

AGENDA ITEM 19

Discuss and take appropriate action on road bond program.

Paul Petrich addressed the Court.

AGENDA ITEM 20

Consider approving a resolution authorizing the County Judge to execute a Quitclaim Deed to the State of Texas for right of way owned by Williamson County, which is necessary for the construction of the State Highway 45 project.

Charlie Crossfield addressed the Court regarding 63 tracts of property, which were accumulated over 2 years at a cost of \$37 million.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve a resolution authorizing the County Judge to execute a Quitclaim Deed to the State of Texas for right of way owned by Williamson County, which is necessary for the construction of the State Highway 45 project.

Vote: **5 - 0**

< Attachment >

QUITCLAIM DEED**THE STATE OF TEXAS**

§

§ **KNOW ALL MEN BY THESE PRESENTS:****COUNTY OF WILLIAMSON**

§

That Williamson County, of the County of Williamson, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to those certain tracts or parcels of land, situated in the County of Williamson, State of Texas, more particularly described in Exhibits "A" thru "LL" attached hereto and incorporated herein for any and all purposes.

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the County. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

THIS QUITCLAIM OF THE PROPERTY IS MADE ON AN "AS IS" BASIS, WITH ALL FAULTS AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. BY ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS NOT RELIED UPON ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY GRANTOR OR BY ANY REPRESENTATIVE OF GRANTOR WITH RESPECT TO THE PROPERTY, AND THAT NEITHER GRANTOR NOR ANY REPRESENTATIVE OF GRANTOR HAS MADE ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, PHYSICAL CONDITION, PRESENCE OF HAZARDOUS MATERIALS, VALUATION, UTILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY AND THE PHYSICAL AND TOPOGRAPHIC CONDITION OF THE PROPERTY AND ACCEPTS QUITCLAIM TO THE PROPERTY "AS IS" IN ITS EXISTING PHYSICAL AND TOPOGRAPHIC CONDITION AND THAT GRANTEE IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2004.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

3-30-04
Date

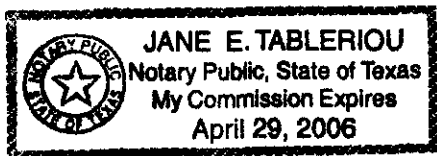
By: John C. Doerfler
John Doerfler
County Judge

STATE OF TEXAS

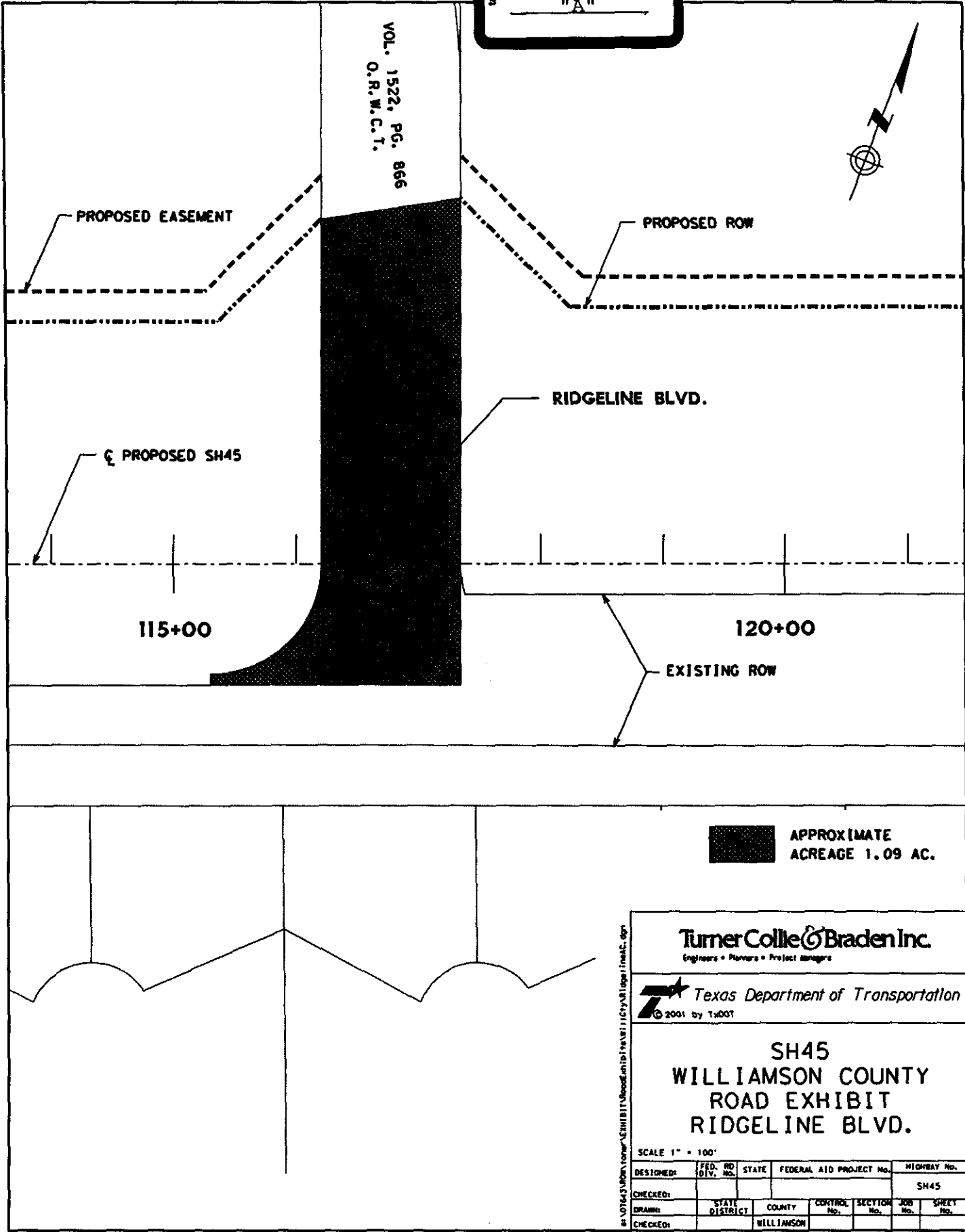
COUNTY OF Williamson

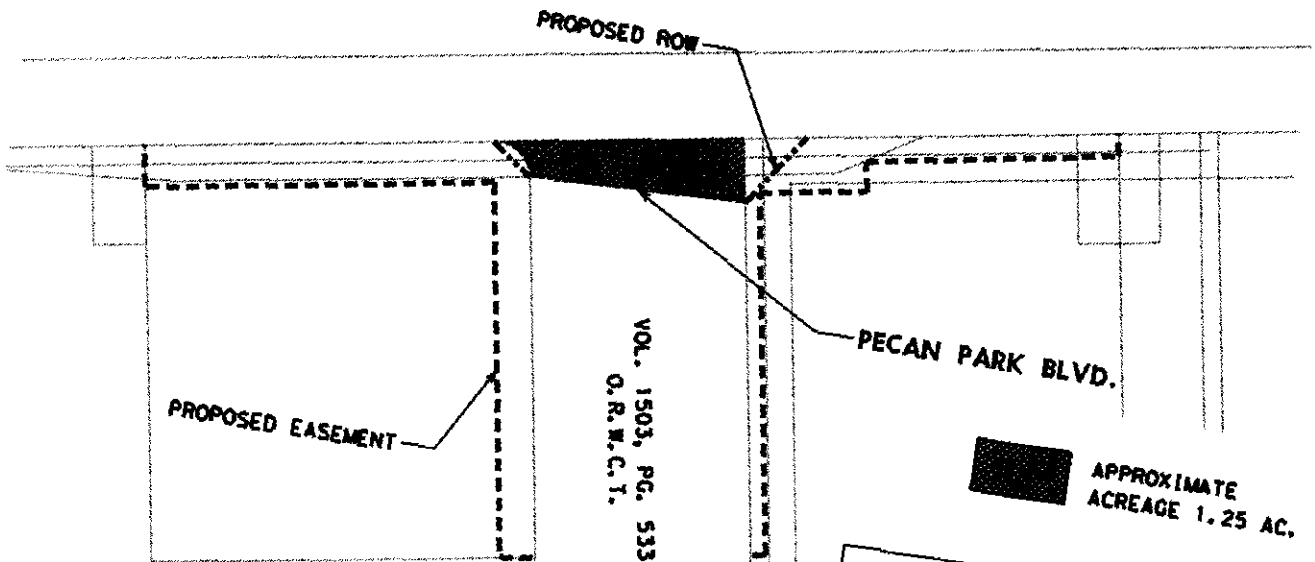
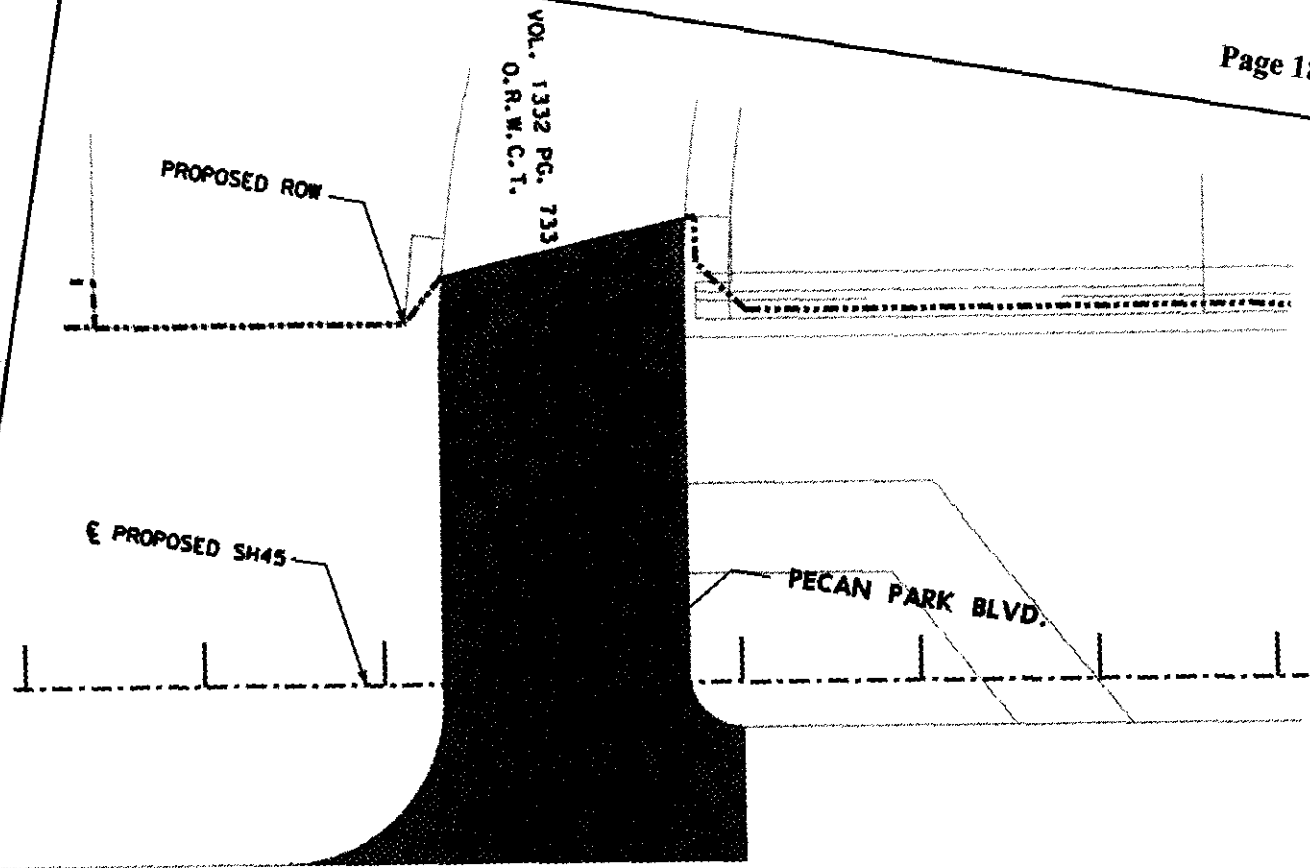
§
§
§

This instrument was acknowledged before me on the 30 day of March, 2004, by John Doerfler, Williamson County Judge, Williamson County, Texas.



