 393.93 feet to a calculated point;
10. South 27°04'42" West, a distance of 1090.01 feet to a calculated point;
11. South 62°55'07" East, a distance of 393.35 feet to a calculated point;
12. South 27°05'07" West, a distance of 1284.12 feet to a calculated point;



13. South  $27^{\circ}11'27''$  West, a distance of 450.14 feet to a calculated point;
14. With a curve to the left, having a radius of 1399.96 feet, a delta angle of  $31^{\circ}05'54''$ , an arc length of 759.86 feet, and a chord which bears North  $77^{\circ}33'02''$  West, a distance of 750.56 feet to a calculated point;
15. South  $86^{\circ}54'01''$  West, a distance of 948.14 feet to a calculated point;
16. With a curve to the right, having a radius of 1399.96 feet, a delta angle of  $31^{\circ}17'38''$ , an arc length of 764.63 feet, and a chord which bears North  $77^{\circ}27'10''$  West, a distance of 755.16 feet to a calculated point;
17. North  $61^{\circ}48'21''$  West, a distance of 1135.34 feet to a calculated point;
18. North  $28^{\circ}11'39''$  East, a distance of 910.01 feet to a calculated point;
19. With a curve to the right, having a radius of 431.98 feet, a delta angle of  $53^{\circ}14'32''$ , an arc length of 401.42 feet, and a chord which bears North  $58^{\circ}50'30''$  East, a distance of 387.13 feet to a calculated point;
20. North  $16^{\circ}01'51''$  West, a distance of 256.62 feet to a calculated point;
21. With a curve to the left, having a radius of 606.85 feet, a delta angle of  $50^{\circ}15'23''$ , an arc length of 532.29 feet, and a chord which bears North  $37^{\circ}39'34''$  West, a distance of 515.39 feet to a calculated point;
22. North  $62^{\circ}55'18''$  West, a distance of 292.66 feet to a calculated point;
23. With a curve to the right, having a radius of 1466.51 feet, a delta angle of  $180^{\circ}00'00''$ , an arc length of 4607.17 feet, and a chord which bears North  $27^{\circ}04'42''$  East, a distance of 2933.02 feet to a calculated point;
24. South  $62^{\circ}55'18''$  East, a distance of 292.66 feet to a calculated point;
25. With a curve to the left, having a radius of 606.85 feet, a delta angle of  $50^{\circ}15'23''$ , an arc length of 532.29 feet, and a chord which bears South  $88^{\circ}11'02''$  East, a distance of 515.39 feet to a calculated point;
26. North  $70^{\circ}11'14''$  East, a distance of 260.49 feet to a calculated point;
27. With a curve to the right, having a radius of 428.50 feet, a delta angle of  $57^{\circ}46'46''$ , an arc length of 432.12 feet, and a chord which bears North  $02^{\circ}55'38''$  West, a distance of 414.04 feet to a calculated point;
28. North  $25^{\circ}57'45''$  East, a distance of 891.49 feet to a calculated point;



29. With a curve to the right, having a radius of 750.00 feet, a delta angle of  $16^{\circ}27'44''$ , an arc length of 215.49 feet, and a chord which bears North  $34^{\circ}11'36''$  East, a distance of 214.75 feet to a calculated point;

30. North  $42^{\circ}25'28''$  East, a distance of 130.83 feet to a calculated point in the common line of said 138.540 acre tract and said 380.080 acre tract, from which a  $3/4$ " iron pipe found for an angle point in said common line bears North  $47^{\circ}34'32''$  West, a distance of 1131.25 feet;

**THENCE** South  $47^{\circ}34'32''$  East, with said common line, a distance of 1475.59 feet to the **POINT OF BEGINNING**, containing 557.672 acres of land, more or less.

**SAVE AND EXCEPT 0.485 ACRES:**

BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.485 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a  $1/2$ " rebar found for the south corner of said 21,064 square foot tract, same being an angle point in the southwest line of said 232.233 acre tract, also being in the northeast line of said 37.390 acre tract;

**THENCE** North  $62^{\circ}15'58''$  West, with the southwest line of said 21,064 square foot tract, same being the northeast line of said 37.390 acre tract, a distance of 84.16 feet to a  $1/2$ " rebar with Chaparral cap found for the west corner of said 21,064 square foot tract, same being an angle point in the southwest line of said 232.233 acre tract;

**THENCE** with the common line of said 21,064 square foot tract and said 232.233 acre tract, the following three (3) courses and distances:

1. North  $27^{\circ}03'32''$  East, a distance of 251.09 feet to a  $1/2$ " rebar found;
2. South  $62^{\circ}00'51''$  East, a distance of 84.16 feet to a  $1/2$ " rebar found;
3. South  $27^{\circ}03'32''$  West, a distance of 250.72 feet to the **POINT OF BEGINNING**, containing 0.485 acres of land, more or less.

Based on surveys made on the ground by Chaparral from May 2006 through July 29, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX2.

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

*Eric J. Dannheim* 9/13/2010

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 5848





SKETCH TO ACCOMPANY A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203689 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAVE AND EXCEPT 0.485 ACRES, BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

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

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

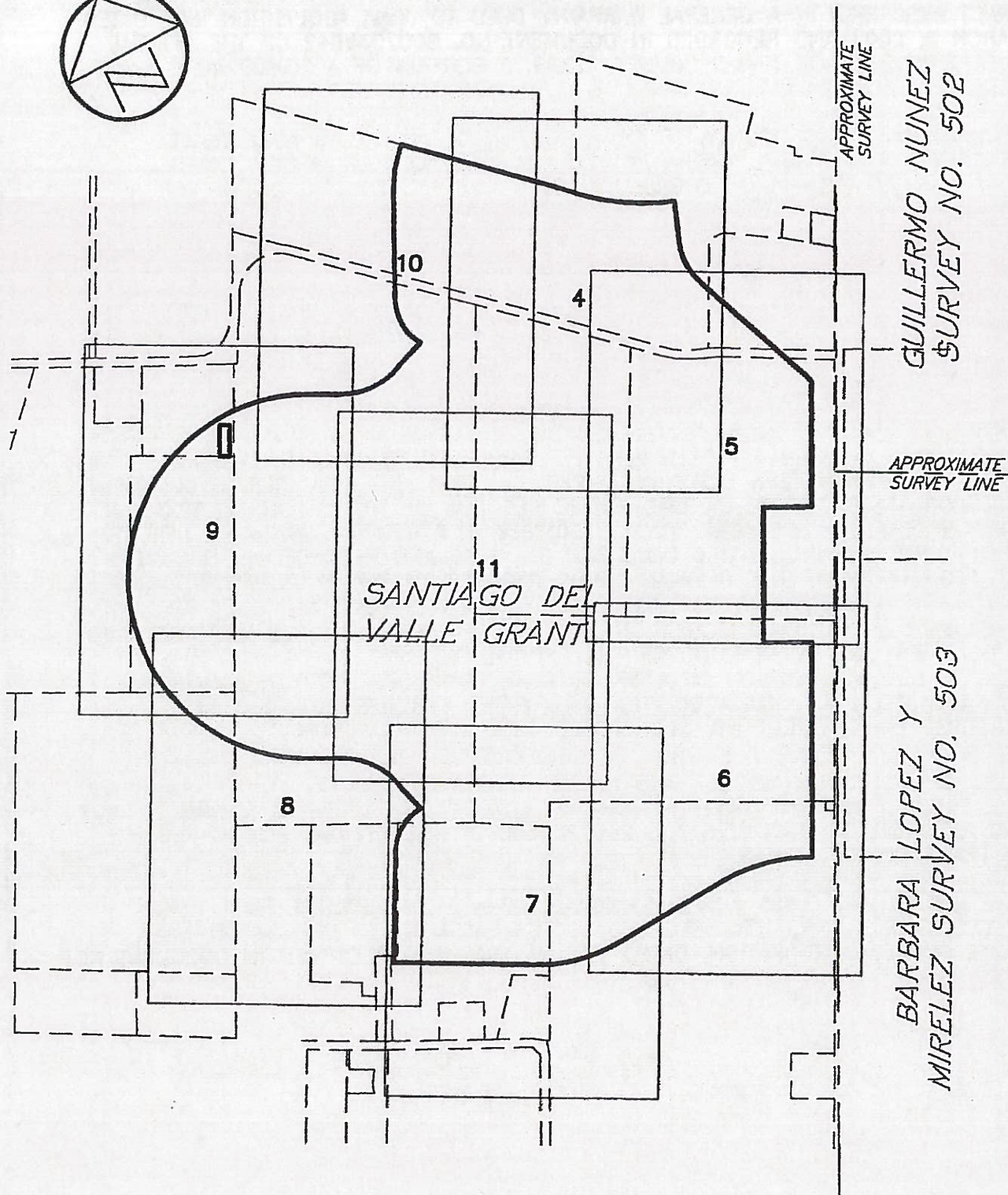
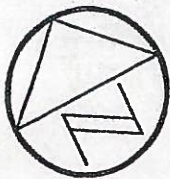
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX2

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 1 OF 11

*Chaparral*



MAP SHEET INDEX  
(NOT TO SCALE)



DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 2 OF 11

*Chaparral*

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL  
CHAP BOUNDARY" CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT

LINE TABLE

No.	BEARING	LENGTH
L1	S27°05'52"W	3.20'
L2	S47°34'32"E	42.94'
L3	N16°01'51"W	256.62'
L4	N70°11'14"E	260.49'
L5	N42°25'28"E	130.83'
L6	N62°15'58"W	84.16'
L7	N27°03'32"E	251.09'
L8	S62°00'51"E	84.16'
L9	S27°03'32"W	250.72'

CURVE TABLE

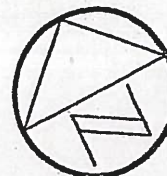
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	22°31'58"	2002.94'	399.01'	787.70'	782.64'	S58°50'31"E
C2	41°14'55"	499.99'	188.17'	359.95'	352.23'	S00°43'58"E
C3	4°05'43"	800.00'	28.60'	57.18'	57.17'	N19°18'34"W
C4	31°05'54"	1399.96'	389.54'	759.86'	750.56'	N77°33'02"W
C5	31°17'38"	1399.96'	392.11'	764.63'	755.16'	S77°27'10"E
C6	53°14'32"	431.98'	216.52'	401.42'	387.13'	S58°50'30"W
C7	50°15'23"	606.85'	284.63'	532.29'	515.39'	N37°39'34"W
C8	180°00'00"	1466.51'	INFINITE'	4607.17'	2933.02'	S27°04'42"W
C9	50°15'23"	606.85'	284.63'	532.29'	515.39'	S88°11'02"E
C10	57°46'46"	428.50'	236.45'	432.12'	414.04'	S02°55'38"E
C11	16°27'44"	750.00'	108.49'	215.49'	214.75'	S34°11'36"W

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 3 OF 11

*Chaparral*



380.080 ACRES  
ERNEST COLLINS &  
FLORETTA COLLINS  
(12791/11)



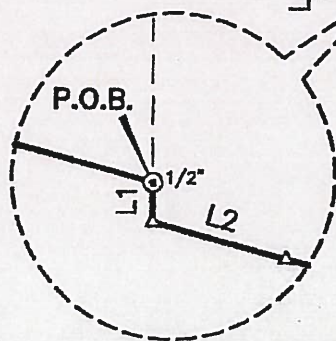
1"=300'

S47°34'32"E 1475.59'

P.O.B.



C1



P.O.B.

1/2"

L2

DETAIL  
(N.T.S.)