Jane E. Tableriou
Notary Public, State of Texas





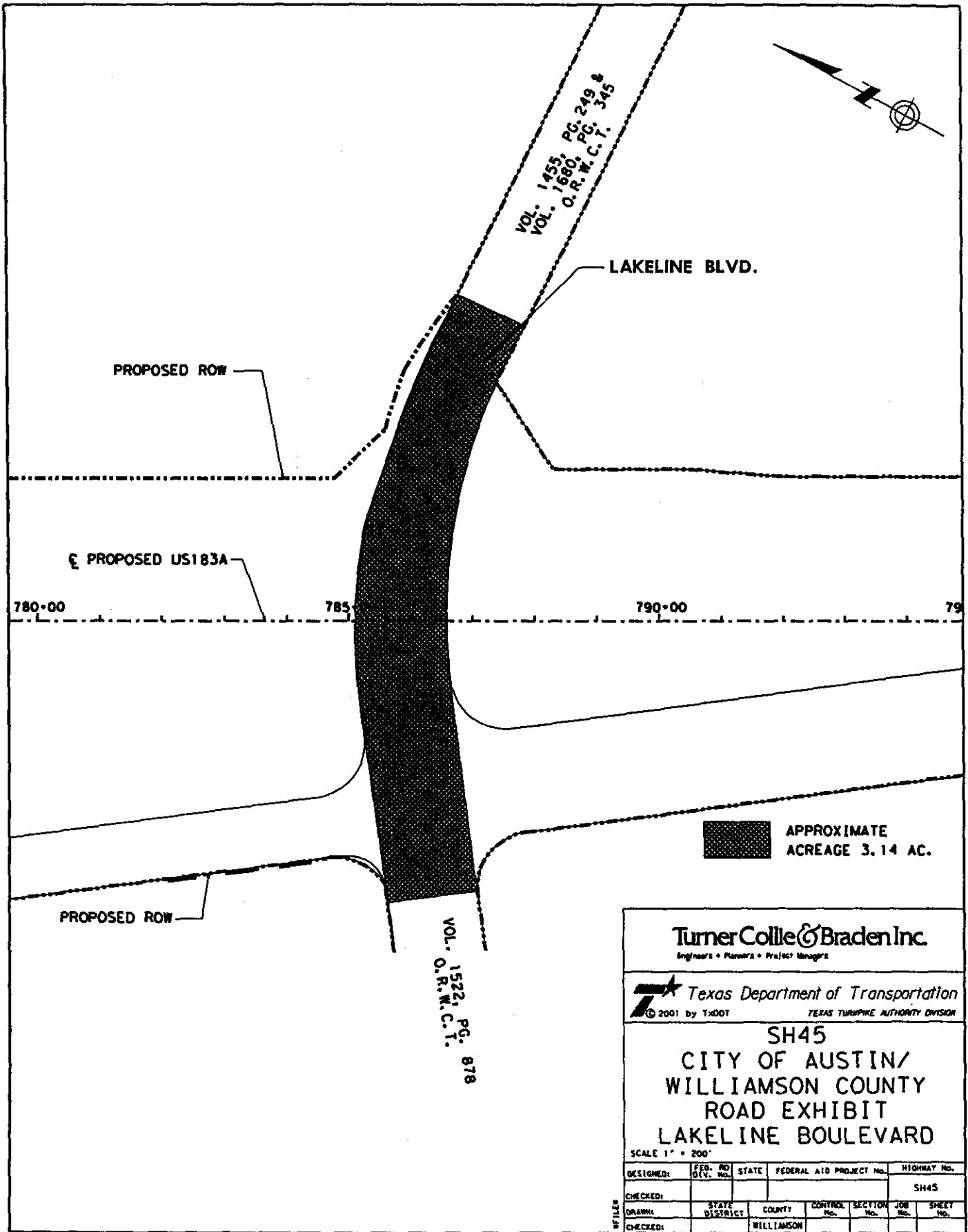
Turner Collier & Braden Inc.
Engineers & Planners • Project Managers

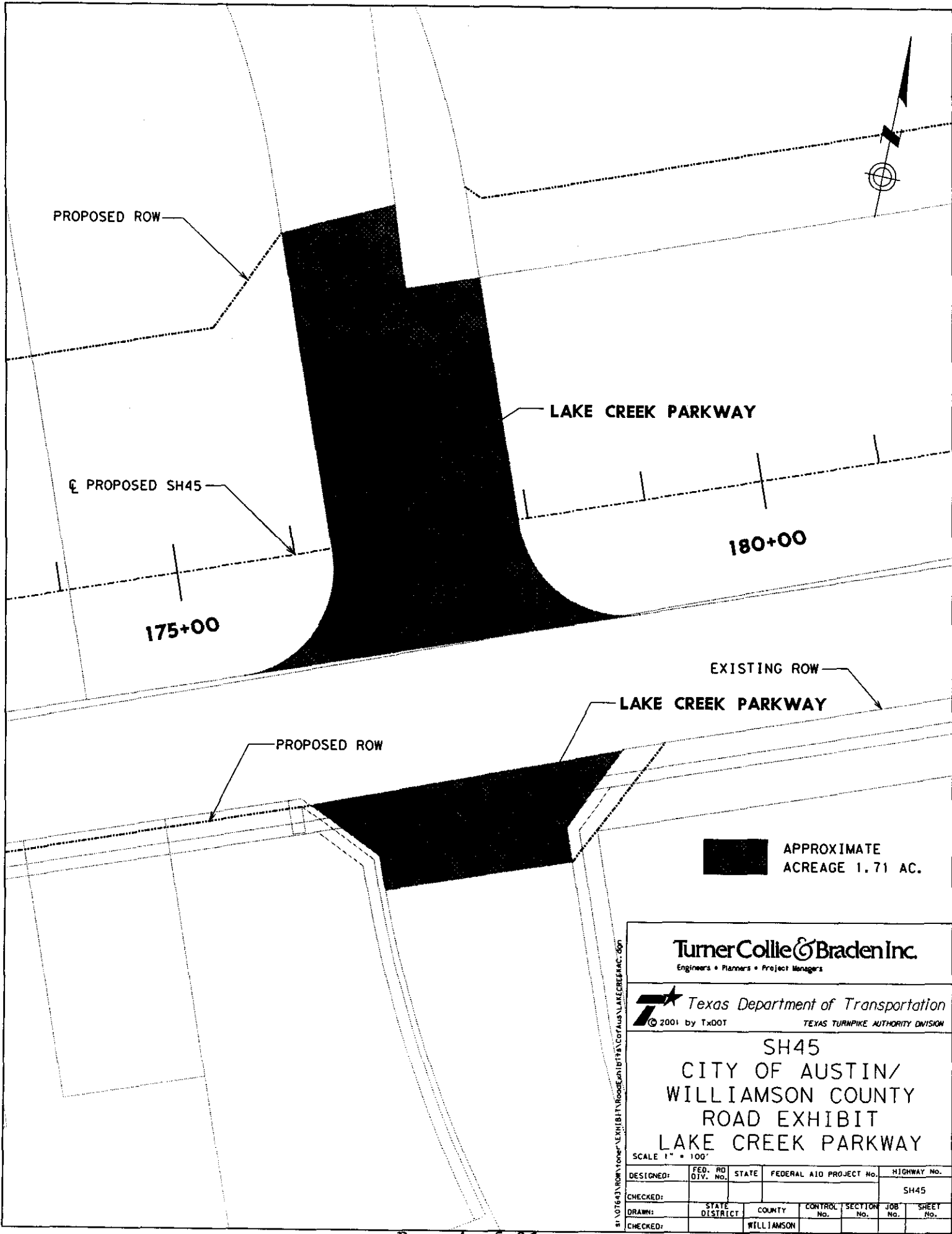
Texas Department of Transportation
© 2001 by TxDOT

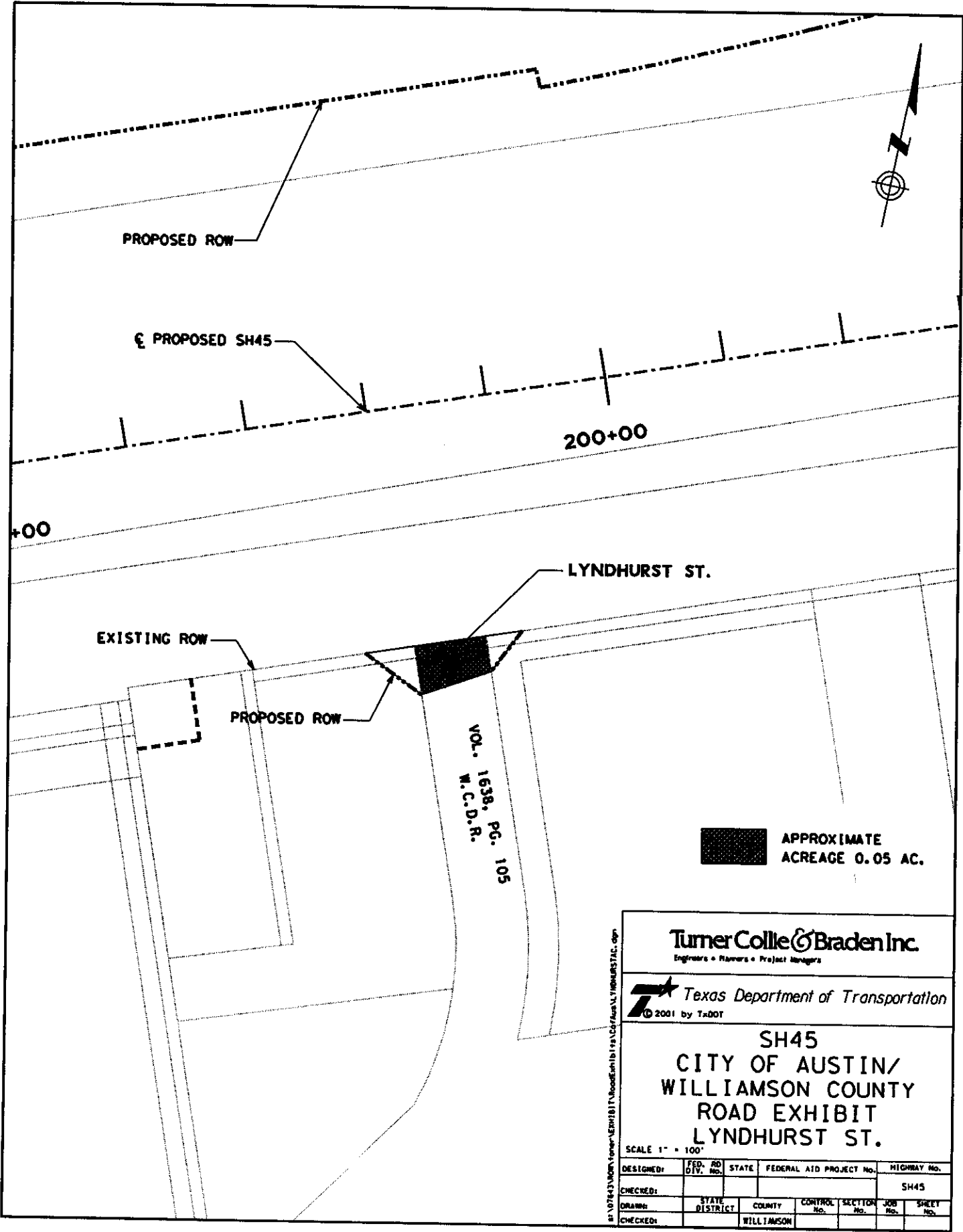
SH45
CITY OF AUSTIN/
WILLIAMSON COUNTY
ROAD EXHIBIT
PECAN PARK BLVD

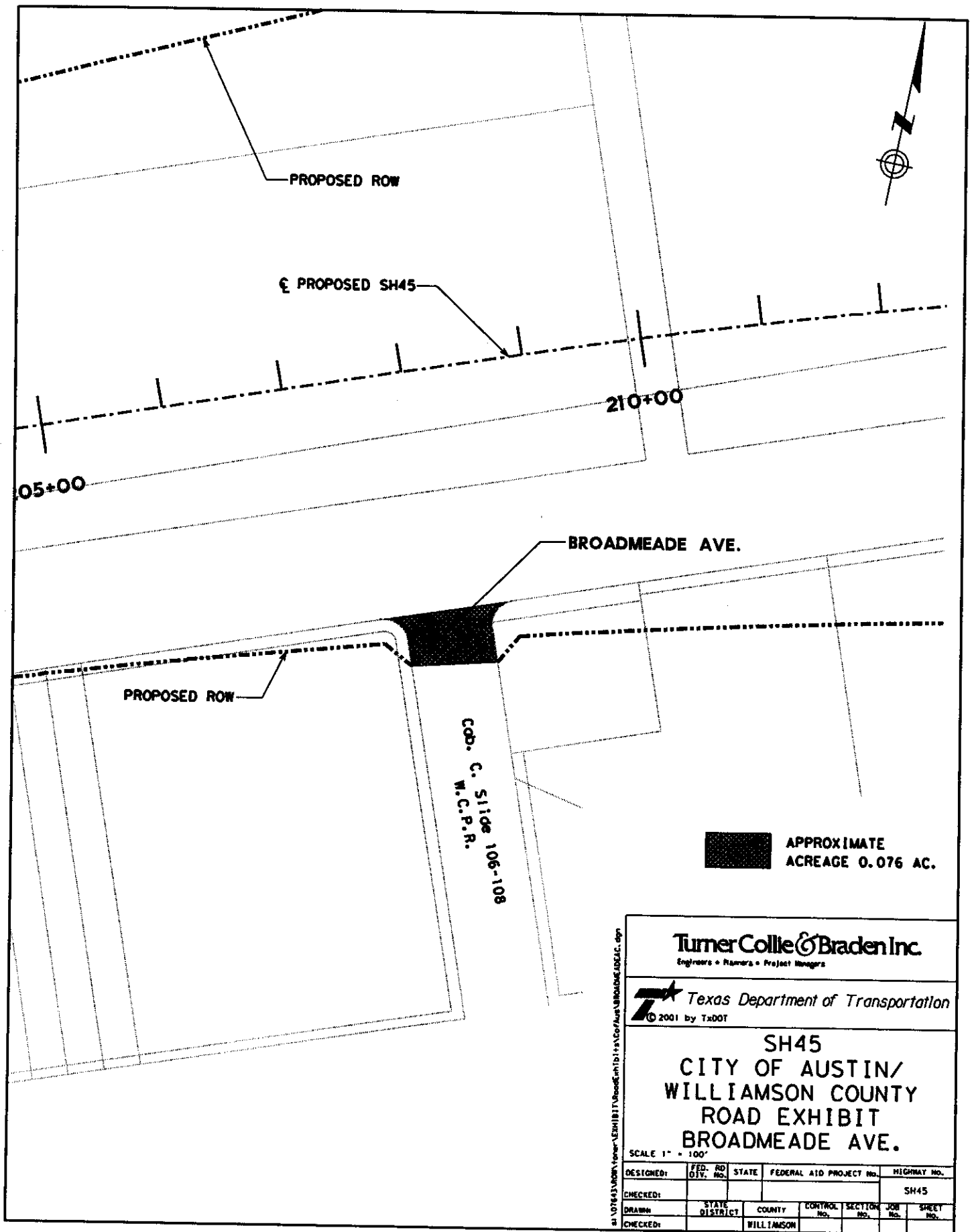
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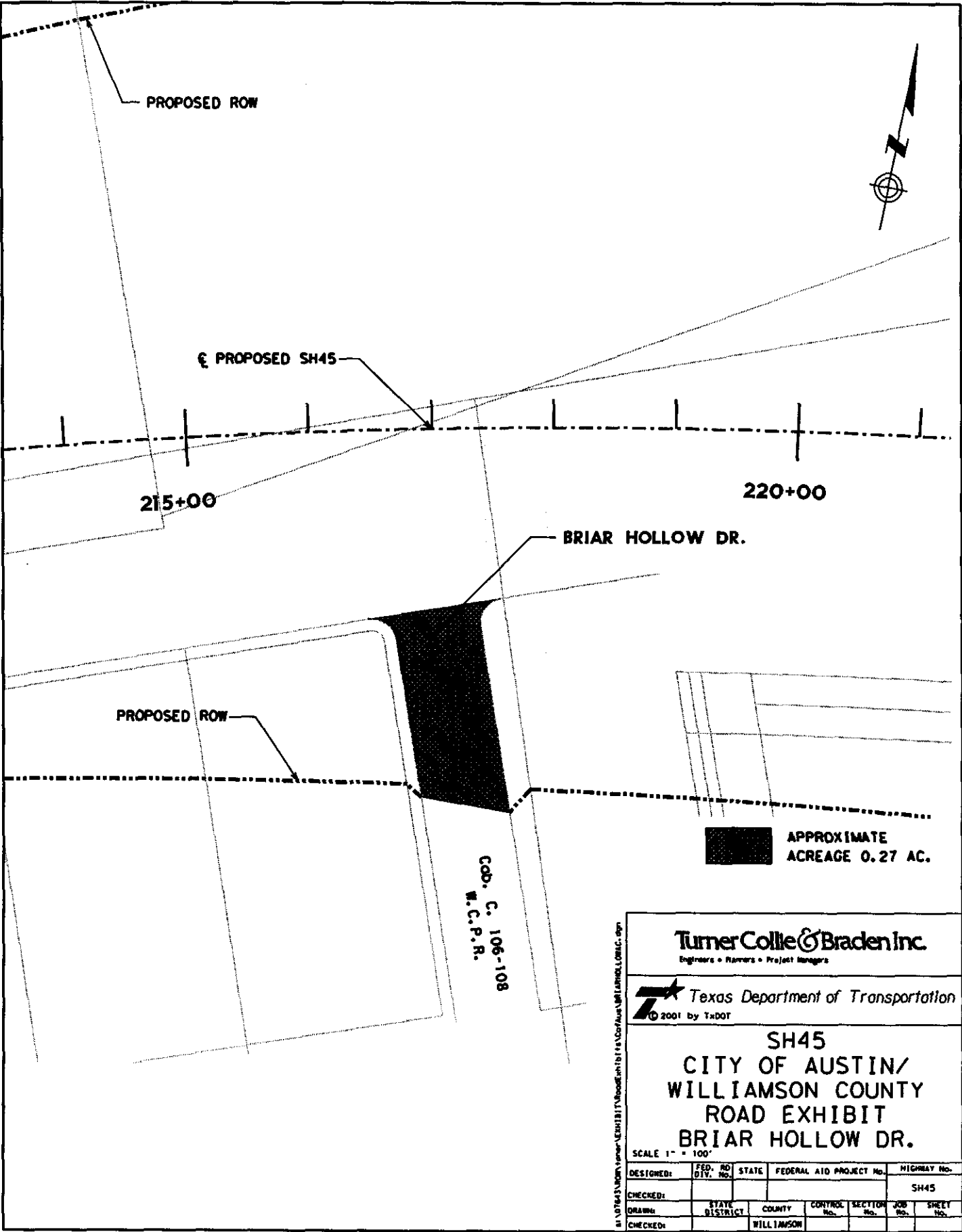
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CHECKED:				
DRAWN:	STATE DISTRICT	COUNTY	CONTROL SECTION NO.	JOB NO.
CHECKED:		WILLIAMSON		
				SHEET NO.











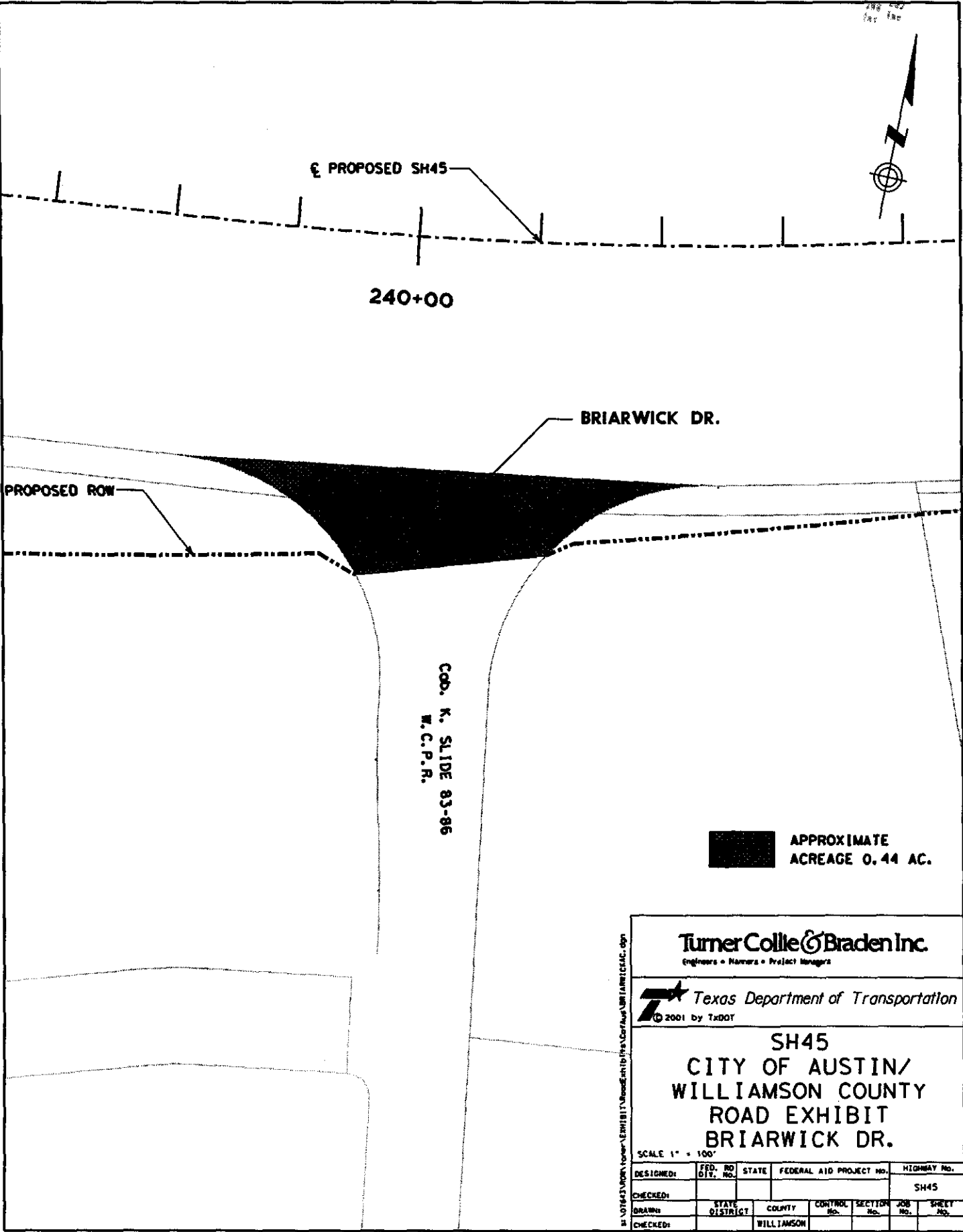
TurnerCollie&Braden Inc.
Engineers • Planners • Project Managers