138.540 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007038642)

S19°53'30"W  
342.26'

C2

SANTIAGO DEL  
VALLE GRANT

COLTON BLUFF SPRINGS ROAD (APPARENT R.O.W. WIDTH VARIES)

557.672  
ACRES

67.339 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007204509)

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 4 OF 11

Chaparral

81  
CARMA  
(F/K/A JONA ACQUISITION INC.)  
(2)



138.540 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007038642)

20.807 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007003159)

S21°21'01"E 1149.03'

APPROXIMATE  
SURVEY LINE

COLTON BLUFF SPRINGS ROAD  
(APPARENT R.O.W. WIDTH VARIES)

SANTIAGO DEL  
VALLE GRANT

557.672  
ACRES

81.018 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006246454)

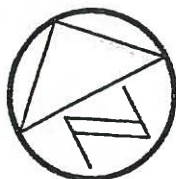
S27°06'32"W 1006.99'

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

N62°55'07"W  
393.93'

S27°04'42"W 1090.01'

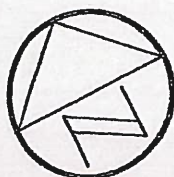
S62°55'07"E  
393.35'



1"=300'

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 5 OF 11

Chaparral



1"=300'

103.415 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006224021)

557.672  
ACRES

SANTIAGO DEL  
VALLE GRANT

S62°55'07"E  
393.35'

S27°05'07"W 1284.12'

S27°11'27"W  
450.14'

C4

S86°54'01"W 948.14'

167.748 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)

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

APPROXIMATE  
SURVEY LINE

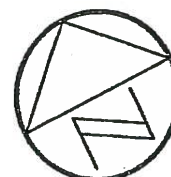
DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 6 OF 11

Chaparral

198.302 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

103.415 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006224021)

557.672  
ACRES



1"=300'

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

167.748 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)

N28°11'39"E 910.01'

N61°48'21"W 1135.34'

LOT A  
HARRY REININGER  
SUBDIVISION  
(65/47)

C5

S86°5'

SANTIAGO DEL  
VALLE GRANT

SASSMAN ROAD (70' RIGHT-OF-WAY WIDTH)

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 7 OF 11

Chaparral



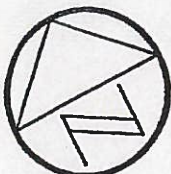
37.390 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2008179828)

*SANTIAGO DEL  
VALLE GRANT*

557.672  
ACRES

198.302 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

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



1"=300'

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

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

LOT A  
HARRY REININGER  
SUBDIVISION  
(65/47)

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 8 OF 11

*Chaparral*

N62°55'18"W  
292.66'

C7

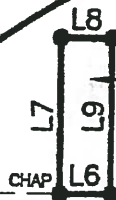
L3

C6

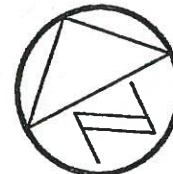
N28°11'39"E 910.01'

S62°55'18"E  
292.66'

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



0.485 ACRES  
SAVE AND EXCEPT  
CALLED 21,064 SQ. FT.  
CREEDMOOR-MAHA WATER  
SUPPLY CORPORATION  
(1999070566)



1"=300'

37.390 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2008179828)

198.302 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

557.672  
ACRES

SANTIAGO DEL  
VALLE GRANT

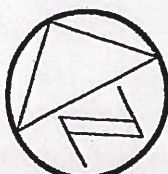
DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 9 OF 11

Chaparral

3/4"

N47°34'32"W 1131.25'

380.080 ACRES  
ERNEST COLLINS &  
FLORETTA COLLINS  
(12791/11)



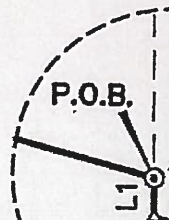
1"=300'

138.540 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007038642)

S47°34'32"E 1475.59'

C11  
L5

N25°57'45"E 891.49'



P.O.B.

DET  
(N.T.)

COLTON BLUFF SPRINGS ROAD

(APPARENT R.O.W. WIDTH VARIES)

SANTIAGO DEL  
VALLE GRANT

C10

198.302 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

L4

S62°55'18"E  
292.66'

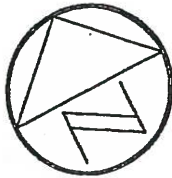
C9

557.672  
ACRES

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 10 OF 11

Chaparral





1"=300'

198.302 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

SANTIAGO DEL  
VALLE GRANT

67.339 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007204509)

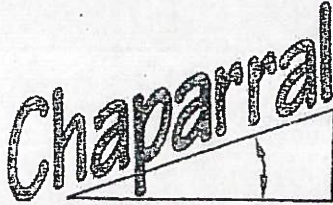
557.672  
ACRES



*EJD*  
9/13/2010

DATE OF SURVEY: 7/29/2008  
PLOT DATE: 9/03/2010  
DRAWING NO.: 500-001-BD-EX2  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 11 OF 11

**Chaparral**



**Professional Land Surveying, Inc.  
Surveying and Mapping**

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

3500 McCall Lane  
Austin, Texas 78744

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**644.135 ACRES (DISTRICT THREE)**

**OVERALL 648.268 ACRES  
SAVE AND EXCEPT 4.133 ACRES**

A DESCRIPTION OF 648.268 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 18.810 ACRE TRACT AND A REMAINDER OF A 37.306 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 2820 SQUARE FOOT TRACT DESCRIBED IN A DEED WITHOUT WARRANTY TO CARMA EASTON INC., DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2009210291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF A 2.6891 ACRE TRACT DESCRIBED IN A STREET DEDICATION TO THE PUBLIC, DATED JUNE 24, 1986 AND RECORDED IN VOLUME 9769, PAGE 505 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 6.934 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 82.844 ACRE TRACT AND A 25.735 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 89.256 ACRE TRACT AND A 2.731 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 9, 2007 AND RECORDED IN DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REMAINDERS OF A 61.071 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 8.282 ACRE TRACT DESCRIBED IN A



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN, DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES); SAID 648.268 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the northwest corner of said 89.256 acre tract, same being the east corner of a 6.997 acre tract described in a deed to Fleming Brothers Holding, recorded in Document No. 2006063521 of the Official Public Records of Travis County, Texas, also being in the southwest line of Myrtle - 29 Ac., D. G. Collins Estate, a subdivision of record in Volume 3, Page 220 of the Plat Records of Travis County, Texas;

**THENCE** South 48°06'08" East, with the northeast line of said 89.256 acre tract, same being the southwest line of said Myrtle - 29 Ac., and the southwest line of said John B. 18 Ac., D. G. Collins Estate, a distance of 1231.54 feet to a 1/2" rebar found in the south line of said John B. 18 Ac., for the northeast corner of said 89.256 acre tract, same being the northwest corner of said 82.844 acre tract;

**THENCE** South 48°20'11" East, with the northeast line of said 82.844 acre tract, same being the southwest line of said John B. 18 Ac., the southwest line of John B. 11.50 Ac., D. G. Collins Estate, and the southwest line of a 52.418 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Document No. 2004080843 of the Official Public Records of Travis County, Texas, a distance of 1354.84 feet to a 1/2" rebar found in the southwest line of said 52.418 acre tract, for the northeast corner of said 82.844 acre tract, same being the northwest corner of a 2.899 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Document No. 2004080843 of the Official Public Records of Travis County, Texas;



**THENCE** with the east line of said 82.844 acre tract, same being the west line of said 2.899 acre tract, the following four (4) courses and distances:

1. South 27°02'48" West, a distance of 87.42 feet to a 1/2" rebar with Chaparral cap found;
2. South 28°05'48" West, a distance of 57.15 feet to a 1/2" rebar with Chaparral cap found;
3. South 26°28'48" West, a distance of 262.67 feet to a 1/2" rebar with Chaparral cap found;
4. South 26°58'48" West, a distance of 2126.73 feet to a 1/2" rebar found in the north right-of-way line of Colton Bluff Springs Road, for the southeast corner of said 82.844 acre tract, same being the southwest corner of said 2.899 acre tract;

**THENCE** South 63°34'23" East, with the north right-of-way line of Colton Bluff Springs Road, same being the southwest line of said 2.899 acre tract, a distance of 49.99 feet to a 1/2" rebar found for the southeast corner of said 2.899 acre tract, same being the southwest corner of said 61.071 acre tract;

**THENCE** with the west line of said 61.071 acre tract, same being the east line of said 2.899 acre tract, the following four (4) courses and distances:

1. North 26°59'53" East, a distance of 2127.41 feet to a calculated point;
2. North 26°29'46" East, a distance of 262.27 feet to a calculated point;
3. North 28°06'46" East, a distance of 56.92 feet to a calculated point;
4. North 27°03'46" East, a distance of 74.01 feet to a 1/2" rebar found for the northwest corner of said 61.071 acre tract, same being the northeast corner of said 2.899 acre tract, also being in the southwest line of said 52.418 acre tract;

**THENCE** South 47°55'49" East, with the northeast line of said 61.071 acre tract, same being the southwest line of said 52.418 acre tract, a distance of 467.09 feet to a 1/2" rebar found for the southeast corner of said 52.418 acre tract, same being the southwest corner of a 26.57 acre tract described in a deed to Talfred Collins and Ella Lee Collins, recorded in Volume 2814, Page 127 of the Deed Records of Travis County, Texas;

**THENCE** South 46°39'23" East, continuing with the northeast line of said 61.071 acre tract, same being the southwest line of said 26.57 acre tract and the southwest line of a 29.02 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Volume 7967, Page 611 of the Deed Records of Travis County, Texas, a distance of 600.09 feet to a 5/8" rebar found for the southeast corner of said 29.02 acre

tract, same being the northwest corner of a 0.264 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005414 of the Official Public Records of Travis County, Texas, also being an angle point in the west line of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

**THENCE** South 27°09'17" West, crossing said 61.071 acre tract, with the west line of said 0.264 acre tract, a distance of 204.33 feet to a 1/2" rebar with Landmark cap found for the southwest corner of said 0.264 acre tract, same being the northwest corner of a 0.392 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005414 of the Official Public Records of Travis County, Texas;

**THENCE** continuing across said 61.071 acre tract, with the west and south lines of said 0.392 acre tract, the following three (3) courses and distances:

1. South 27°11'22" West, a distance of 105.60 feet to a 1/2" rebar with Landmark cap found;
2. South 26°45'07" West, a distance of 50.71 feet to a 1/2" rebar with Landmark cap found for the southwest corner of said 0.392 acre tract;
3. South 71°13'40" East, a distance of 81.26 feet to a 1/2" rebar with Landmark cap found in the south line of said 0.392 acre tract, for the northwest corner of a 0.624 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005416 of the Official Public Records of Travis County, Texas;

**THENCE** continuing across said 61.071 acre tract, the following two (2) courses and distances:

1. South 26°39'03" West, with the west line of said 0.624 acre tract, a distance of 899.06 feet to a calculated point for the southwest corner of said 0.624 acre tract;
2. South 47°54'58" East, with the south line of said 0.624 acre tract, a distance of 31.12 feet to a calculated point in the west right-of-way line of Colton Bluff Springs Road, same being the east line of said 61.071 acre tract;

**THENCE** North 26°38'45" East, with the east line of said 61.071 acre tract, same being the west right-of-way line of Colton Bluff Springs Road, the west line of said 138.540 acre tract, the east line of said 0.624 acre tract and the east line of said 0.392 acre tract, a distance of 1066.13 feet to a 1/2" rebar with Landmark cap found for the northeast corner of said 0.392 acre tract;

**THENCE** North 70°26'53" West, crossing said 61.071 acre tract, with the north line of said 0.392 acre tract, a distance of 49.62 feet to a calculated point for the southeast corner of said 0.264 acre tract;



**THENCE** North  $27^{\circ}05'31''$  East, continuing across said 61.071 acre tract, with the east line of said 0.264 acre tract, a distance of 178.95 feet to a calculated point for the northeast corner of said 0.264 acre tract, same being in the northeast line of said 61.071 acre tract, also being the southwest line of said 380.080 acre tract;

**THENCE** South  $46^{\circ}39'23''$  East, with the northeast line of said 61.071 acre tract, same being the southwest line of said 380.080 acre tract, a distance of 49.95 feet to a calculated point for the northeast corner of said 61.071 acre tract, same being an angle point in the southwest line of said 380.080 acre tract;

**THENCE** South  $26^{\circ}38'45''$  West, with the east line of said 61.071 acre tract, same being the southwest line of said 380.080 acre tract, a distance of 120.93 feet to a  $3/4''$  iron pipe found for the northwest corner of said 138.540 acre tract;

**THENCE** with the northeast line of said 138.540 acre tract, same being the southwest line of said 380.080 acre tract, the following two (2) courses and distances:

1. South  $47^{\circ}44'05''$  East, a distance of 309.95 feet to a  $3/4''$  iron pipe found;
2. South  $47^{\circ}34'32''$  East, a distance of 1131.25 feet to a calculated point;

**THENCE** crossing said 138.540 acre tract, Colton Bluff Springs Road, said 198.302 acre tract, said 232.233 acre tract, said 37.390 acre tract, said 42.558 acre tract, said 20.005 acre tract, and said Lot A, the following fourteen (14) courses and distances:

1. South  $42^{\circ}25'28''$  West, a distance of 130.83 feet to a calculated point;
2. With a curve to the left, having a radius of 750.00 feet, a delta angle of  $16^{\circ}27'44''$ , an arc length of 215.49 feet, and a chord which bears South  $34^{\circ}11'36''$  West, a distance of 214.75 feet to a calculated point;
3. South  $25^{\circ}57'45''$  West, a distance of 891.49 feet to a calculated point;
4. With a curve to the left, having a radius of 428.50 feet, a delta angle of  $57^{\circ}46'46''$ , an arc length of 432.12 feet, and a chord which bears South  $02^{\circ}55'38''$  East, a distance of 414.04 feet to a calculated point;
5. South  $70^{\circ}11'14''$  West, a distance of 260.49 feet to a calculated point;
6. With a curve to the right, having a radius of 606.85 feet, a delta angle of  $50^{\circ}15'23''$ , an arc length of 532.29 feet, and a chord which bears North  $88^{\circ}11'02''$  West, a distance of 515.39 feet to a calculated point;
7. North  $62^{\circ}55'18''$  West, a distance of 292.66 feet to a calculated point;



8. With a curve to the left, having a radius of 1466.51 feet, a delta angle of  $180^{\circ}00'00''$ , an arc length of 4607.18 feet, and a chord which bears South  $27^{\circ}04'42''$  West, a distance of 2933.02 feet to a calculated point;
9. South  $62^{\circ}55'18''$  East, a distance of 292.66 feet to a calculated point;
10. With a curve to the right, having a radius of 606.85 feet, a delta angle of  $50^{\circ}15'23''$ , an arc length of 532.29 feet, and a chord which bears South  $37^{\circ}39'34''$  East, a distance of 515.39 feet to a calculated point;
11. South  $16^{\circ}01'51''$  East, a distance of 256.62 feet to a calculated point;
12. With a curve to the left, having a radius of 431.98 feet, a delta angle of  $53^{\circ}14'32''$ , an arc length of 401.42 feet, and a chord which bears South  $58^{\circ}50'30''$  West, a distance of 387.13 feet to a calculated point;
13. South  $28^{\circ}11'39''$  West, a distance of 910.01 feet to a calculated point;
14. North  $61^{\circ}48'21''$  West, a distance of 672.64 feet to a calculated point in the west line of said 20.005 acre tract, same being the east line of a 20.022 acre tract conveyed in a deed to Janie Diaz, recorded in Document No. 2006101103, and described in a deed recorded in Document No. 2001200503, both of the Official Public Records of Travis County, Texas;

**THENCE** North  $27^{\circ}07'27''$  East, with the west line of said 20.005 acre tract, same being the east line of said 20.022 acre tract, a distance of 1099.13 feet to a 1/2" rebar found for the northwest corner of said 20.005 acre tract, same being the northeast corner of said 20.022 acre tract, also being in the southwest line of said 198.302 acre tract;

**THENCE** North  $63^{\circ}21'03''$  West, with the southwest line of said 198.302 acre tract, same being the northeast line of said 20.022 acre tract, a distance of 626.61 feet to a 1/2" rebar found for the southwest corner of said 198.302 acre tract, same being the northwest corner of said 20.022 acre tract, also being in the east line of said 232.233 acre tract;

**THENCE** South  $26^{\circ}53'42''$  West, with the east line of said 232.233 acre tract, same being the west line of said 20.022 acre tract, a distance of 1085.47 feet to a calculated point;

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

1. With a curve to the right, having a radius of 1490.63 feet, a delta angle of  $26^{\circ}48'48''$ , an arc length of 697.59 feet, and a chord which bears North  $52^{\circ}29'28''$  West, a distance of 691.24 feet to a calculated point;

2. North 36°26'06" West, a distance of 1284.36 feet to a calculated point in the southwest line of said 232.233 acre tract, same being the northeast line of a 174.4 acre tract described in a deed to Edward J. Gillen and wife, Mildred Gillen, recorded in Volume 1549, Page 268 of the Deed Records of Travis County, Texas;

**THENCE** with the southwest line of said 232.233 acre tract, same being the northeast line of said 174.4 acre tract, the following four (4) courses and distances:

1. North 27°21'05" East, a distance of 684.48 feet to a 1/2" rebar with Chaparral cap found;
2. North 62°42'32" West, a distance of 500.00 feet to a 4" iron pipe found;
3. North 27°21'05" East, a distance of 784.20 feet to a 1/2" rebar with Chaparral cap found;
4. North 62°42'32" West, a distance of 999.32 feet to a 1/2" rebar with cap stamped 4453 for the west corner of said 232.233 acre tract, same being the southeast corner of a 120.321 acre tract described in a deed to Noble Capital Servicing, LLC, et al., recorded in Document No. 2009151330 of the Official Public Records of Travis County, Texas;

**THENCE** North 26°58'58" East, with the west line of said 232.233 acre tract, same being the east line of said 120.321 acre tract, a distance of 1437.81 feet to a calculated point for the northwest corner of said 232.233 acre tract, same being the southwest corner of Lot 1, Pittman Addition, a subdivision of record in Volume 76, Page 228 of the Plat Records of Travis County, Texas;

**THENCE** South 62°59'36" East, with the north line of said 232.233 acre tract, same being the south line of said Lot 1 and the south line of an 11.000 acre tract described in a deed to O. D. McMarion and Ann Sibley, recorded in Document No. 1999100812 of the Official Public Records of Travis County, Texas, a distance of 857.50 feet to a 1/2" iron pipe found for the southeast corner of said 11.000 acre tract, same being the southwest corner of said 8.282 acre tract;

**THENCE** North 26°58'15" East, with the west line of said 8.282 acre tract, same being the east line of said 11.000 acre tract and the east line of a 5.014 acre tract described in a deed to O. D. McMarion and wife, Ann McMarion, recorded in Document No. 2007145976 of the Official Public Records of Travis County, Texas, a distance of 653.18 feet to a 1/2" rebar with Chaparral cap found in the east line of said 5.014 acre tract, for the northwest corner of said 8.282 acre tract, same being the southwest corner of a remainder of 13.93 acres conveyed in a deed to Tom Stephens and wife, Janice Stephens, recorded in Volume 7496, Page 513, and described in a deed of record in Volume 3329, Page 1038, both of the Deed Records of Travis County, Texas;



**THENCE** South  $63^{\circ}15'05''$  East, with the north line of said 8.282 acre tract, same being the south line of said remainder of 13.93 acres, a distance of 648.24 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of said 8.282 acre tract, same being the west line of said 232.233 acre tract, also being the southeast corner of said remainder of 13.93 acres;

**THENCE** North  $43^{\circ}26'02''$  East, with the west line of said 232.233 acre tract, same being the east line of said remainder of 13.93 acres, a distance of 538.67 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Colton Bluff Springs Road, for the northwest corner of said 232.233 acre tract, same being the northeast corner of said remainder of 13.93 acres;

**THENCE** North  $32^{\circ}24'14''$  East, crossing Colton Bluff Springs Road, a distance of 70.31 feet to a calculated point in the north right-of-way line of Colton Bluff Springs Road, same being the south line of said 82.844 acre tract;

**THENCE** with the north right-of-way line of Colton Bluff Springs Road, same being the south line of said 82.844 acre tract, the following two (2) courses and distances:

1. North  $63^{\circ}13'10''$  West, a distance of 197.14 feet to a 1/2" rebar found;
2. North  $63^{\circ}18'06''$  West, a distance of 703.08 feet to a bolt in concrete found for the southwest corner of said 82.844 acre tract, same being the southeast corner of a 1.0 acre tract described in a deed to Donny Mack Cowan, recorded in Volume 12371, Page 662 of the Real Property Records of Travis County, Texas;

**THENCE** North  $27^{\circ}09'21''$  East, with the west line of said 82.844 acre tract, same being the east line of said 1.0 acre tract, a distance of 290.52 feet to a 1/2" rebar found for the northeast corner of said 1.0 acre tract, same being the southeast corner of said 89.256 acre tract;

**THENCE** with the south line of said 89.256 acre tract, the following eight (8) courses and distances:

1. North  $63^{\circ}01'00''$  West, with the north line of said 1.0 acre tract, a distance of 150.08 feet to a 1/2" rebar with cap found;
2. South  $27^{\circ}11'15''$  West, with the west line of said 1.0 acre tract, a distance of 291.18 feet to a 1/2" rebar found in the north right-of-way line of Colton Bluff Springs Road;
3. North  $63^{\circ}15'07''$  West, with the north right-of-way line of Colton Bluff Springs Road a distance of 508.93 feet to a calculated point;
4. North  $62^{\circ}31'18''$  West, with the north right-of-way line of Colton Bluff Springs Road, a distance of 175.38 feet to a calculated point for the southeast corner of a



0.18 acre tract conveyed in a deed to Rosemary Elizabeth Schweitzer, recorded in Volume 13011 Page 32 of the Real Property Records of Travis County, Texas, and described as Lot No. 2 in a deed of record in Volume 6057, Page 415 of the Deed Records of Travis County, Texas;

5. North 26°26'47" East, with the east line of said 0.18 acre tract, a distance of 130.76 feet to a calculated point for the northeast corner of said 0.18 acre tract;
6. North 63°01'34" West, with the north line of said 0.18 acre tract and the north line of another 0.18 acre tract conveyed in said deed to Rosemary Elizabeth Schweitzer, recorded in Volume 13011 Page 32 of the Real Property Records of Travis County, Texas, and described as Lot No. 1 in a deed of record in Volume 6057, Page 415 of the Deed Records of Travis County, Texas, a distance of 120.03 feet to a calculated point for the northwest corner of said 0.18 acre tract described as Lot No. 1;
7. South 26°58'40" West, with the west line of said 0.18 acre tract described as Lot No. 1, a distance of 129.50 feet to a calculated point in the north right-of-way line of Colton Bluff Springs Road, for the southwest corner of said 0.18 acre tract described as Lot No. 1;
8. North 62°29'29" West, with the north right-of-way line of Colton Bluff Springs Road, a distance of 564.31 feet to a 1/2" rebar found for the southwest corner of said 89.256 acre tract, same being the southeast corner of said 25.735 acre tract;

**THENCE** continuing with the north right-of-way line of Colton Bluff Springs Road, the following three (3) courses and distances:

1. North 62°29'18" West, with the south line of said 25.735 acre tract, a distance of 64.03 feet to a 1/2" rebar found for the southwest corner of said 25.735 acre tract, same being the southeast corner of said 2.731 acre tract;
2. North 62°29'18" West, with the south line of said 2.731 acre tract, a distance of 237.84 feet to a 1/2" rebar found for the southwest corner of said 2.731 acre tract, same being the southeast corner of said 37.306 acre tract
3. North 63°23'43" West, with the south line of said 37.306 acre tract, a distance of 420.32 feet to a calculated point;

**THENCE** crossing said 37.306 acre tract, with the north right-of-way line of Colton Bluff Springs Road, the following two (2) courses and distances:

1. North 27°10'53" East, a distance of 6.63 feet to a calculated point;

2. North  $62^{\circ}49'07''$  West, a distance of 507.44 feet to a calculated point in the east right-of-way line of McKinney Falls Parkway (right-of-way width varies);

**THENCE** continuing across said 37.306 acre tract, with the east right-of-way line of McKinney Falls Parkway, the following three (3) courses and distances:

1. North  $27^{\circ}10'53''$  East, a distance of 424.86 feet to a calculated point;
2. With a curve to the right, having a radius of 11942.50 feet, a delta angle of  $00^{\circ}21'16''$ , an arc length of 73.90 feet, and a chord which bears North  $27^{\circ}21'31''$  East, a distance of 73.90 feet to a calculated point;
3. North  $27^{\circ}31'58''$  East, a distance of 771.23 feet to a calculated point in the west line of said 37.306 acre tract, for the south corner of said 2820 square foot tract;

**THENCE** continuing with the east right-of-way line of McKinney Falls Parkway, the following seven (7) courses and distances:

1. North  $28^{\circ}03'14''$  East, with the west line of said 2820 square foot tract, a distance of 254.40 feet to a 1/2" rebar with Chaparral cap found for the north corner of said 2820 square foot tract, same being an angle point in the west line of said 37.306 acre tract;
2. North  $27^{\circ}30'59''$  East, with the west line of said 37.306 acre tract, a distance of 144.75 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said 37.306 acre tract, same being the southwest corner of said remainder of 2.6891 acres;
3. North  $32^{\circ}40'32''$  East, with the west line of said remainder of 2.6891 acres, a distance of 159.65 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said remainder of 2.6891 acres, same being the southwest corner of said 18.810 acres;
4. North  $27^{\circ}32'48''$  East, with the west line of said 18.810 acre tract, a distance of 696.37 feet to a 1/2" rebar with Chaparral cap found;
5. North  $25^{\circ}38'36''$  East, continuing with the west line of said 18.810 acre tract, a distance of 302.02 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said 18.810 acre tract, same being in the southwest line of said 6.934 acre tract;
6. North  $48^{\circ}13'16''$  West, with the south line of said 6.934 acre tract, a distance of 15.47 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 6.924 acre tract;



7. North 27°31'46" East, with the west line of said 6.934 acre tract, a distance of 192.99 feet to a calculated point for the northwest corner of said 6.934 acre tract, same being the southwest corner of a 6.924 acre tract described in a deed to Jose A. Espinosa and Luz A. Espinosa, recorded in Volume 12861, Page 391 of the Real Property Records of Travis County, Texas;

**THENCE** South 48°13'04" East, with the north line of said 6.934 acre tract, same being the south line of said 6.924 acre tract, a distance of 1617.68 feet to a 1/2" rebar found for the northeast corner of said 6.934 acre tract, same being the southeast corner of said 6.924 acre tract, also being in the west line of said 89.256 acre tract;

**THENCE** North 28°09'13" East, with the west line of said 89.256 acre tract, same being the east line of said 6.924 acre tract, the east line of a 2 acre tract described in a deed to Erland Burklund, recorded in Volume 6757, Page 601 of the Deed Records of Travis County, Texas, and the east line of said 6.997 acre tract, a distance of 576.68 feet to the **POINT OF BEGINNING**, containing 648.268 acres of land, more or less.