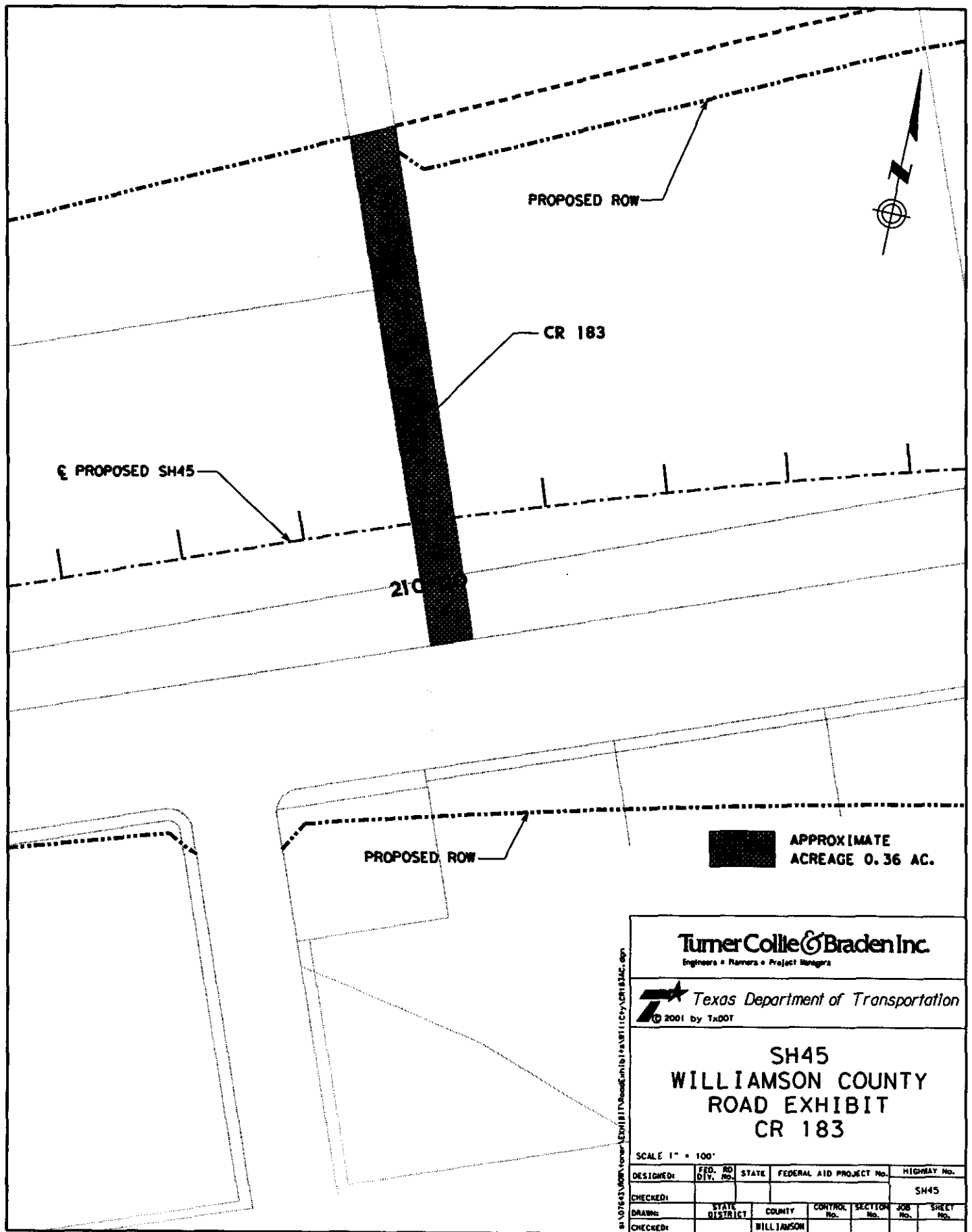
Texas Department of Transportation
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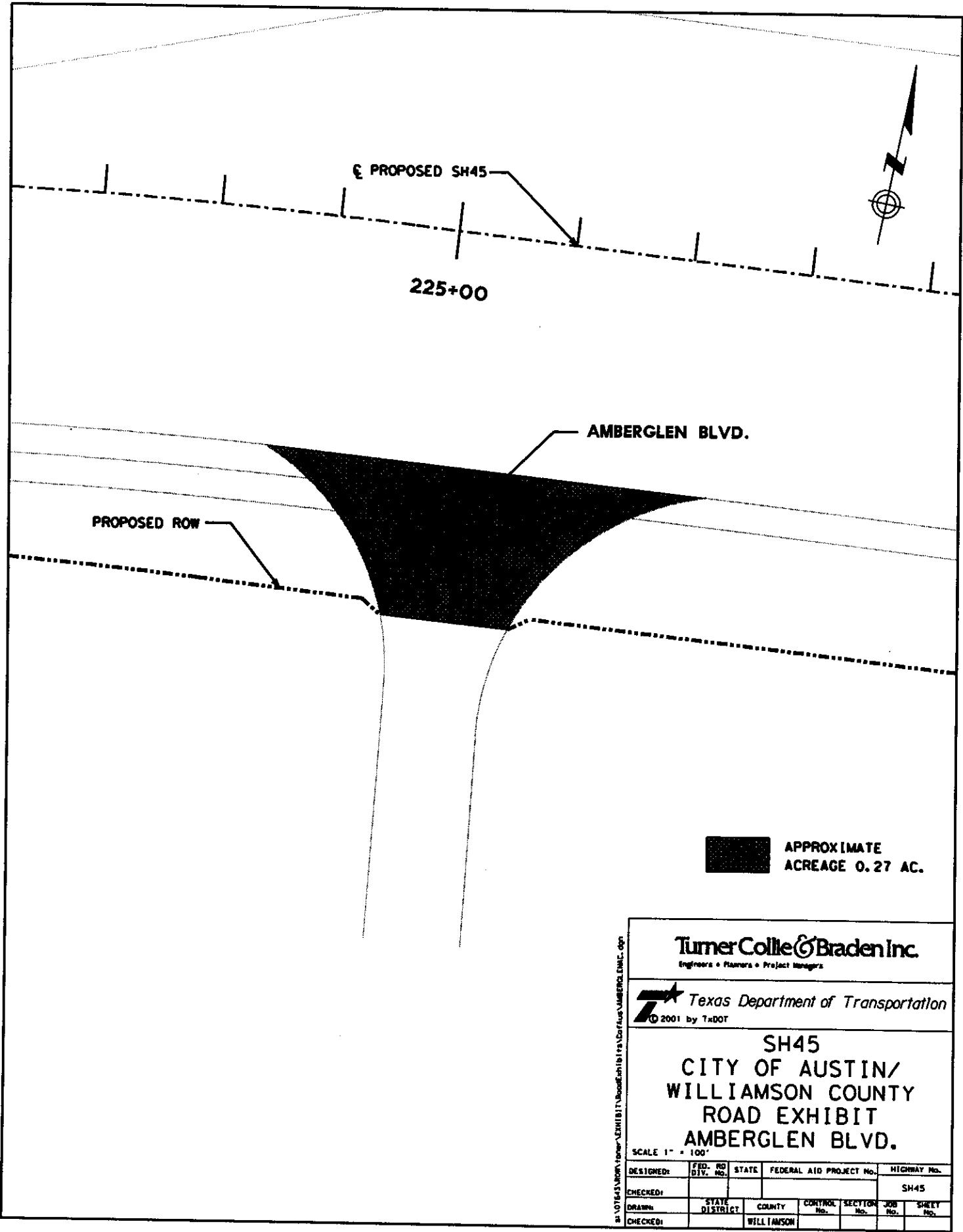
SH45
CITY OF AUSTIN/
WILLIAMSON COUNTY
ROAD EXHIBIT
BRIAR HOLLOW DR.

SCALE 1" = 100'

DESIGNED:	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
CHECKED:				SH45
DRAWN:	STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.
CHECKED:		WILLIAMSON		





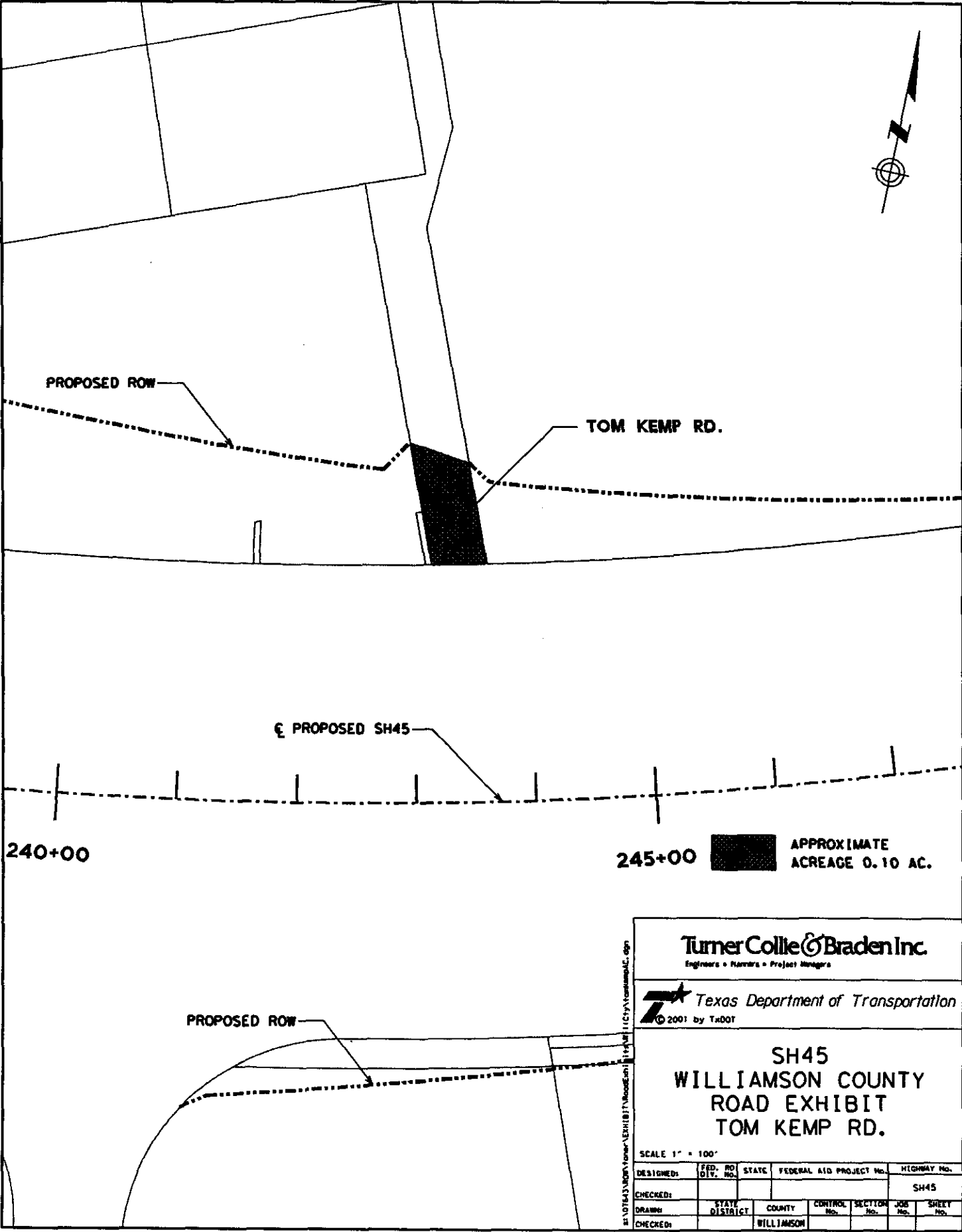


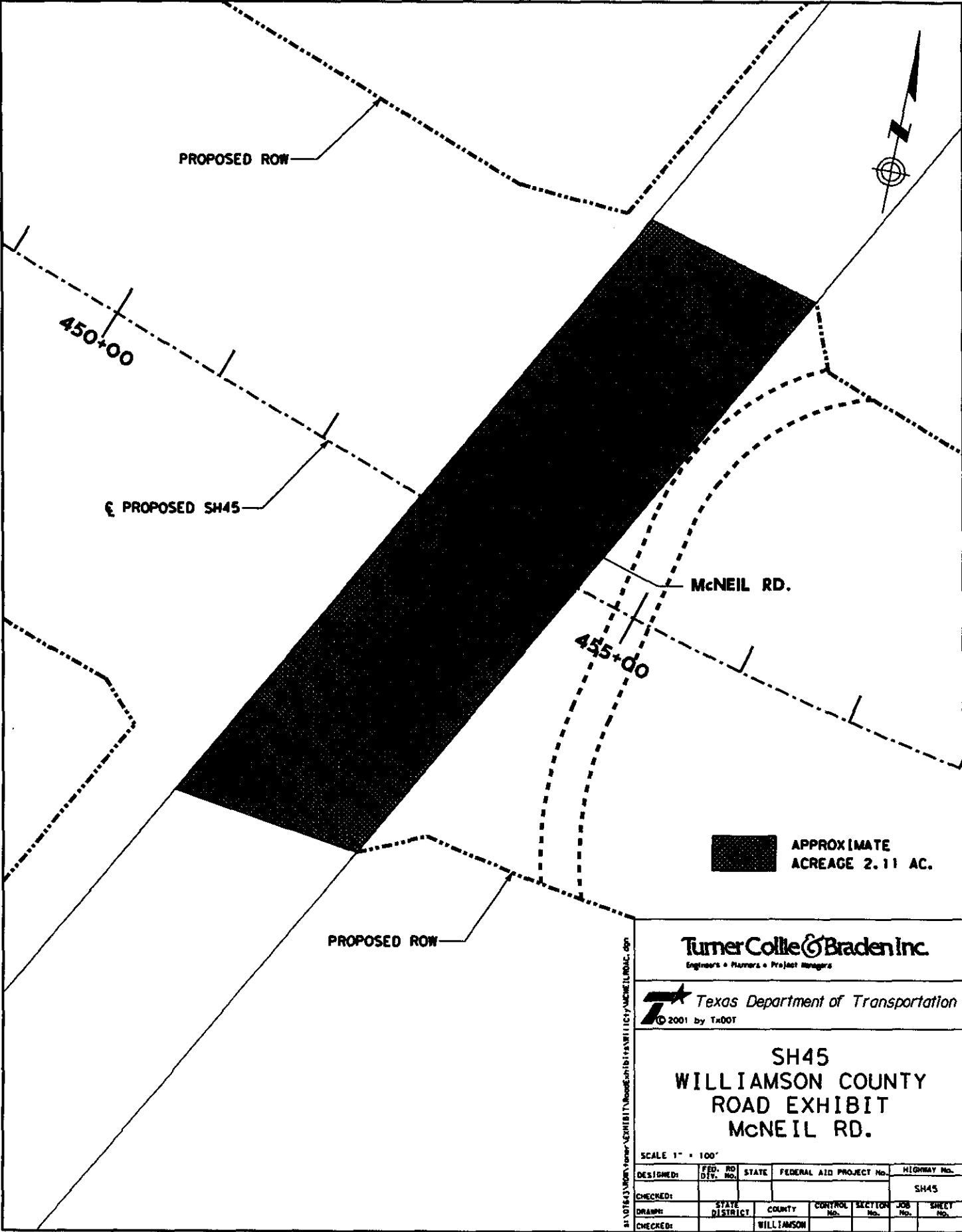
Turner Collier & Braden Inc.
Engineers • Planners • Project Managers