**SAVE AND EXCEPT 4.133 ACRES:**

BEING ALL OF A 4.132 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHERYL LYNNE AND KIEKE BARRON, DATED JANUARY 1, 1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS; SAID 4.133 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" rebar found in the south right-of-way line of Colton Bluff Springs Road, for the northeast corner of said 4.132 acre tract, same being an angle point in the north line of said 232.233 acre tract;

**THENCE** with the common line of said 4.132 acre tract and said 232.233 acre tract, the following three (3) courses and distances:

1. South 26°46'51" West, a distance of 450.30 feet to a 5/8" rebar found;
2. North 63°15'05" West, a distance of 399.80 feet to a 1/2" rebar with Chaparral cap found;
3. North 26°46'51" East, a distance of 450.30 feet to a calculated point in the south right-of-way line of Colton Bluff Springs Road, for the northwest corner of said 4.132 acre tract, same being an angle point in the north line of said 232.233 acre tract;

**THENCE** South 63°15'05" East, with the south right-of-way line of Colton Bluff Springs Road, same being the north line of said 4.132 acre tract, a distance of 399.80 feet to the **POINT OF BEGINNING**, containing 4.133 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 2006 through September 10, 2010. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX3.

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

*EJ* 9/17/2010

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





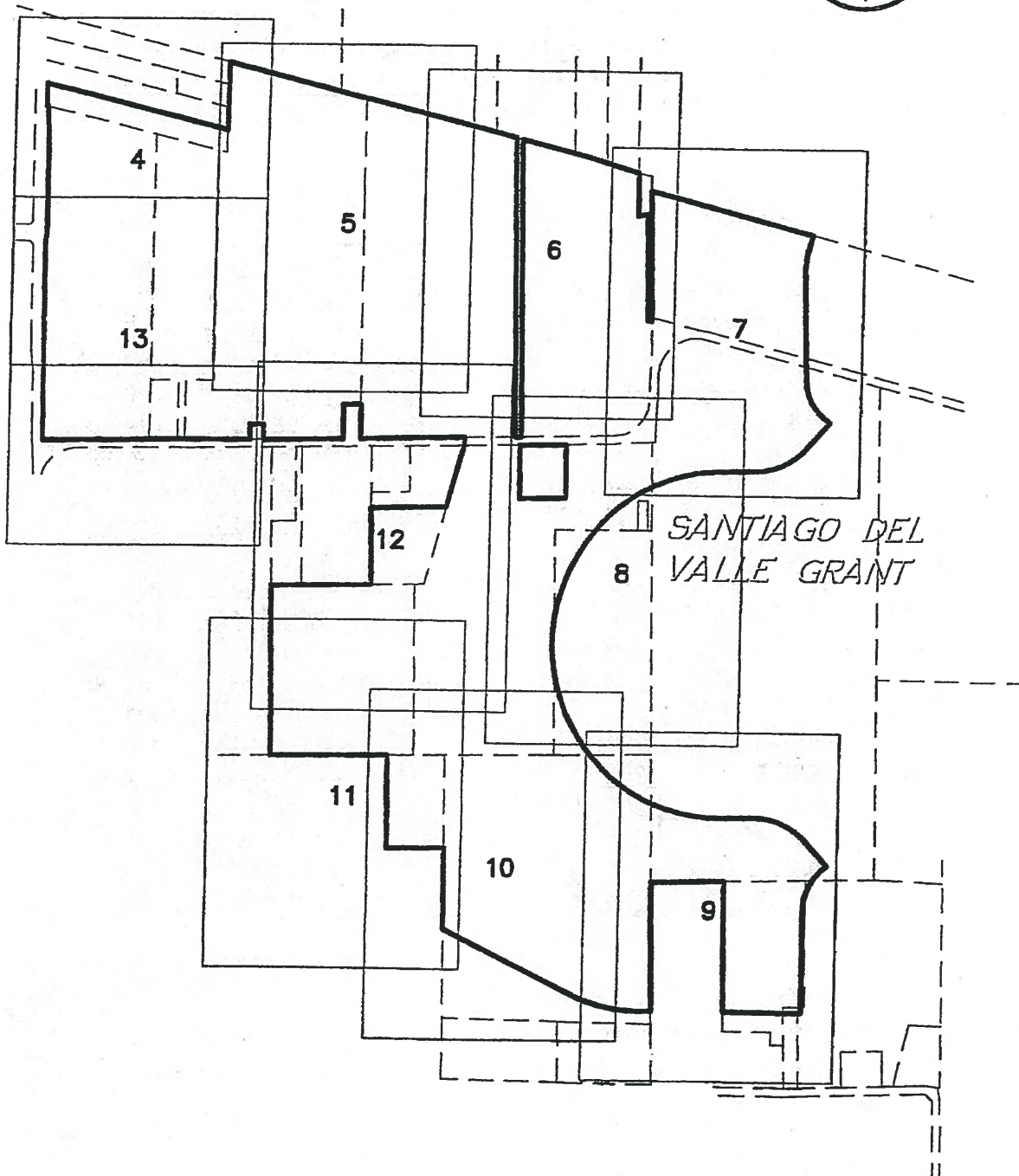
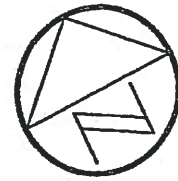
SKETCH TO ACCOMPANY A DESCRIPTION OF 648.268 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 18.810 ACRE TRACT AND A REMAINDER OF A 37.306 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 2820 SQUARE FOOT TRACT DESCRIBED IN A DEED WITHOUT WARRANTY TO CARMA EASTON INC., DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2009210291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF A 2.6891 ACRE TRACT DESCRIBED IN A STREET DEDICATION TO THE PUBLIC, DATED JUNE 24, 1986 AND RECORDED IN VOLUME 9769, PAGE 505 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 6.934 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 82.844 ACRE TRACT AND A 25.735 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 89.256 ACRE TRACT AND A 2.731 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 9, 2007 AND RECORDED IN DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REMAINDERS OF A 61.071 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 8.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN, DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES).

SAVE AND EXCEPT 4.133 ACRES, BEING ALL OF A 4.132 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHERYL LYNNE AND KIEKE BARRON, DATED JANUARY 1, 1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS.

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 1 OF 13

**Chaparral**

MAP SHEET INDEX  
(NOT TO SCALE)



DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 2 OF 13

*Chaparral*



CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	16°27'44"	750.00'	108.49'	215.49'	214.75'	S34°11'36"W
C2	57°46'46"	428.50'	236.45'	432.12'	414.04'	S02°55'38"E
C3	50°15'23"	606.85'	284.63'	532.29'	515.39'	N88°11'02"W
C4	180°00'00"	1466.51'	INFINITE	4607.18'	2933.02'	S27°04'42"W
C5	50°15'23"	606.85'	284.63'	532.29'	515.39'	S37°39'34"E
C6	53°14'32"	431.98'	216.52'	401.42'	387.13'	S58°50'30"W
C7	26°48'48"	1490.63'	355.30'	697.59'	691.24'	N52°29'28"W
C8	0°21'16"	11942.50'	36.95'	73.90'	73.90'	N27°21'31"E

LINE TABLE		
No.	BEARING	LENGTH
L1	S27°02'48"W	87.42'
L2	S28°05'48"W	57.15'
L3	S26°28'48"W	262.67'
L4	S63°34'23"E	49.99'
L5	N26°29'46"E	262.27'
L6	N28°06'46"E	56.92'
L7	N27°03'46"E	74.01'
L8	S27°09'17"W	204.33'
L9	S27°11'22"W	105.60'
L10	S26°45'07"W	50.71'
L11	S71°13'40"E	81.26'
L12	S47°54'58"E	31.12'
L13	S47°44'05"E	309.95'
L14	S42°25'28"W	130.83'
L15	S70°11'14"W	260.49'
L16	N62°55'18"W	292.66'
L17	S62°55'18"E	292.66'
L18	S16°01'51"E	256.62'
L19	N32°24'14"E	70.31'
L20	N63°13'10"W	197.14'
L21	N27°09'21"E	290.52'

LINE TABLE		
No.	BEARING	LENGTH
L22	N63°01'00"W	150.08'
L23	S27°11'15"W	291.18'
L24	N62°31'18"W	175.38'
L25	N26°26'47"E	130.76'
L26	N63°01'34"W	120.03'
L27	S26°58'40"W	129.50'
L28	N62°29'18"W	64.03'
L29	N62°29'18"W	237.84'
L30	N63°23'43"W	420.32'
L31	N27°10'53"E	6.63'
L32	N27°10'53"E	424.86'
L33	N28°03'14"E	254.40'
L34	N27°30'59"E	144.75'
L35	N32°40'32"E	159.65'
L36	N25°38'36"E	302.02'
L37	N48°13'16"W	15.47'
L38	N27°31'46"E	192.99'
L39	S26°46'51"W	450.30'
L40	N63°15'05"W	399.80'
L41	N26°46'51"E	450.30'
L42	S63°15'05"E	399.80'

#### LEGEND

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

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 3 OF 13

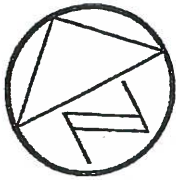
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL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

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX3

**Chaparral**

MYRTLE - 29 AC.  
D. G. COLLINS ESTATE  
(PLAT 3/220)



1"=300'

6.997 ACRES  
FLEMING BROTHERS HOLDING  
(2006063521)

P.O.B.

2 ACRES  
ERLAND BURKLUND  
(6757/601)

6.924 ACRES  
JOSE A. ESPINOSA AND LUZ A. ESPINOSA  
(12861/391)

6.934 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006209330)

18.810 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006209327)  
(2006209329)

SANTIAGO DEL  
VALLE GRANT

648.268  
ACRES

25.735 ACRE  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2007003159)

89.256 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007126375)

REMAINDER OF  
2.6891 ACRES  
PUBLIC UTILITY &  
ACCESS EASEMENT  
(9684/144) &  
STREET DEDICATION  
(9769/505)

2820 SQ. FT.  
CARMA EASTON INC.  
(2009210291)

REMAINDER OF  
37.306 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006209327)  
(2006209329)

MCKINNEY FALLS PARKWAY  
(R.O.W. WIDTH VARIES)

E. WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)

L38

L37

L36

L35

L34

L33

L32

L31

L30

L29

L28

L27

L26

L25

L24

L23

L22

L21

L20

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 4 OF 13

Chaparra



P.O.B.

MYRTLE - 29 AC.  
D. G. COLLINS ESTATE  
(PLAT 3/220)

JOHN B. 18 AC.  
D. G. COLLINS ESTATE  
(PLAT 3/220)

JOHN B. 1  
D. G. C  
ESTA  
(PLAT 3

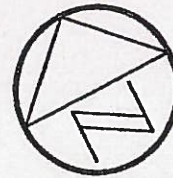
N28°09'13"E 576.68'

S48°06'08"E 1231.54'

(9.57 AC.)

(8.43 AC.)

S48°20'11"E 1354.84'



1"=300'

648.268  
ACRES

89.256 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007126375)

82.844 ACRE  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2007003159)

SANTIAGO DEL  
VALLE GRANT

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 5 OF 13

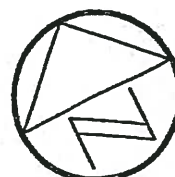
Chaparral

JOHN B. 11.50 AC.  
D. G. COLLINS  
ESTATE  
(PLAT 3/220)

52.418 ACRES  
ERNEST B. COLLINS AND  
FLORETTA F. COLLINS  
(2004080843)

26.57 ACRES  
TALFRED COLLINS &  
ELLA LEE COLLINS  
(2814/127)

29.02 ACRES  
ERNEST B. COLLINS  
FLORETTA F. COLLINS  
(7967/611)



1"=300'

S20°11'E 1354.84'

S47°55'49"E  
467.09'

S46°39'23"E 600.09'

0.264 AC  
CITY OF AUSTIN  
(2010005414)

648.268  
ACRES

82.844 ACRE  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2007003159)

REMAINDER OF  
61.071 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007204509)

5/8"

3/4"

LANDMARK CAP

LANDMARK CAP

LANDMARK CAP

2.899 ACRES  
ERNEST B. COLLINS  
FLORETTA F. COLLINS  
(2004080843)

0.624 ACRES  
CITY OF AUSTIN  
(2010005416)

REMAINDER OF  
61.071 ACRE  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2007204509)

SANTIAGO DEL  
VALLE GRANT

S26°58'48"W 2126.73'

N26°59'53"E 2127.41'

S26°39'03"W 899.06'

N26°38'45"E 1066.13'

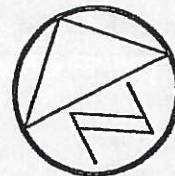
648.268  
ACRES

COLTON BLUFF SPRINGS ROAD  
(APPARENT R.O.W. WIDTH VARIES)