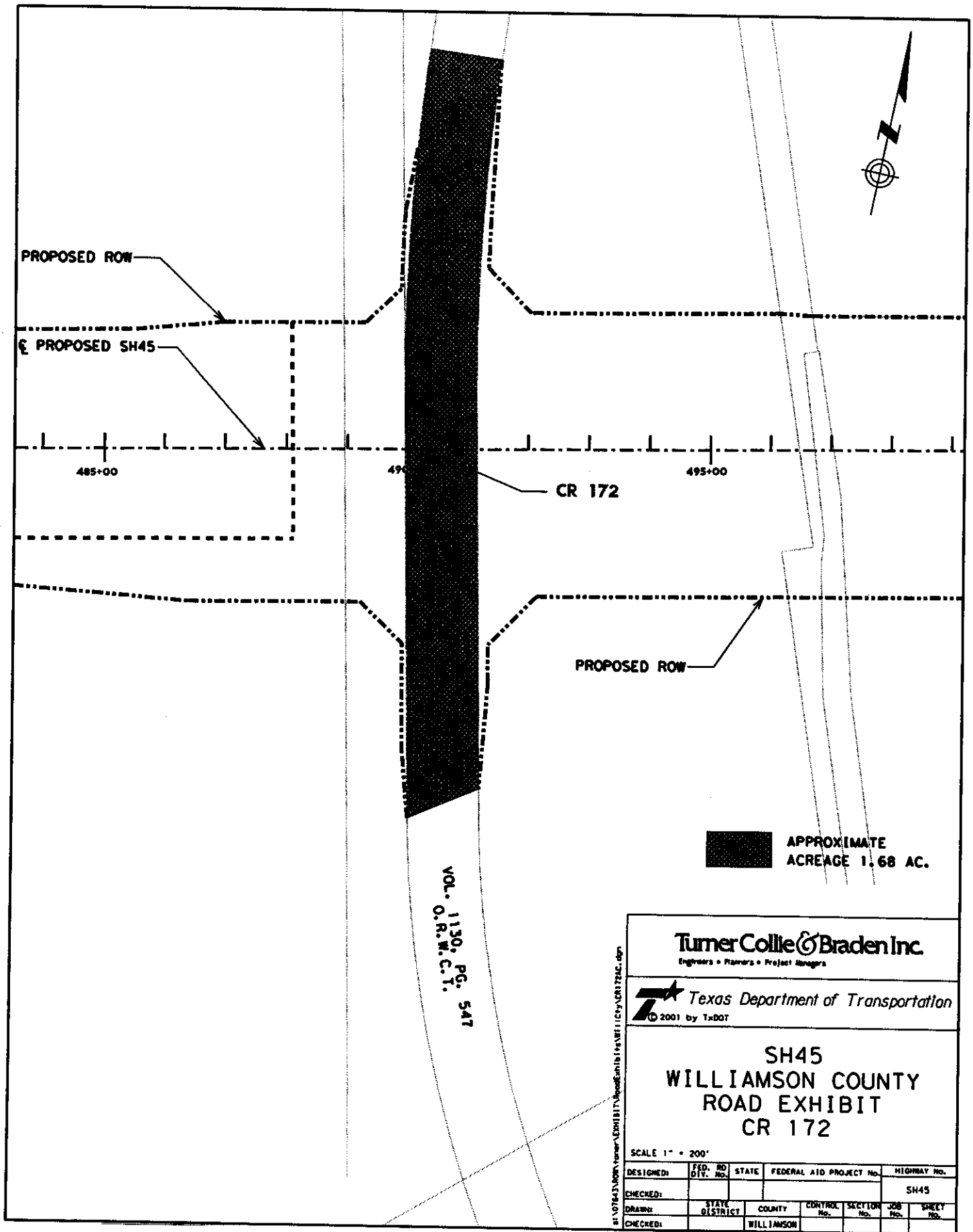
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© 2001 by TxDOT

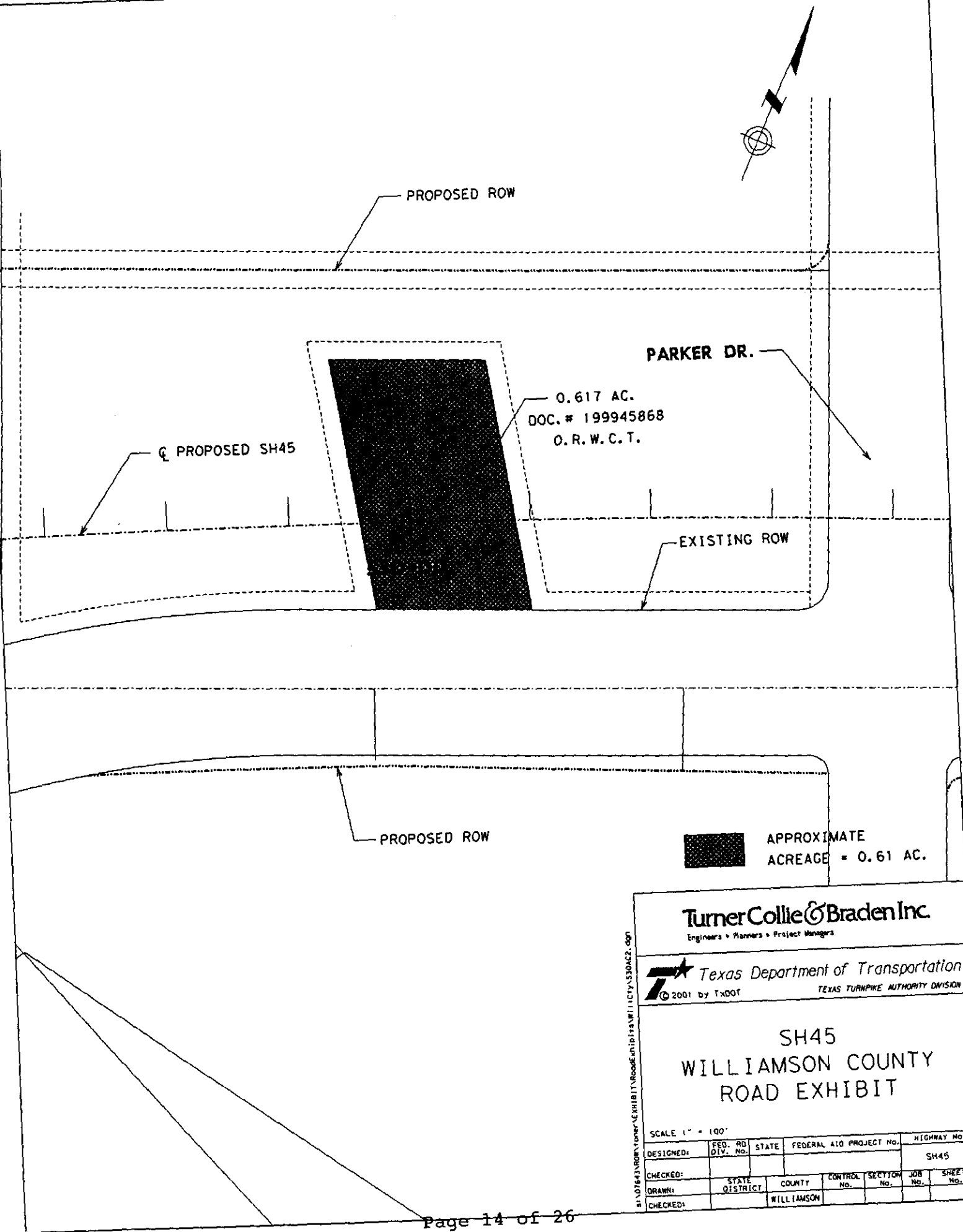
SH45
CITY OF AUSTIN/
WILLIAMSON COUNTY
ROAD EXHIBIT
AMBERGLEN BLVD.
SCALE 1" = 100'

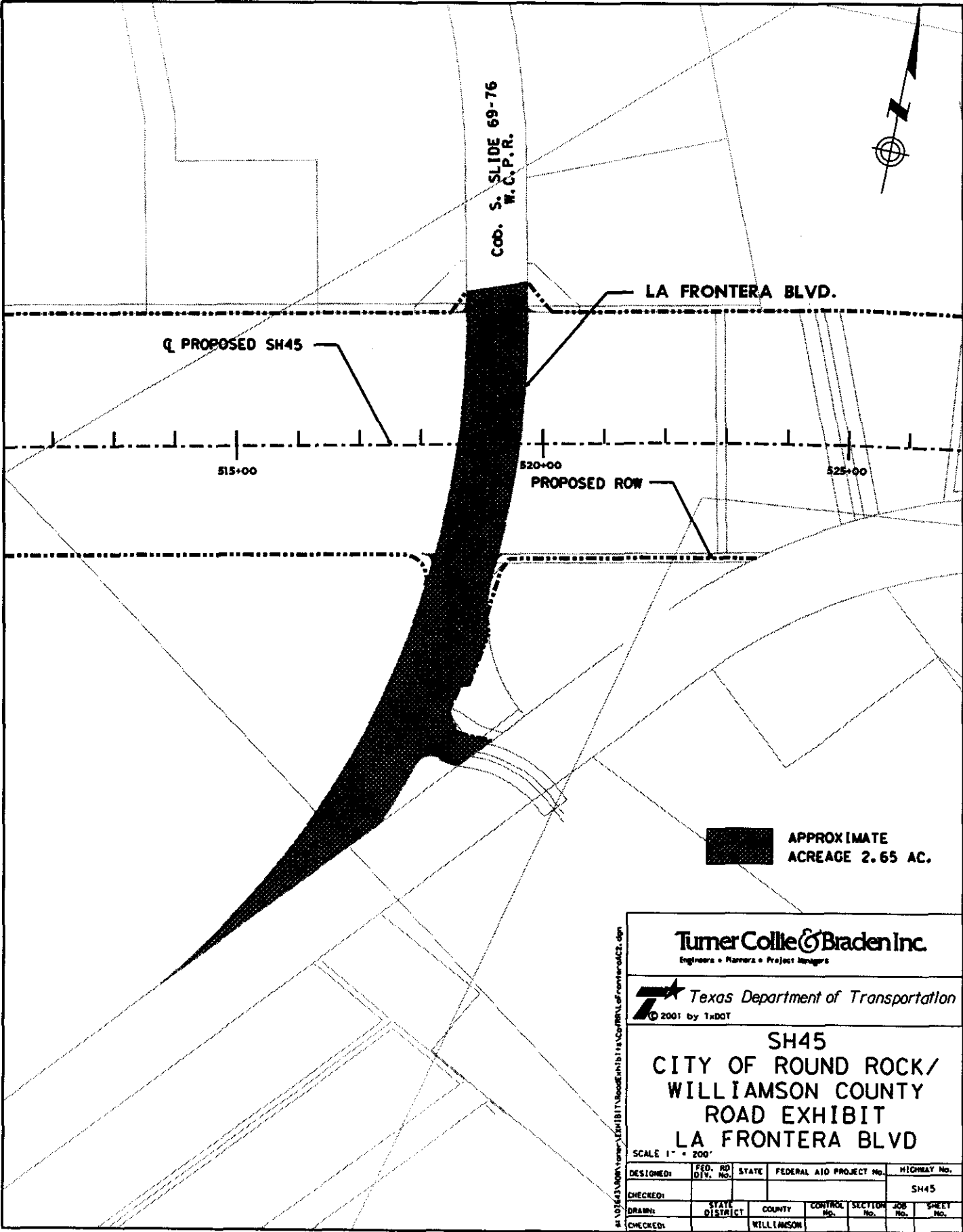
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CHECKED:				SH45		
DRAWN:	STATE DISTRICT	COUNTY	CONTROL No.	SECTION No.	JOB No.	SHEET No.
CHECKED:		WILLIAMSON				












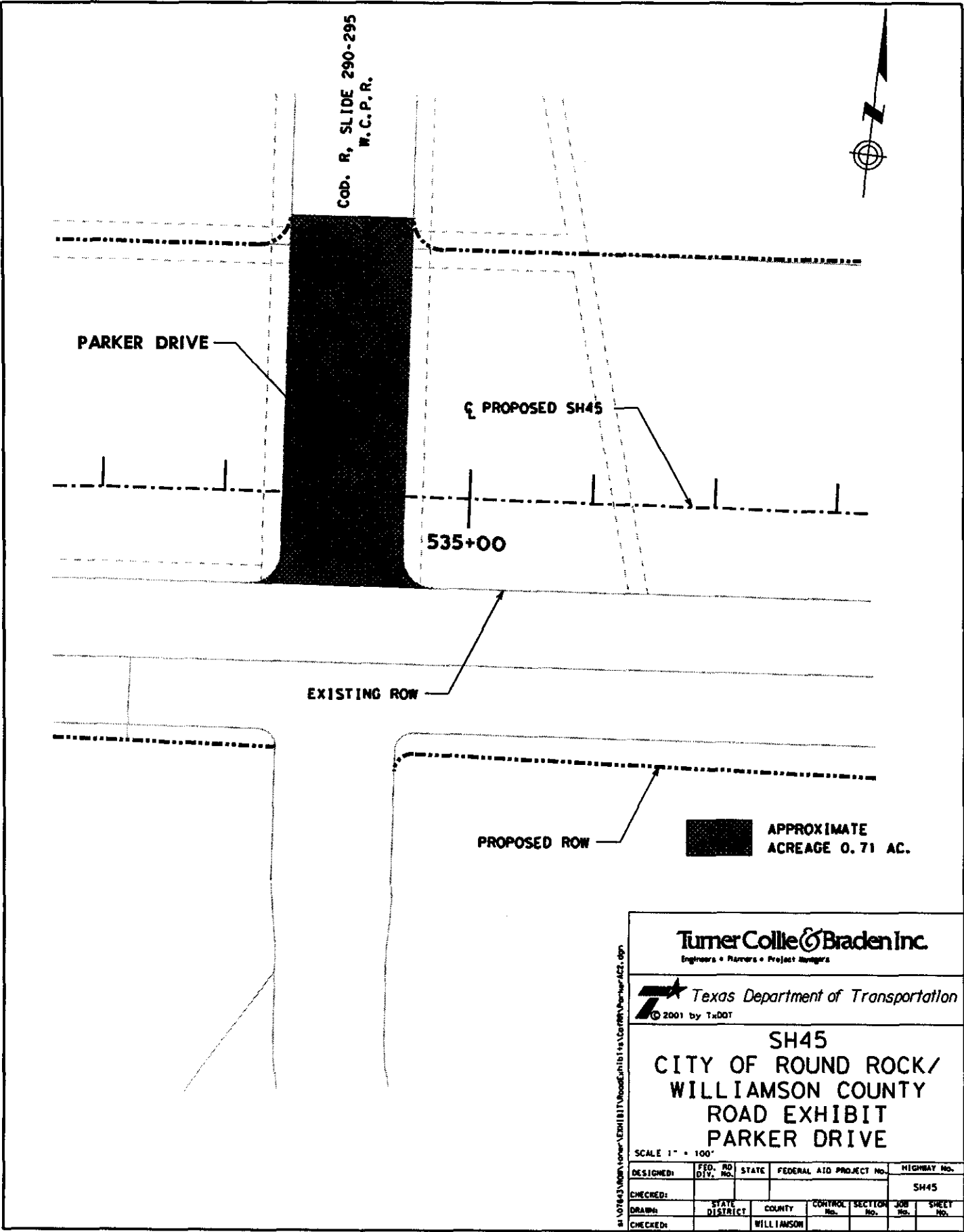
TurnerCollie&Braden Inc.
Engineers • Planners • Project Managers