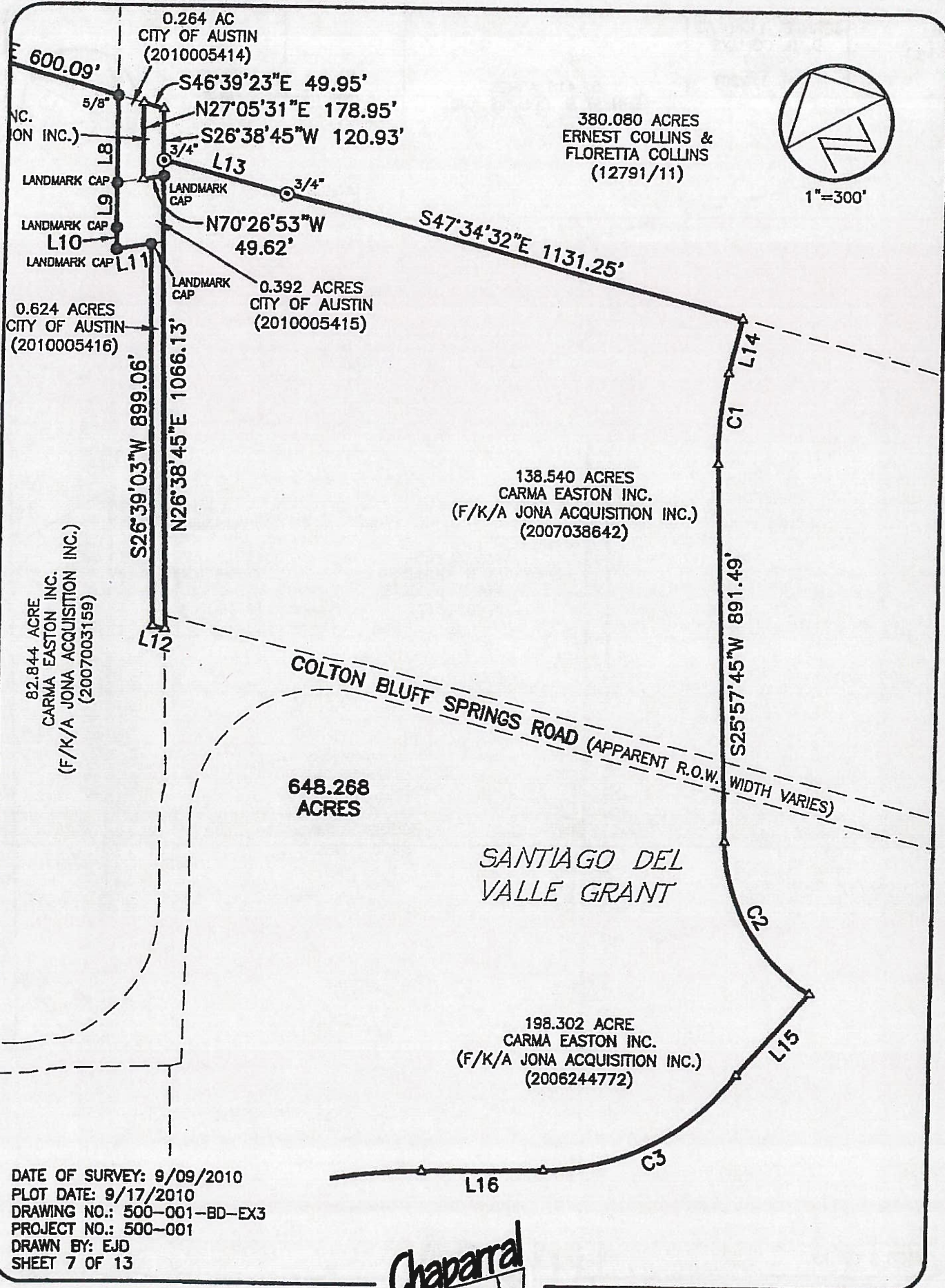
DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 6 OF 13

Chaparral

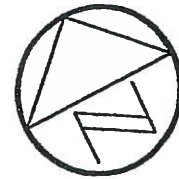




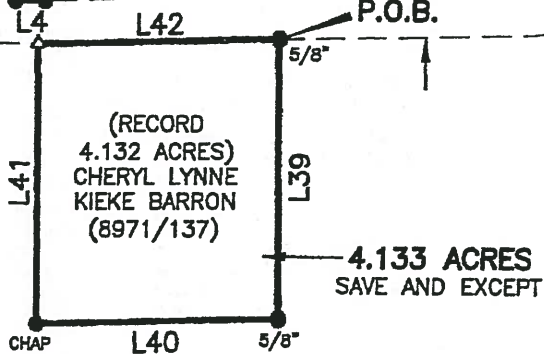
1"=300'



COLTON BLUFF SPRINGS ROAD  
(APPARENT R.O.W. WIDTH VARIES)



1"=300'



21,064 SQ. FT.  
CREEDMOOR-MAHA  
WATER SUPPLY  
CORPORATION  
1999070566

648.268  
ACRES

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

37.390 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2008179828)

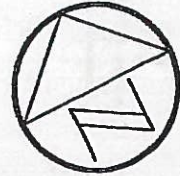
198.302 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

SANTIAGO DEL  
VALLE GRANT

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 8 OF 13

Chaparra





1"=300'

198.302 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006244772)

648.268  
ACRES

SANTIAGO DEL  
VALLE GRANT

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

N63°21'03"W 626.61'

S26°53'42"W 1085.47'

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

N27°07'27"E 1099.13'

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

S28°11'39"W 910.01'

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

C7

L17

C5

L18

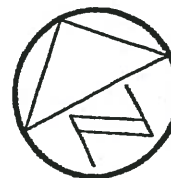
C6

N61°48'21"W  
672.64'

LOT A  
HARRY REININGER SUBDIVISION  
(65/47)

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 9 OF 13

Chaparral



1"=300'

CHAP

N27°21'05"E 784.20'

648.268  
ACRES

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

4"○

N62°42'32"W  
500.00'

CHAP

N27°21'05"E 684.48'

*SANTIAGO DEL  
VALLE GRANT*

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

N36°26'06"W 1284.36'

C7

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-80-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 10 OF 13

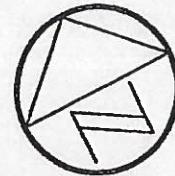
*Chaparral*



120.321 ACRES  
NOBLE CAPITAL SERVICING, LLC, ET AL  
(2009151330)

N26°58'58"E 1437.81'

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



1"=300'

648.268  
ACRES

CAP  
4453

N62°42'32"W 999.32'

CHAP

*SANTIAGO DEL  
VALLE GRANT*

N27°21'05"E 784.20'

4"

N62°42'32"W  
500.00'

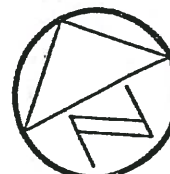
CHAP

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

N27°21'05"E 684.48'

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 11 OF 13

*Chaparral*



1"=300'

0.18 ACRE,  
CALLED LOT NO. 2,  
ROSEMARY ELIZABETH  
SCHWEITZER  
(CONVEYED 13011/32)  
(DESCRIBED 6057/415)

CAP L22

1.0 ACRE  
DONNY MACK COWAN  
(12371/662)

L23

L21

L24 N63°15'07"W 508.93'

N63°18'06"W 703.08'

L20

COLTON BLUFF SPRINGS ROAD (APPARENT R.O.W. WIDTH VARIES)

CHAP

L19

5.014 ACRES  
O. D. McMARION  
AND WIFE, ANN  
McMARION  
(2007145976)

REMAINDER OF A  
13.93 ACRES  
TOM STEPHENS AND  
WIFE, JANICE STEPHENS  
(CONVEYED 7496/513)  
(DESCRIBED 3329/1038)

S63°15'05"E 648.24'

CHAP

CHAP

N43°26'02"E 538.67'

11.000 ACRES  
O. D. McMARION AND  
ANN SIBLEY  
(1999100812)

8.282 ACRES  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2009003078)

LOT 1  
THE PITTMAN  
ADDITION  
(76/228)

N26°58'15"E 653.18'

S62°59'36"E 857.50'

1/2"

648.268  
ACRES

SANTIAGO DEL  
VALLE GRANT

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

'58"E 1437.81'

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 12 OF 13

Chaparra



E. WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)

N27°31'58"E 771.23'

L35  
L34  
L33

CHAP

CHAP

CHAP

2820 SQ. FT.  
CARMA EASTON INC.  
(2009210291)

REMAINDER OF  
2.6891 ACRES  
PUBLIC UTILITY &  
ACCESS EASEMENT  
(9684/144) &  
STREET DEDICATION  
(9769/505)

REMAINDER OF  
37.306 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006209327)  
(2006209329)

25.735 ACRE  
CARMA EASTON INC.  
(F/K/A JONA  
ACQUISITION INC.)  
(2007003159)

648.268  
ACRES

1"=300'

89.256 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007126375)

C8

L32

2.731 ACRES  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007126375)

0.18 ACRE,  
CALLED LOT NO. 1,  
ROSEMARY ELIZABETH  
SCHWEITZER  
(CONVEYED 13011/32)  
(DESCRIBED 6057/415)

N62°49'07"W 507.44'

L30

L29

L28

N62°29'29"W 564.31'

L27

L26

L31 COLTON BLUFF SPRINGS ROAD (APPARENT R.O.W. WIDTH VARIES)



9/17/2010

120.321 ACRES  
NOBLE CAPITAL SERVICING, LLC, ET AL.  
(2009151330)

SANTIAGO DEL  
VALLE GRANT

DATE OF SURVEY: 9/09/2010  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX3  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 13 OF 13

Chaparral



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

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

3500 McCall Lane  
Austin, Texas 78744

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**345.581 ACRES (DISTRICT FOUR)**

**PART 1, 306.331 ACRES**

**PART 2, 39.250 ACRES**

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



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

**PART 1, 306.331 ACRES:**

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

**THENCE** North  $60^{\circ}57'25''$  West, with the southwest line of said 55.222 acre tract, same being the northeast line of said 58 acre tract, a distance of 1295.20 feet to a 60D nail found for the southwest corner of said 55.222 acre tract, same being the southeast corner of said 28.461 acre tract;

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

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



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

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

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

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

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

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

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

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

**PART 2, 39.250 ACRES:**

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

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

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

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

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

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

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



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

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

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

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

*Eric J. Dannheim* 9/17/2010

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



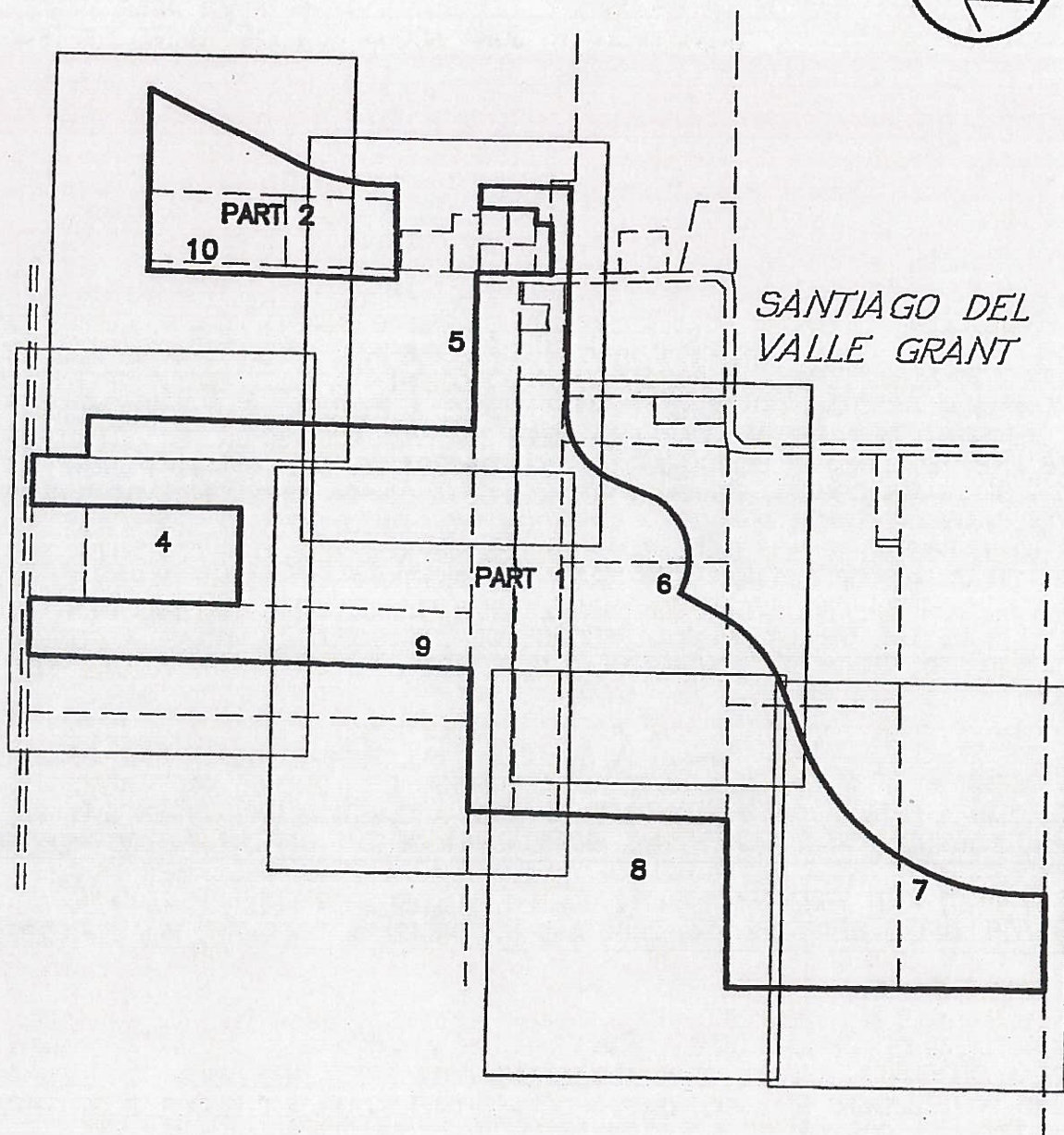
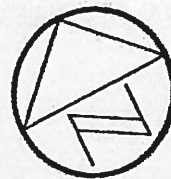
SKETCH TO ACCOMPANY A DESCRIPTION OF 345.581 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 73.453 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006229773 OF THE OFFICIAL PUBLIC RECORDS OF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

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

Chaparral



MAP SHEET INDEX  
(NOT TO SCALE)



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

Chaparral

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

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

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

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

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

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

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

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

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

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

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

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

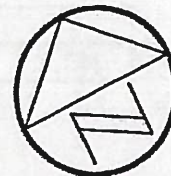
ATTACHMENTS: METES AND BOUNDS  
 DESCRIPTION 500-001-BD-EX4

*Chaparral*



*SANTIAGO DEL  
VALLE GRANT*

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



1"=300'

S60°59'42"E 2857.05'

2.76 ACRES  
CARL H. DITTMAR  
(12562/428)

P.O.B. L2

N28°02'32"E  
360.56'

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

THAXTON ROAD (50' RIGHT-OF-WAY)

CHAP

3.20 ACRES  
JAMES J. WILLIAMS  
(13116/732)

N61°59'49"W 1540.66'

18.38 ACRES  
CONSUMER SOLUTIONS, LLC  
(2010038770)

2.80 ACRES  
PABLO GOMEZ  
(2005058432)

REMAINING PORTION OF  
3.22 ACRES  
CARLIN ANN WILSON  
(12562/419)  
& ACCESS EASEMENT  
(12562/407)

L15

N28°02'32"E  
417.56'

S61°00'23"E 1136.77'

CHAP

N27°53'08"E 713.60'

PART 1  
306.331 ACRES

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

2.500 ACRES  
CLOE BELL URIAS  
(9678/891)

3268.31'  
N61°12'34"W 3268.82'

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

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

*Chaparral*

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

C5

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

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

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

LOT 1  
HACKBERRY HILL  
ESTATES  
SECTION ONE  
81/241

5418  
CAP

SASSMAN ROAD

(70' RIGHT-OF-WAY)

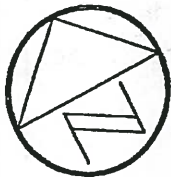
S61°48'21"E 672.64'

N61°29'11"W  
417.23'

S61°39'26"E 547.23'

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

SANTIAGO DEL  
VALLE GRANT



1"=300'

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

PART 1  
306.331 ACRES

S28°11'39"W 1597.96'

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

7.6  
CARMA  
(F/K/A JONA  
(200

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

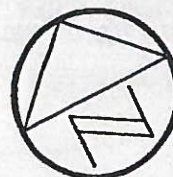
29.293 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006225633)

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

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

Chaparral





1"=300'

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

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

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

PART 1  
306.331 ACRES

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

SANTIAGO DEL  
VALLE GRANT

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

C<sub>1</sub>

S41°33'28"E  
274.95'

C<sub>2</sub>

L10  
L11

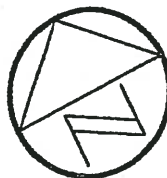
C<sub>3</sub>

S05°29'01"  
423.15'

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

Chaparral

S05°29'07"W  
423.13'



1"=300'

SANTIAGO DEL  
VALLE GRANT

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

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

PART 1  
306.331 ACRES

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

L12

S27°04'38"W 699.69'

0.11'

N62°26'10"W 1283.28'

LOT 6  
LAS LOMITAS SUBDIVISION  
(200200226)

1097.86'  
N62°25'04"W 1097.97'

10.067 ACRES  
CARLOS YESCAS &  
ELVIRA YESCAS  
(2003084397)

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

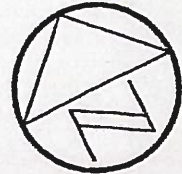
Chaparral



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

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

PART 1  
306.331 ACRES



1"=300'

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

14

1"

L13

600

N60°57'25"W 1295.20'

800

SANTIAGO DEL  
VALLE GRANT

58 ACRES  
FRED J. WENDE  
(11849/396)

N27°00'49"E 1221.01'

CHAP

LOT 15  
LAS LOMITAS SUBDMISION  
(200200226)

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

Chaparral

PART 1  
306.331 ACRES

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

SANTIAGO DEL  
VALLE GRANT

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

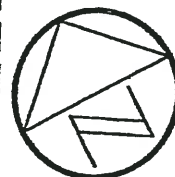
REMAINING PORTION OF 29.94 ACRES  
SANTANA C. URIAS, JR.  
(6132/1217)

32.892 ACRES  
MARK ALEXANDER  
(11513/1451)

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

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

Chaparral



1"=300'

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

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

N27°46'44"E 1047.38'

CHAP

L14

L13

500

58 ACRES  
FRED J. WENDE  
(11849/396)



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

N27°21'05"E 1257.11'

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

S36°26'06"E 1284.36'

C5

PART 2  
39.250 ACRES

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

P.O.B.

CHAP

SASSMAN ROAD (70' RIGHT-OF-WAY)

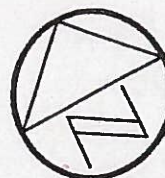
N60°59'12"W 1838.40'



*Em*  
9/17/2010

SANTIAGO DEL  
VALLE GRANT

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



1"=300'

S60°59'42"E 2857.05'

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

73.4%  
RMA I

*Chaparral*

PART 1  
306.331 ACRES



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**327.482 ACRES (DISTRICT FIVE)**

**OVERALL 339.352 ACRES  
SAVE AND EXCEPT 11.870 ACRES**

A DESCRIPTION OF 339.352 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



TEXAS, AND A PORTION OF SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES); SAID 339.352 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625 (80' right-of-way width), for the southeast corner of said 167.748 acre tract, same being in the north right-of-way line of Sassman Road;

**THENCE** South 27°11'52" West, crossing Sassman Road with the west right-of-way line of F.M. 1625, a distance of 70.00 feet to a 1/2" rebar found in the south right-of-way line of Sassman Road, for the northeast corner of said 98.656 acre tract;

**THENCE** continuing with the west right-of-way line of F.M. 1625, same being the east line of said 98.656 acre tract, the following two (2) courses and distances:

1. South 27°11'52" West, a distance of 2856.46 feet to a concrete highway monument found 40 feet right of engineers' centerline station 115+77;
2. South 27°04'38" West, a distance of 352.96 feet to a calculated point;

**THENCE** crossing said 98.656 acre tract, said 60.921 acre tract, said 51.942 acre tract, said 55.222 acre tract, said 25.119 acre tract, said 7.602 acre tract, said 23.694 acre tract, Sassman Road, said Lot A, said 42.558 acre tract, and said 167.748 acre tract, the following fifteen (15) courses and distances:

1. North 62°55'22" West, a distance of 149.13 feet to a calculated point;
2. With a curve to the right, having a radius of 1800.01 feet, a delta angle of 68°24'29", an arc length of 2149.12 feet, and a chord which bears North 28°43'07" West, a distance of 2023.72 feet to a calculated point;
3. North 05°29'07" East, a distance of 423.15 feet to a calculated point;
4. With a curve to the left, having a radius of 1000.01 feet, a delta angle of 40°36'48", an arc length of 708.84 feet, and a chord which bears North 14°49'17" West, a distance of 694.09 feet to a calculated point;
5. North 35°07'41" West, a distance of 344.76 feet to a calculated point;
6. North 54°52'19" East, a distance of 25.40 feet to a calculated point;
7. With a curve to the left, having a radius of 500.00 feet, a delta angle of 96°25'47", an arc length of 841.51 feet, and a chord which bears North 06°39'26" East, a distance of 745.65 feet to a calculated point;
8. North 41°33'28" West, a distance of 274.95 feet to a calculated point;

9. With a curve to the right, having a radius of 580.00 feet, a delta angle of  $69^{\circ}45'07''$ , an arc length of 706.10 feet, and a chord which bears North  $06^{\circ}40'54''$  West, a distance of 663.29 feet to a calculated point;
10. North  $28^{\circ}11'39''$  East, a distance of 1597.96 feet to a calculated point;
11. South  $61^{\circ}48'21''$  East, a distance of 1135.34 feet to a calculated point;
12. With a curve to the left, having a radius of 1399.96 feet, a delta angle of  $31^{\circ}17'38''$ , an arc length of 764.63 feet, and a chord which bears South  $77^{\circ}27'10''$  East, a distance of 755.16 feet to a calculated point;
13. North  $86^{\circ}54'01''$  East, a distance of 948.14 feet to a calculated point;
14. With a curve to the right, having a radius of 1399.96 feet, a delta angle of  $30^{\circ}17'26''$ , an arc length of 740.12 feet, and a chord which bears South  $77^{\circ}57'16''$  East, a distance of 731.53 feet to a calculated point;
15. South  $62^{\circ}48'33''$  East, a distance of 209.85 feet to a calculated point in the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract;

**THENCE** with the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract, the following two (2) courses and distances:

1. South  $27^{\circ}05'45''$  West, a distance of 973.90 feet to a concrete highway monument found 40 feet right of engineers' centerline station 68+93.3;
2. South  $27^{\circ}19'52''$  West, a distance of 601.74 feet to a  $1/2''$  rebar with Chaparral cap found for the northeast corner of a 2.99 acre tract described in a deed to Thomas Edward McHenry and wife, Angela Jane McHenry, recorded in Document No. 2005117402 of the Official Public Records of Travis County, Texas;

**THENCE** continuing with the east line of said 167.748 acre tract, the following three (3) courses and distances:

1. North  $62^{\circ}14'19''$  West, with the north line of said 2.99 acre tract, a distance of 361.02 feet to a  $1/2''$  rebar found for the northwest corner of said 2.99 acre tract;
2. South  $27^{\circ}25'52''$  West, with the west line of said 2.99 acre tract, a distance of 360.78 feet to a  $1/2''$  rebar found for the southwest corner of said 2.99 acre tract;



3. South 62°14'19" East, with the south line of said 2.99 acre tract, a distance of 361.65 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625, for the southeast corner of said 2.99 acre tract;

**THENCE** with the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract, the following two (2) courses and distances:

1. South 27°19'52" West, a distance of 361.72 feet to a 1/2" rebar with Chaparral cap found 40 feet right of engineers' centerline station 82+17.1;
2. South 27°11'52" West, a distance of 434.71 feet to the **POINT OF BEGINNING**, containing 339.352 acres of land, more or less.

**SAVE AND EXCEPT 2.495 ACRES:**

BEING ALL OF LOT 1, J. P. COTMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JUAN YESCAS AND MARIA R. YESCAS IN A WARRANTY DEED, DATED DECEMBER 30, 2004 AND RECORDED IN DOCUMENT NO. 2004242191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" iron pipe found in the west right-of-way line of Sassman Road, for the southeast corner of said Lot 1, same being the east corner of said 7.602 acre tract;

**THENCE** North 63°13'21" West, with the south line of said Lot 1, same being the north line of said 7.602 acre tract, a distance of 543.90 feet to a 1/2" rebar found for the southwest corner of said Lot 1;

**THENCE** North 26°45'39" East, with the west line of said Lot 1, same being the east line of said 7.602 acre tract, a distance of 199.86 feet to a 1/2" rebar found for the northwest corner of said Lot 1, same being an angle point in the north line of said 7.602 acre tract, also being in the south line of said 23.694 acre tract;

**THENCE** South 63°13'21" East, with the north line of said Lot 1, same being the south line of said 23.694 acre tract, a distance of 543.89 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of Sassman Road, for the northeast corner of said Lot 1, same being the southeast corner of said 23.694 acre tract;

**THENCE** South 26°45'21" West, with the west right-of-way line of Sassman Road, same being the east line of said Lot 1, a distance of 199.86 feet to the **POINT OF BEGINNING**, containing 2.495 acres of land, more or less.