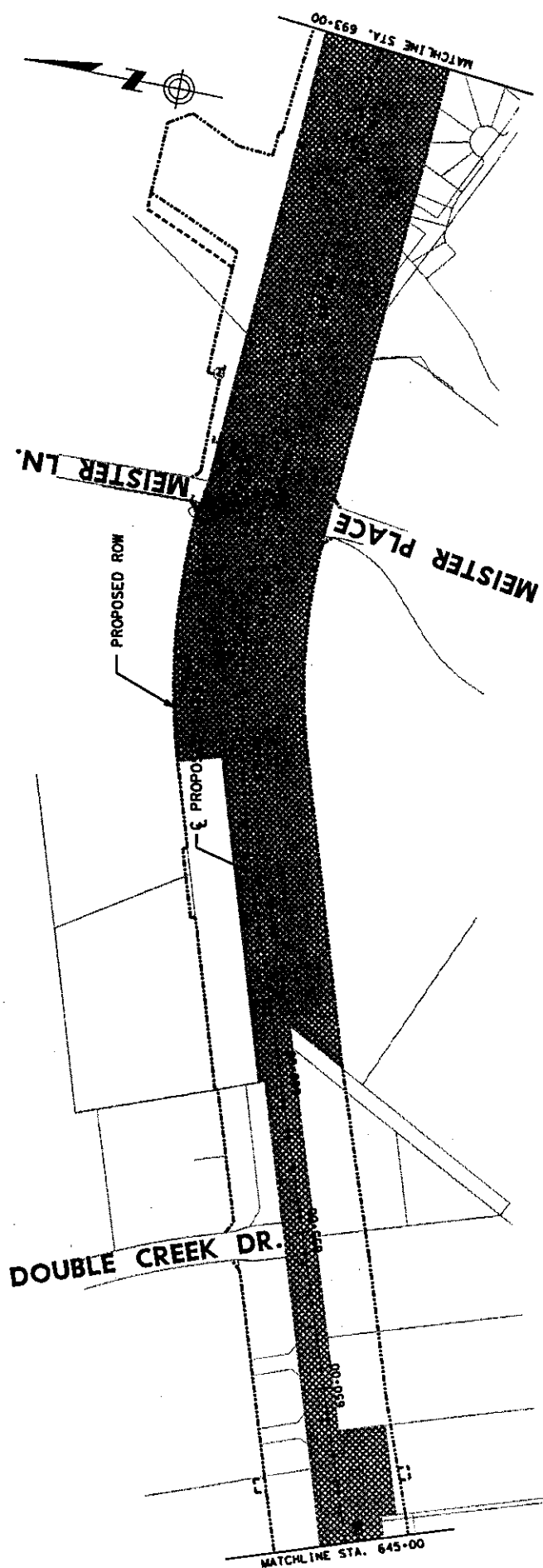
 Texas Department of Transportation
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SH45
CITY OF ROUND ROCK/
WILLIAMSON COUNTY
ROAD EXHIBIT
LA FRONTERA BLVD

SCALE 1" = 200'


DESIGNED:	FED. RD. DIV. No.	STATE	FEDERAL AID PROJECT No.	HIGHWAY No.
CHECKED:				SH45
DRAWN:	STATE DISTRICT	COUNTY	CONTROL No.	SECTION No.
CHECKED:		WILLIAMSON		





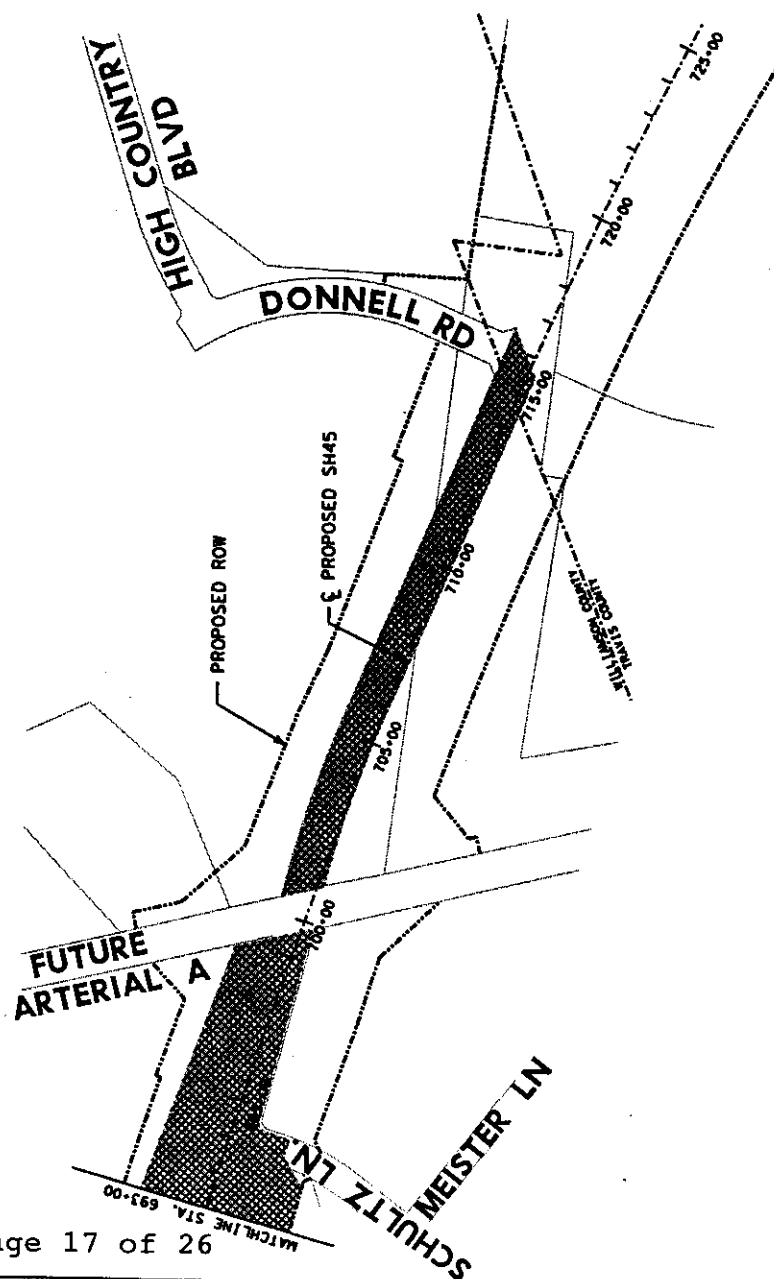
**TOTAL ACREAGE
APPROXIMATELY 85.60 AC**

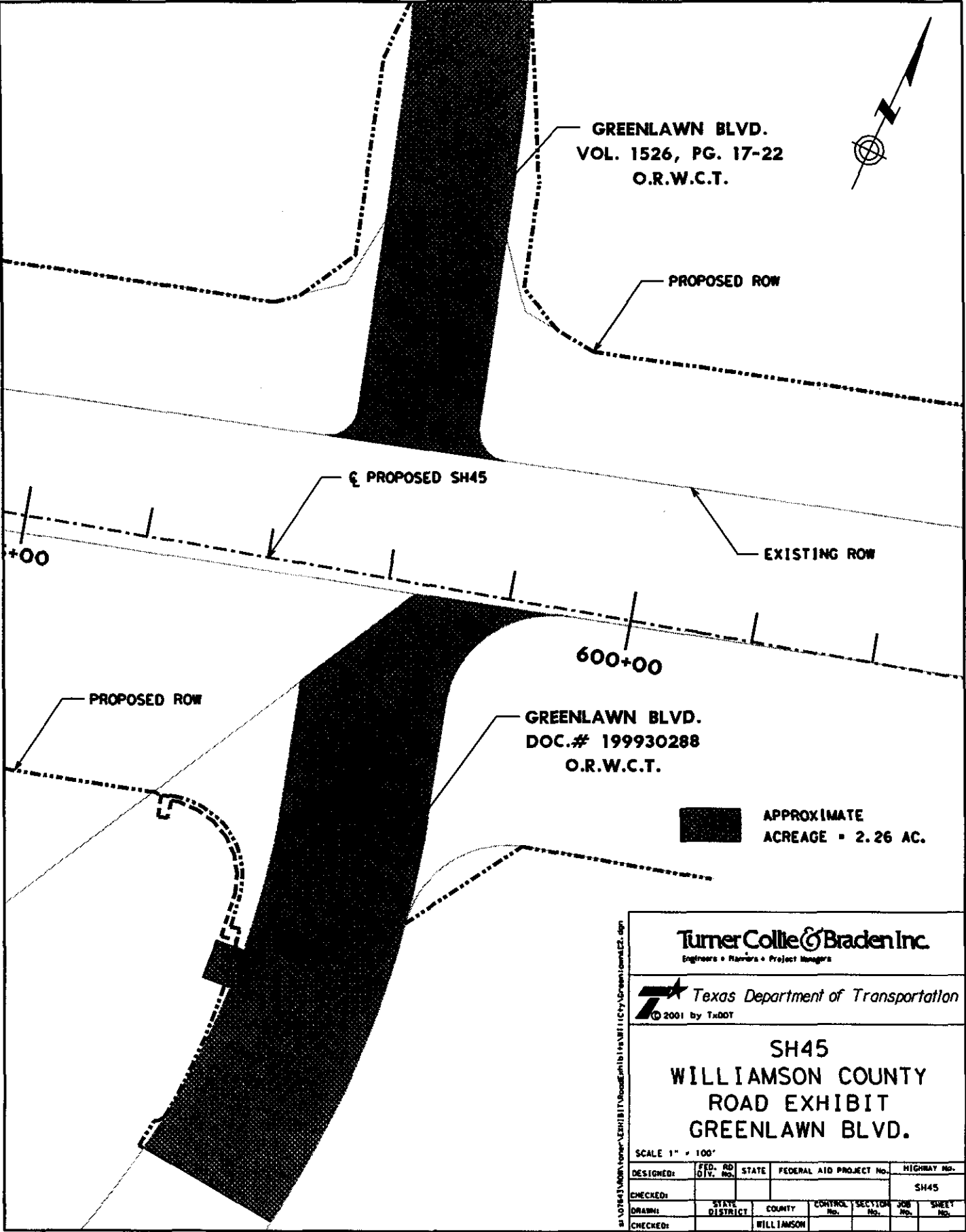
Turner College & Braden Inc.
Engineers • Planners • Project Managers

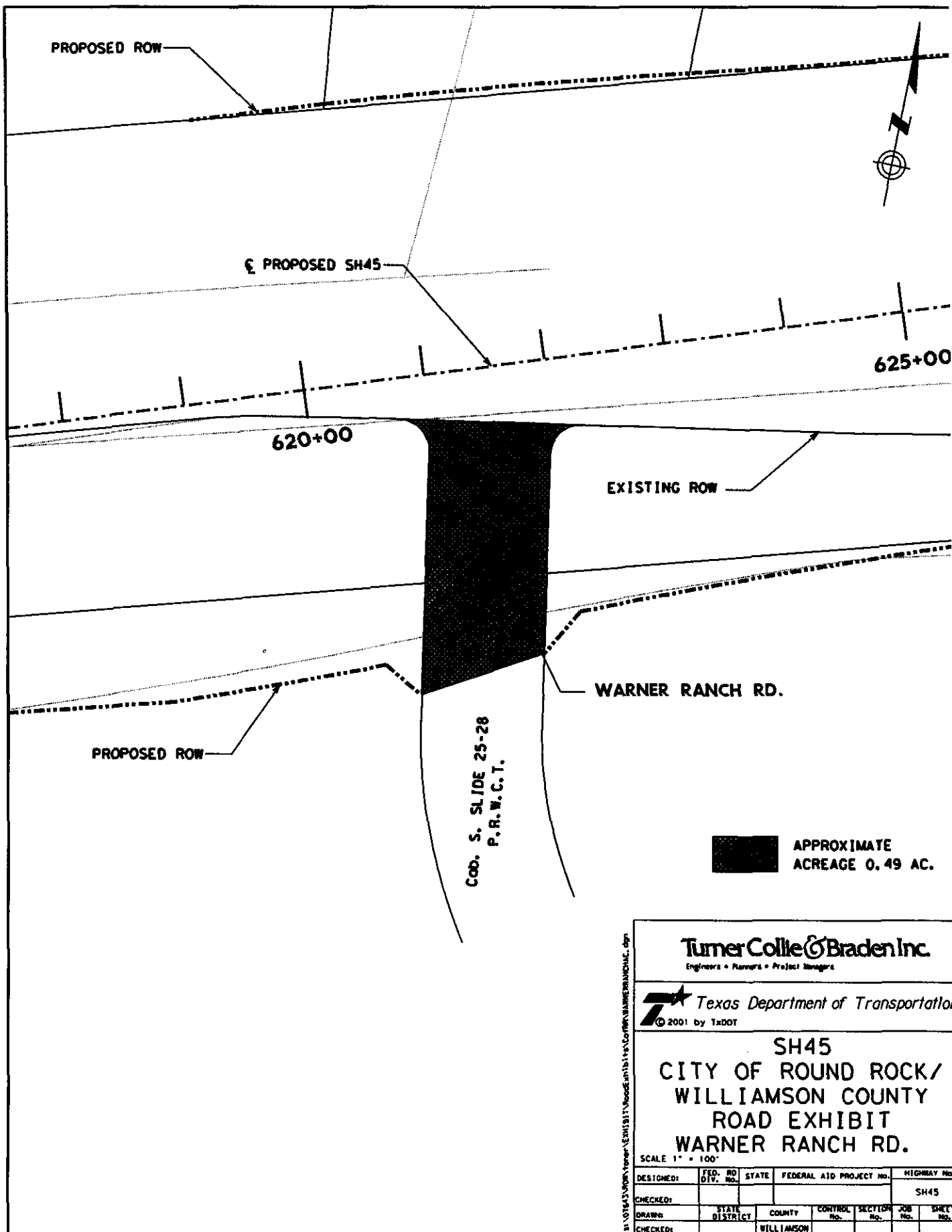
 **Texas Department of Transportation**
© 2001 by TxDOT TEXAS TURNPIKE AUTHORITY DIVISION

SH45
WILLIAMSON COUNTY
ROAD EXHIBIT
LOUIS HENNA

SCALE 1" = 500'				SHEET 2 OF 2			
FED. ROAD DIST.	ADJACENT	STATE	FEDERAL AID PROJECT NO.	MIDWAY NO.			
COUNTY	DISTRICT	SECTION	SHEET	NO.			
CHECKED		SH 45					
DRAWN							
CHECKED							







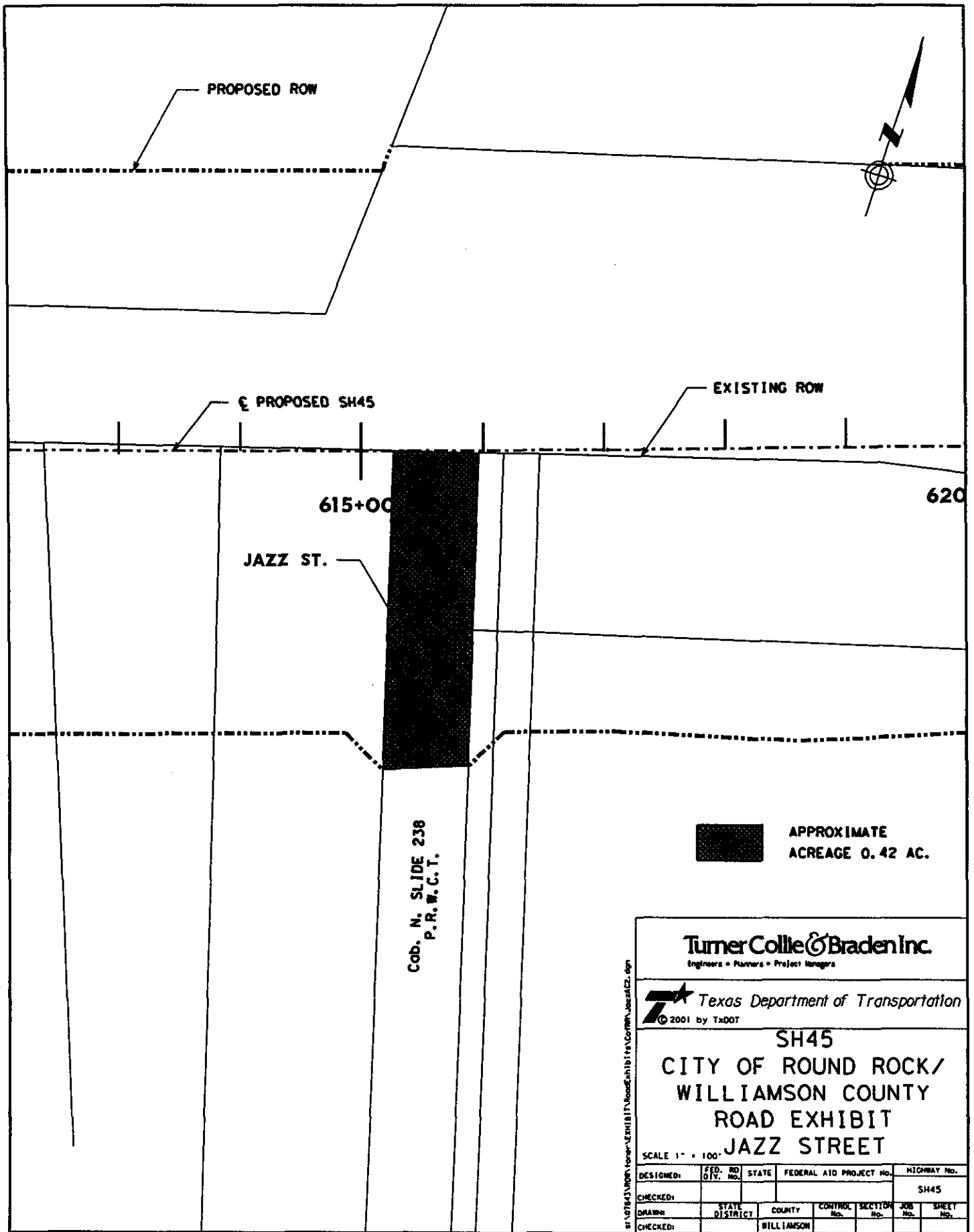
Turner Collier & Braden Inc.
Engineers • Planners • Project Managers

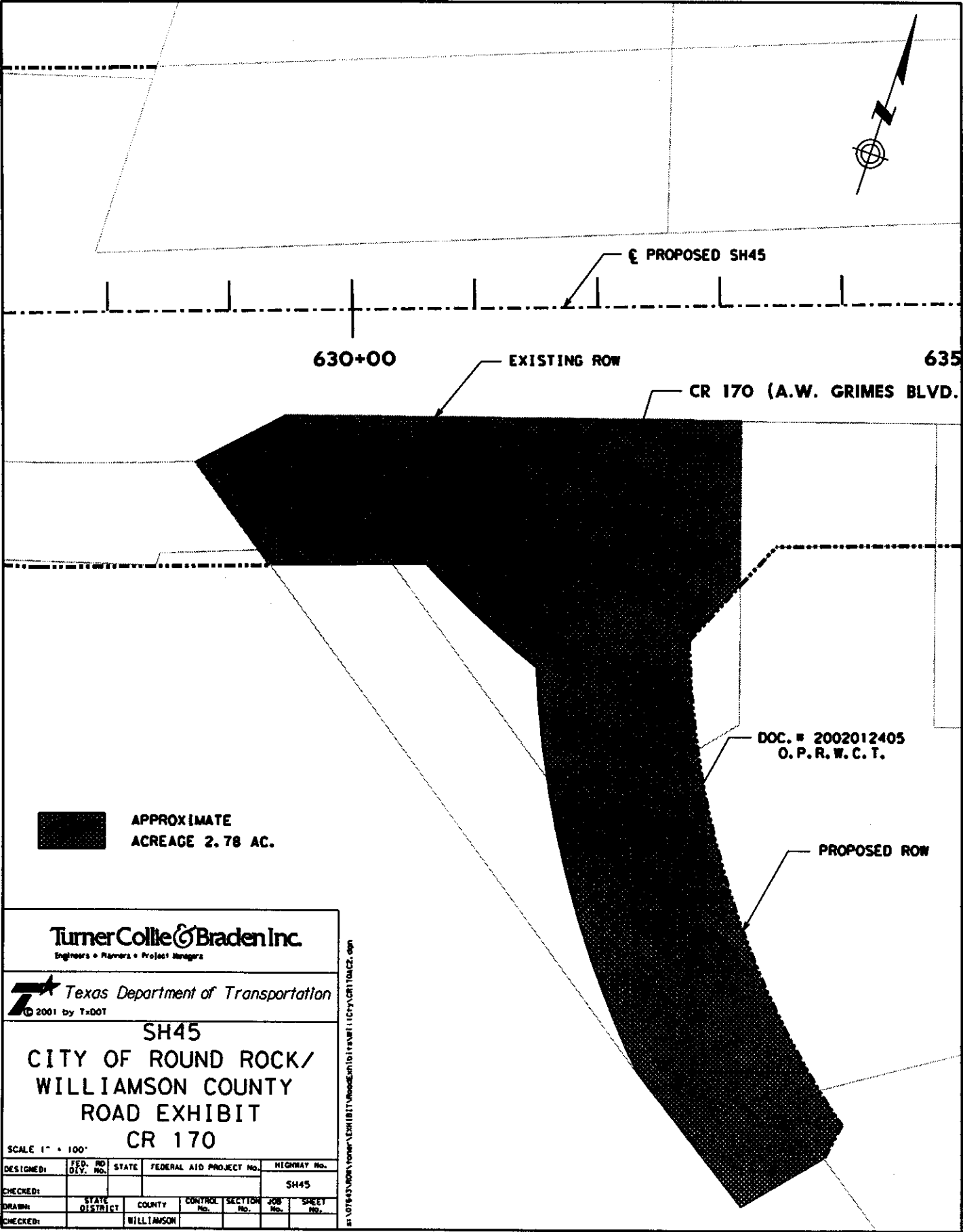
Texas Department of Transportation
© 2001 by TxDOT

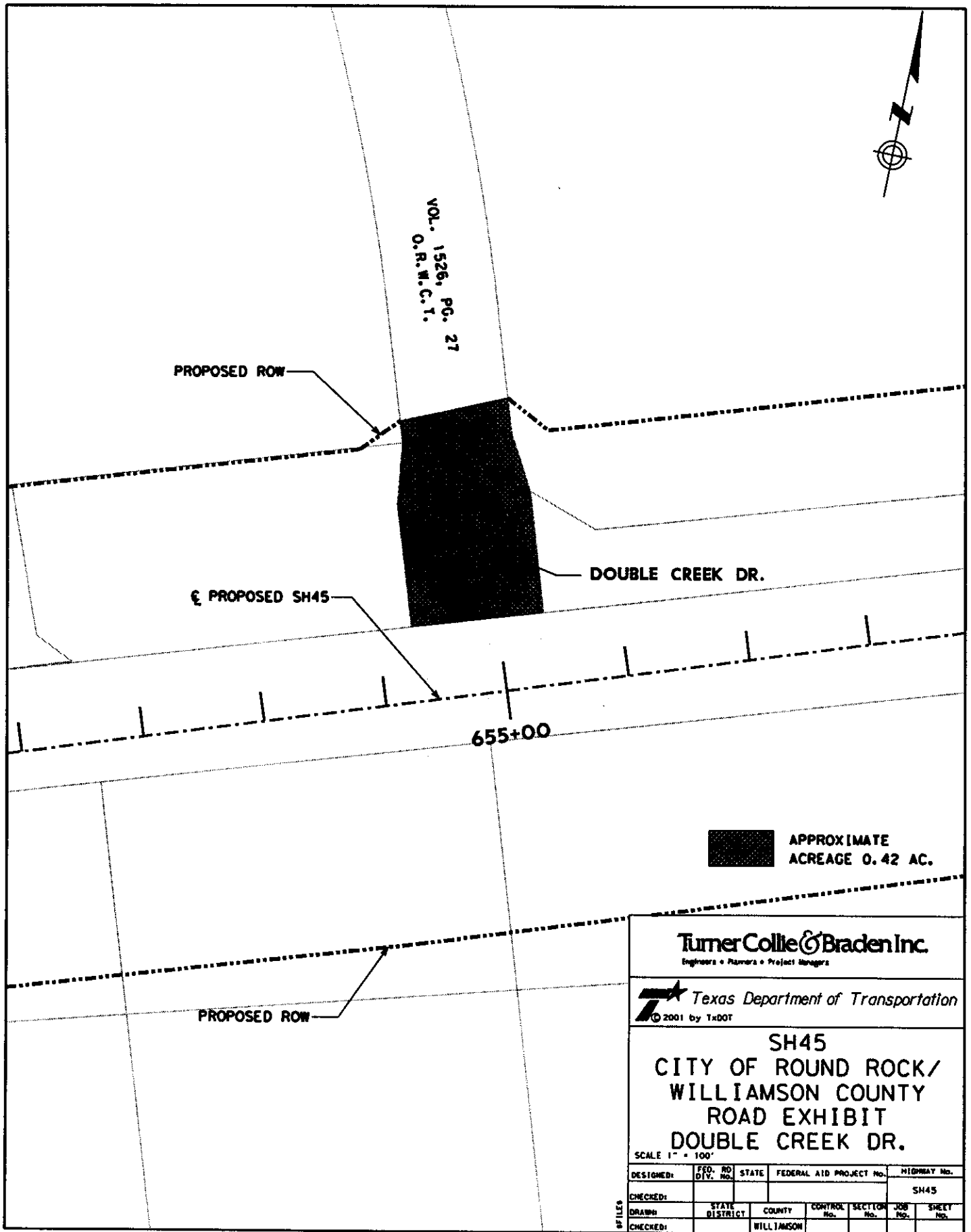
SH45
CITY OF ROUND ROCK /
WILLIAMSON COUNTY
ROAD EXHIBIT
WARNER RANCH RD.