**SAVE AND EXCEPT 2.496 ACRES:**

BEING ALL OF A 2.50 ACRE TRACT DESCRIBED IN WARRANTY DEED TO MICHAEL L. APPLGATE AND HARMONY D. APPLGATE, DATED NOVEMBER 5, 2003 AND RECORDED IN DOCUMENT NO. 2003261512 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.496 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Sassman Road, for the southeast corner of said 2.50 acre tract, same being an angle point in the south line of said 42.558 acre tract;

**THENCE** North 63°50'26" West, with the north right-of-way line of Sassman Road, same being the south line of said 2.50 acre tract, a distance of 363.50 feet to a calculated point for the southwest corner of said 2.50 acre tract, same being an angle point in the south line of said 42.558 acre tract;

**THENCE** with the common line of said 2.50 acre tract and said 42.558 acre tract, the following three (3) courses and distances:

1. North 26°08'47" East, a distance of 299.42 feet to a 1/2" rebar found for the northwest corner of said 2.50 acre tract;
2. South 63°51'04" East, a distance of 362.66 feet to a 1/2" rebar found for the northeast corner of said 2.50 acre tract;
3. South 25°59'08" West, a distance of 299.49 feet to the **POINT OF BEGINNING**, containing 2.496 acres of land, more or less.

**SAVE AND EXCEPT 4.178 ACRES:**

BEING ALL OF A 3.213 ACRE TRACT DESCRIBED IN A DEED WITH VENDOR'S LIEN TO MARIO RODRIGUEZ & EMMA RODRIGUEZ, DATED FEBRUARY 4, 1983 AND RECORDED IN VOLUME 7998, PAGE 656 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO MARIO RODRIGUEZ AND EMMA RODRIGUEZ, DATED MARCH 3, 2005 AND RECORDED IN DOCUMENT NO. 2005046336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.178 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the southeast corner of said 1.00 acre tract, same being an angle point in the west line of said 167.748 acre tract;



**THENCE** North 64°32'09" West, with the south line of said 1.00 acre tract, same being the west line of said 167.748 acre tract, a distance of 21.19 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Sassman Road, the south line of said 1.00 acre tract, and the west line of said 167.748 acre tract;

**THENCE** with the north right-of-way line of Sassman Road, same being the south line of said 1.00 acre tract and the south line of said 3.213 acre tract, the following two (2) courses and distances:

1. North 55°52'30" West, a distance of 116.23 feet to a calculated point;
2. North 63°50'26" West, a distance of 281.73 feet to a 1/2" rebar found for the southwest corner of said 3.213 acre tract, same being an angle point in the south line of said 42.558 acre tract;

**THENCE** with the north line of said 3.213 acre tract, same being the south line of said 42.558 acre tract, the following two (2) courses and distances:

1. North 40°38'03" East, a distance of 528.79 feet to a 1/2" rebar found for the north corner of said 3.213 acre tract;
2. South 61°13'19" East, a distance of 295.41 feet to a calculated point for the east corner of said 3.213 acre tract, same being the southeast corner of said 42.558 acre tract, also being in the west line of said 167.748 acre tract;

**THENCE** South 27°11'24" West, with the west line of said 167.748 acre tract, same being the east line of said 3.213 acre tract and the east line of said 1.00 acre tract, a distance of 514.44 feet to the **POINT OF BEGINNING**, containing 4.178 acres of land, more or less.

**SAVE AND EXCEPT 2.701 ACRES:**

**BEING ALL OF A 2.701 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ABACU P. PEREZ, DATED MARCH 19, 2009 AND RECORDED IN DOCUMENT NO. 2009046965 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.701 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road, for the northeast corner of said 2.701 acre tract, same being the northwest corner of said 98.656 acre tract;

**THENCE** South 27°05'06" West, with the east line of said 2.701 acre tract, same being the west line of said 98.656 acre tract, a distance of 672.44 feet to a 1/2" rebar with Chaparral cap found for the southeast corner of said 2.701 acre tract, same being an angle point in the east line of said 51.942 acre tract;

**THENCE** with the south and west lines of said 2.701 acre tract, same being the east line of said 51.942 acre tract, the following two (2) courses and distances:

1. North 62°16'38" West, a distance of 175.00 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 2.701 acre tract;
2. North 27°05'06" East, a distance of 672.44 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road, for the northwest corner of said 2.701 acre tract, same being the northeast corner of said 51.942 acre tract;

**THENCE** South 62°16'38" East, with the south right-of-way line of Sassman Road, same being the north line of said 2.701 acre tract, a distance of 175.00 feet to the **POINT OF BEGINNING**, containing 2.701 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 20, 2006 through November 15, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX5.

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

*Eric J. Dannheim* 9/17/2010

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





SKETCH TO ACCOMPANY A DESCRIPTION OF 339.352 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.894 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2006 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND A PORTION OF SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES).

**SAVE AND EXCEPT:**

2.495 ACRES, BEING ALL OF LOT 1, J. P. COTMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JUAN YESCAS AND MARIA R. YESCAS IN A WARRANTY DEED, DATED DECEMBER 30, 2004 AND RECORDED IN DOCUMENT NO. 2004242191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 2.496 ACRES, BEING ALL OF A 2.50 ACRE TRACT DESCRIBED IN WARRANTY DEED TO MICHAEL L. APPLGATE AND HARMONY D. APPLGATE, DATED NOVEMBER 5, 2003 AND RECORDED IN DOCUMENT NO. 2003261512 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, 4.178 ACRES, BEING ALL OF A 3.213 ACRE TRACT DESCRIBED IN A DEED WITH VENDOR'S LIEN TO MARIO RODRIGUEZ & EMMA RODRIGUEZ, DATED FEBRUARY 4, 1983 AND RECORDED IN VOLUME 7998, PAGE 656 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO MARIO RODRIGUEZ AND EMMA RODRIGUEZ, DATED MARCH 3, 2005 AND RECORDED IN DOCUMENT NO. 2005046336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 2.701 ACRES, BEING ALL OF A 2.701 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ABACU P. PEREZ, DATED MARCH 19, 2009 AND RECORDED IN DOCUMENT NO. 2009048965 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

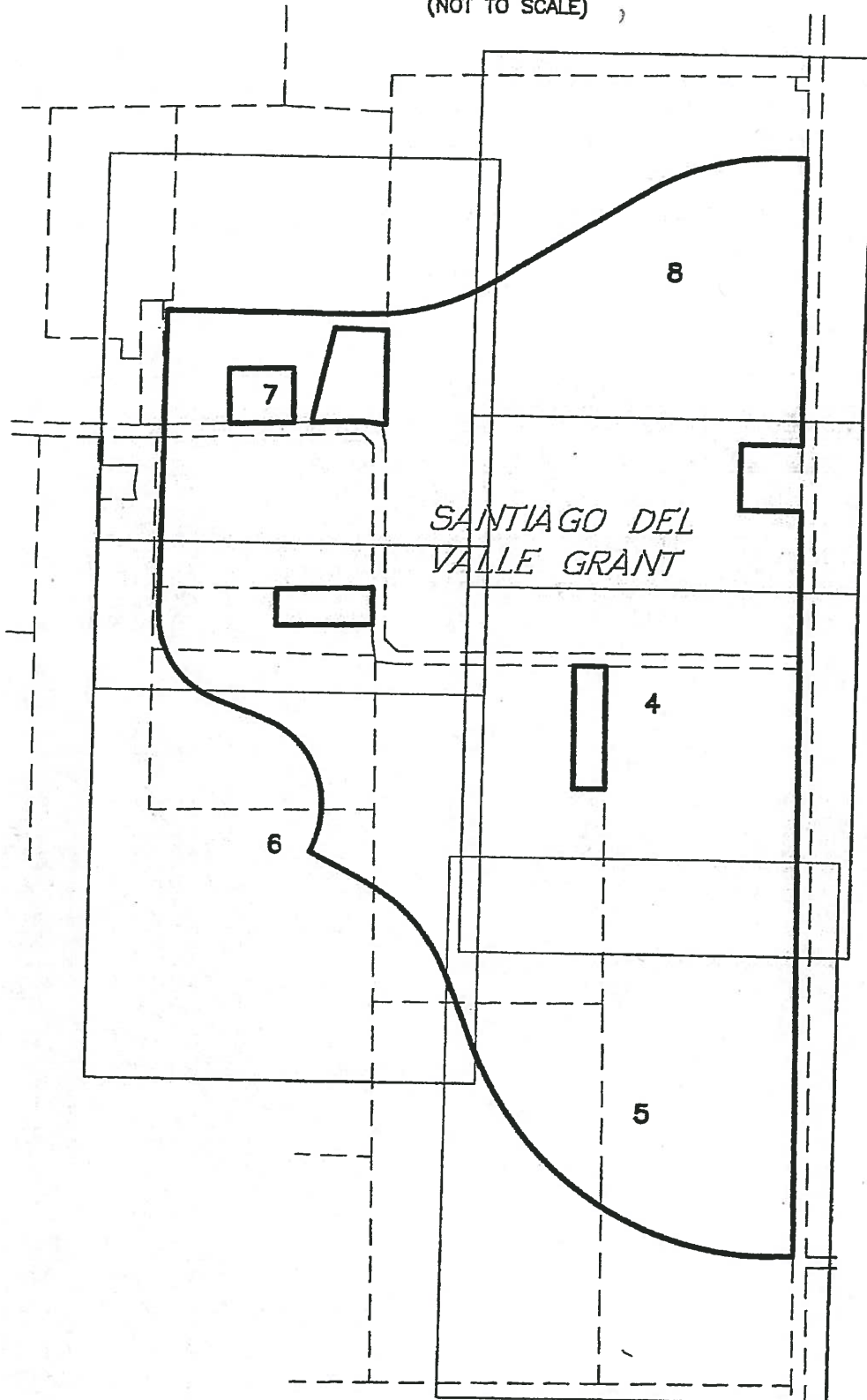
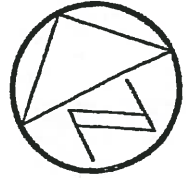
DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 1 OF 8

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

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 500-001-BD-EX5

**Chaparral**

MAP SHEET INDEX  
(NOT TO SCALE)



DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 2 OF 8

*Chaparral*



# LEGEND

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

## CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	68°24'29"	1800.01'	1223.47'	2149.12'	2023.72'	N28°43'07"W
C2	40°36'48"	1000.01'	370.05'	708.84'	694.09'	N14°49'17"W
C3	96°25'47"	500.00'	559.51'	841.51'	745.65'	N06°39'26"E
C4	69°45'07"	580.00'	404.25'	706.10'	663.29'	N06°40'54"W
C5	31°17'38"	1399.96'	392.11'	764.63'	755.16'	S77°27'10"E
C6	30°17'26"	1399.96'	378.93'	740.12'	731.53'	S77°57'16"E

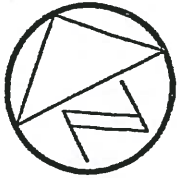
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL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

## LINE TABLE

No.	BEARING	LENGTH
L1	S27°11'52"W	70.00'
L2	N62°55'22"W	149.13'
L3	N54°52'19"E	25.40'
L4	S62°48'33"E	209.85'
L5	N64°32'09"W	21.19'
L6	N55°52'30"W	116.23'
L7	N63°50'26"W	281.73'
L8	N40°38'03"E	528.79'
L9	S61°13'19"E	295.41'
L10	S27°11'24"W	514.44'
L11	N63°50'26"W	363.50'
L12	N26°08'47"E	299.42'
L13	S63°51'04"E	362.66'
L14	S25°59'08"W	299.49'
L15	N63°13'21"W	543.90'
L16	N26°45'39"E	199.86'
L17	S63°13'21"E	543.89'
L18	S26°45'21"W	199.86'
L19	S27°05'06"W	672.44'
L20	N62°16'38"W	175.00'
L21	N27°05'06"E	672.44'
L22	S62°16'38"E	175.00'

DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 3 OF 8

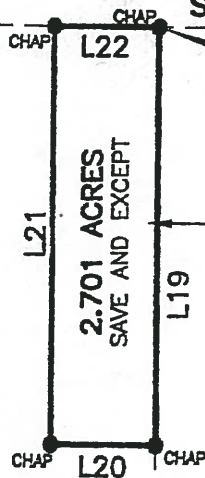
*Chaparral*



1"=300'

167.748 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)

339.352  
ACRES

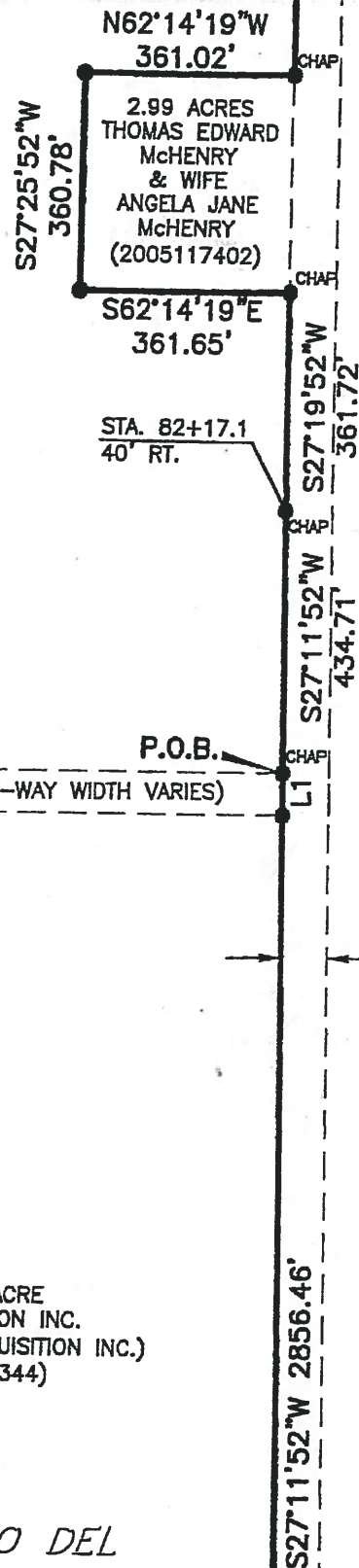


51.942 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006233636)

2.701 ACRES  
ABACU P. PEREZ  
(2009046965)

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

SANTIAGO DEL  
VALLE GRANT



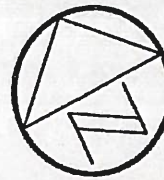
F.M. 1625  
(80' RIGHT-OF-WAY WIDTH)

DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 4 OF 8

Chaparral



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



1"=300'

339.352  
ACRES

*SANTIAGO DEL  
VALLE GRANT*

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

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

S27°11'

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

RODRIGUEZ ROAD

(RIGHT-OF-WAY WIDTH VARIES)

STA. 115+77  
40' RT.

S27°04'38"W  
352.96'

C1

R2

DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 5 OF 8

*Chaparral*

2.495 ACRES  
SAVE AND EXCEPT

L17

CHAP

LOT 1

J. P. COTMAN ADDITION  
(79/60)

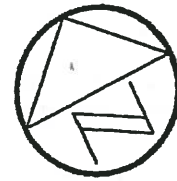
L15

L16

L18

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

P.O.B.



1"=300'

339.352  
ACRES

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

N41°33'28"W  
274.95'

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

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

N35°07'41"W  
344.76'

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

SANTIAGO DEL  
VALLE GRANT

N05°29'07"E  
423.15'

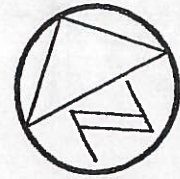
DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 6 OF 8

Chaparral



# SANTIAGO DEL VALLE GRANT

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



1"=300'

S61°48'21"E 1135.34'

C5

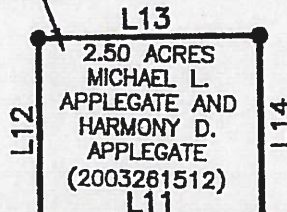
LOT A  
HARRY REININGER SUBDIVISION  
(65/47)

2.496 ACRES  
SAVE AND EXCEPT

4.178 ACRES  
SAVE AND EXCEPT

3.213 ACRES  
MARIO RODRIGUEZ &  
EMMA RODRIGUEZ  
(7998/656)

1.00 ACRE  
MARIO &  
EMMA RODRIGUEZ  
(2005046336)



SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES)

P.O.B.

P.O.B.

N28°11'39"E 1597.96'

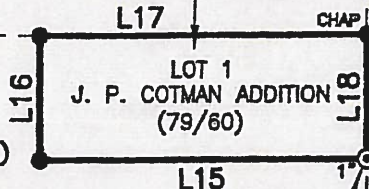
23.694 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2007060710)

167.748 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)

2.495 ACRES  
SAVE AND EXCEPT

339.352  
ACRES

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

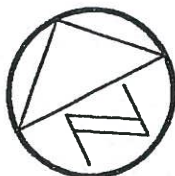


P.O.B.

SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES)

DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 7 OF 8

*Chaparral*



1"=300'

N86°54'01"E 948.14'

C6

L4

SANTIAGO DEL  
VALLE GRANT

167.748 ACRE  
CARMA EASTON INC.  
(F/K/A JONA ACQUISITION INC.)  
(2006241307)



339.352  
ACRES

*EJD*  
9/17/2010

DATE OF SURVEY: 11/15/2007  
PLOT DATE: 9/17/2010  
DRAWING NO.: 500-001-BD-EX5  
PROJECT NO.: 500-001  
DRAWN BY: EJD  
SHEET 8 OF 8

*Chaparral*

STA. 68+93.3  
40' RT.

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

S27°05'45"W 973.90'

S27°19'52"W  
601.74'

N62°14'19"W  
361.02'

2.99 ACRES  
THOMAS EDWARD  
McHENRY  
& WIFE  
ANGELA JANE  
McHENRY  
(2005117402)

S27°25'52"W  
360.78'

S62°14'19"E  
361.65'

STA. 82+17.1  
40' RT.

S27°19'52"W  
361.72'



**BEING A 2.903 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN A SPECIAL WARRANTY DEED TO ERNEST B. COLLINS AND FLORETTA F. COLLINS, RECORDED ON APRIL 29, 2004 IN DOCUMENT NO. 2004080843 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.903 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found (Grid Coordinates = N: 10,029,285.69, E: 3,123,440.54) for the West corner of said 2.899 acre tract and the South corner of a called 82.844 acre tract of land described as Tract 1 in a Special Warranty Deed to Jona Acquisition Inc., recorded on January 5, 2007 in Document No. 2007003159 of said Official Public Records, and also being in the Northeast right-of-way line of Colton Bluff Springs Road (being a 70 feet wide right-of-way at this point, from which a 1/2-inch iron rod found for an angle point in the Southwest line of said 82.844 acre tract and said Northeast right-of-way line of Colton Bluff Springs Road, bears North 63°14'17" West a distance of 642.89 feet;

**THENCE** along the Northwest line of said 2.899 acre tract and the Southeast line of said 82.844 acre tract, the following four (4) courses and distances:

1. North 26°58'38" East a distance of 2126.49 feet to a 1/2-inch iron rod found;
2. North 26°30'47" East a distance of 262.66 feet to a 1/2-inch iron rod found;
3. North 28°04'38" East a distance of 57.26 feet to a 1/2-inch iron rod found; and
4. North 27°02'16" East a distance of 87.42 feet to a 1/2-inch iron rod found (Grid Coordinates = N: 10,031,544.13, E: 3,124,589.09) for the North corner of said 2.899 acre tract and the East corner of said 82.844 acre tract, also being in the Southwest line of a called 52.418 acre tract of land described as Tract II in said Special Warranty Deed to Ernest B. Collins and Floretta F. Collins, from which a 1/2-inch iron rod found for the West corner of said 52.418 acre tract and being in the Northeast line of said 82.844 acre tract, bears North 48°17'20" West a distance of 182.55 feet;

**THENCE** South 48°55'17" East along the Northeast line of said 2.899 acre tract and said Southwest line of the 52.418 acre tract, a distance of 52.26 feet to a 1/2-inch iron rod found for the East corner of said 2.899 acre tract and the North corner of a called 61.071 acre tract of land described as Tract 1 in a Special Warranty Deed to Jona Acquisition Inc. recorded on November 8, 2007 in Document No. 2007204509 in said Official Public Records, from which a 1/2-inch iron rod found for the South corner of said 52.418 acre tract and being an angle point in the Northeast line of said 61.071 acre tract, bears South 47°54'17" East a distance of 467.14 feet;

THENCE South 26°58'21" West along the Southeast line of said 2.899 acre tract and the Northwest line of said 61.071 acre tract, a distance of 2520.65 feet to a 1/2-inch iron rod found for the South corner of said 2.899 acre tract and the West corner of said 61.071 acre tract, also being in said Northeast right-of-way line of Colton Bluff Springs Road;

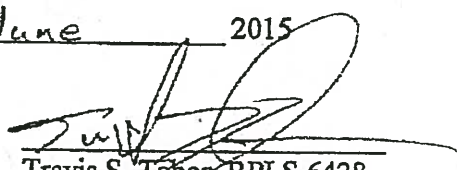
THENCE North 63°31'12" West along the Southwest line of said 2.899 acre tract and said Northeast right-of-way line of Colton Bluff Springs Road, a distance of 49.96 feet to the **POINT OF BEGINNING** and containing 2.903 acres of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.999960959.

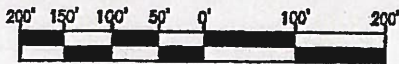
This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 10<sup>th</sup> day of June 2015



  
Travis S. Tabor, RPLS 6428  
Peloton Land Solutions  
7004 Bee Cave Road  
Building 2, Suite 100  
Austin, Texas 78746  
(512) 831-7700  
TBPLS Firm No. 10194108





GRAPHIC SCALE

LINE	BEARING	LENGTH
L1	N28°04'38"E	57.26'
L2	N27°02'16"E	87.42'
L3	N48°17'20"W	182.75'
L4	S48°55'17"E	52.26'
L5	N63°31'12"W	49.96'

ERNEST B. COLLINS AND  
FLORETTA F. COLLINS  
TRACT I - 2.899 ACRES  
DOC. NO. 2004080843  
O.P.R.T.C.T.

JONA ACQUISITION INC.  
TRACT 1 - 82.844 ACRES  
DOC. NO. 2007003159  
O.P.R.T.C.T.

POINT OF  
BEGINNING  
GRID COORDINATES  
N=10,029,285.89  
E=3,123,440.54

MATCHLINE PAGE 4  
MATCHLINE PAGE 3

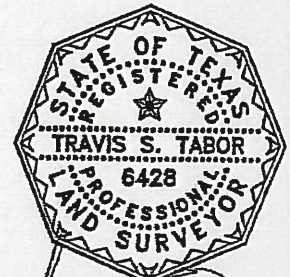
N26°58'38"E 2126.49'

S26°58'21"W 2520.65'

2.903  
ACRES

SANTIAGO DEL  
VALLE GRANT

JONA ACQUISITION INC.  
TRACT 1 - 61.071 ACRES  
DOC. NO. 2007204509  
O.P.R.T.C.T.



NOTES:

06-10-2015

A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING  
AND COORDINATE BASIS TO THE TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL ZONE  
(4203), NAD83/93 HARN VALUES FROM THE LCRA  
CONTROL NETWORK. DISTANCES SHOWN HEREON  
ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY  
FEET. THE COMBINED SURFACE-TO-GRID SCALE  
FACTOR IS 0.999960959 EXACTLY.

#### LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF  
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF  
TRAVIS COUNTY, TEXAS

COLTON BLUFF SPRINGS ROAD  
(70' R.O.W.)



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TEPLS Plan Registration No. 10194108 - Austin Office  
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JOB # BRP15005

2.903 ACRES - COLLINS FLAG LOT

DATE: 06-10-2015

CHECKED BY: TST

PAGE 3 OF 4

L:\JOB\Brookfield - Easton\BRP14001-00 - Section 1C Subdivision\Survey\CAD\Boundary\Collins Flag Lot.dwg

# GRAPHIC SCALE

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83/93 HARN VALUES FROM THE LCRA CONTROL NETWORK. DISTANCES SHOWN HEREON ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE COMBINED SURFACE-TO-GRID SCALE FACTOR IS 0.999960959 EXACTLY.

ELLA LEE MYERS COLLINS  
TRACT 5 - 29.50 ACRES  
DOC. NO. 2011082345  
O.P.R.T.C.T.

GRID COORDINATES  
N=10,031,544.13  
E=3,124,589.09

ERNEST B. COLLINS AND  
FLORETTA F. COLLINS  
TRACT II - 52.418 ACRES  
DOC. NO. 2004080843  
O.P.R.T.C.T.

JONA ACQUISITION INC.  
TRACT 1 - 82.844 ACRES  
DOC. NO. 2007003159  
O.P.R.T.C.T.

TALFRED COLLINS AND WIFE,  
ELLA LEE COLLINS, TRACT A  
26.57 ACRES, TRACT A  
VOL. 2814, PG. 127  
D.R.T.C.T.

SANTIAGO DEL  
VALLE GRANT

JONA ACQUISITION INC.  
TRACT 1 - 61.071 ACRES  
DOC. NO. 2007204509  
O.P.R.T.C.T.

MATCHLINE PAGE 4  
MATCHLINE PAGE 3

LINE	BEARING	LENGTH
L1	N28°04'38"E	57.26'
L2	N27°02'16"E	87.42'
L3	N48°17'20"W	182.75'
L4	S48°55'17"E	52.26'
L5	N63°31'12"W	49.96'

2.903  
ACRES

## LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



**PELTON**  
LAND SOLUTIONS

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TSP/L3 Firm Registration No. 10194108 - Austin Office  
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JOB # BRP15005

2.903 ACRES - COLLINS FLAG LOT

DATE: 08-10-2015

CHECKED BY: TST

PAGE 4 OF 4

L:\JOS\Brookfield - Easton\BRP14001-00 - Section 1C Subdivision\Survey\CAD\Boundary\Collins Flag Lot.dwg