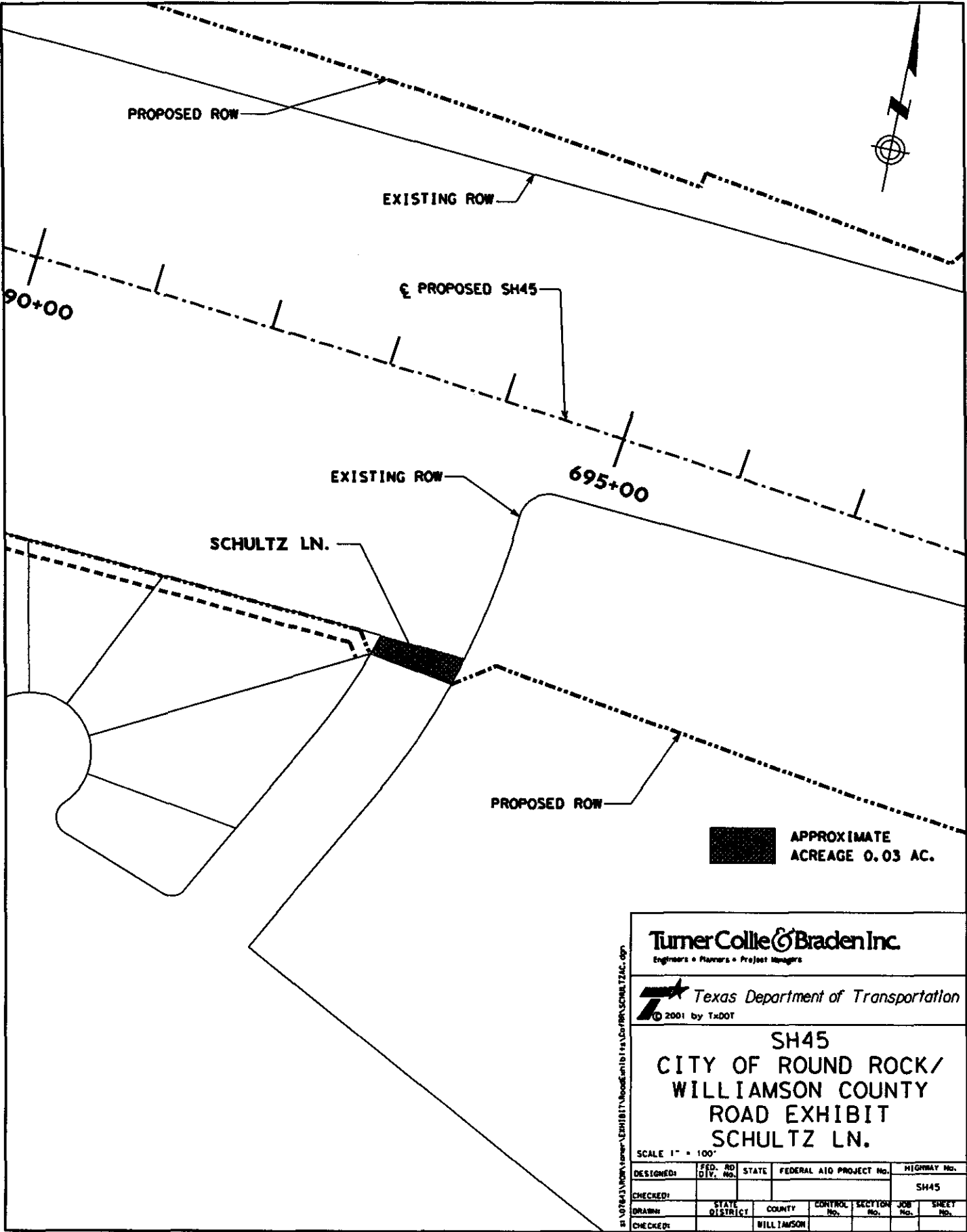
SCALE 1" = 100'

DESIGNED:	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
CHECKED:				SH45
DRAWN:	STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.
CHECKED:		WILLIAMSON		










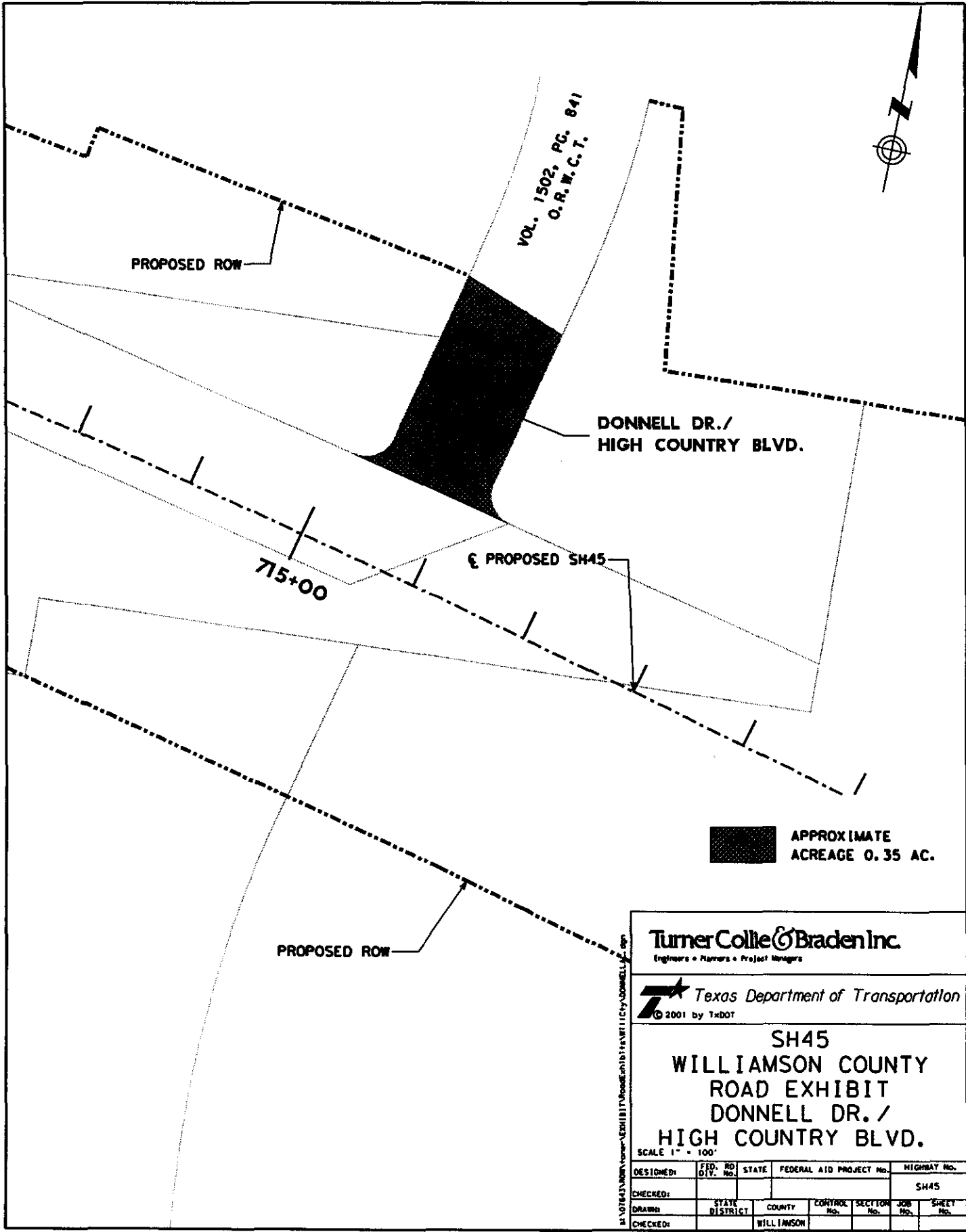
TurnerCollie&Braden Inc.
Engineers • Planners • Project Managers

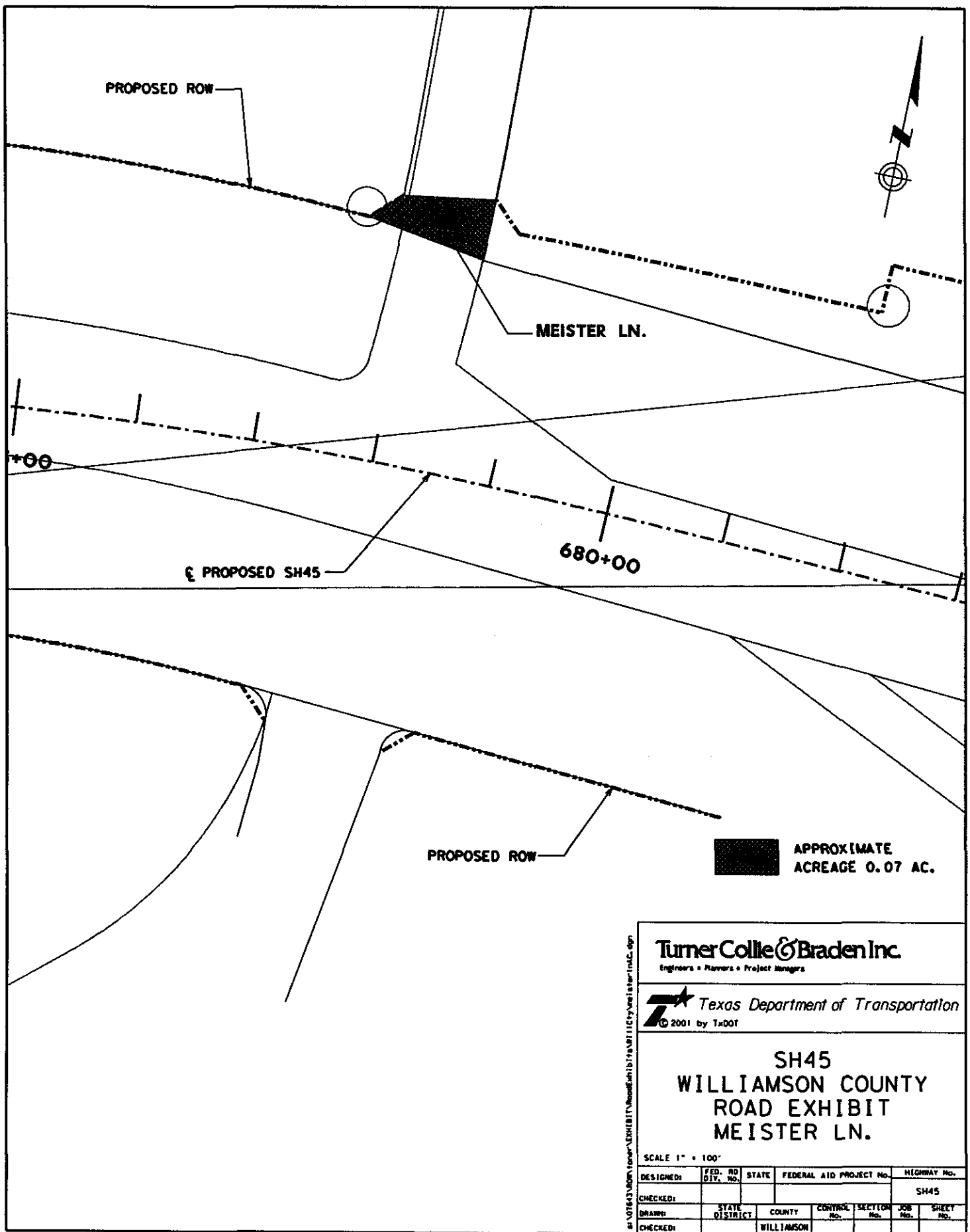
 Texas Department of Transportation
© 2001 by TxDOT

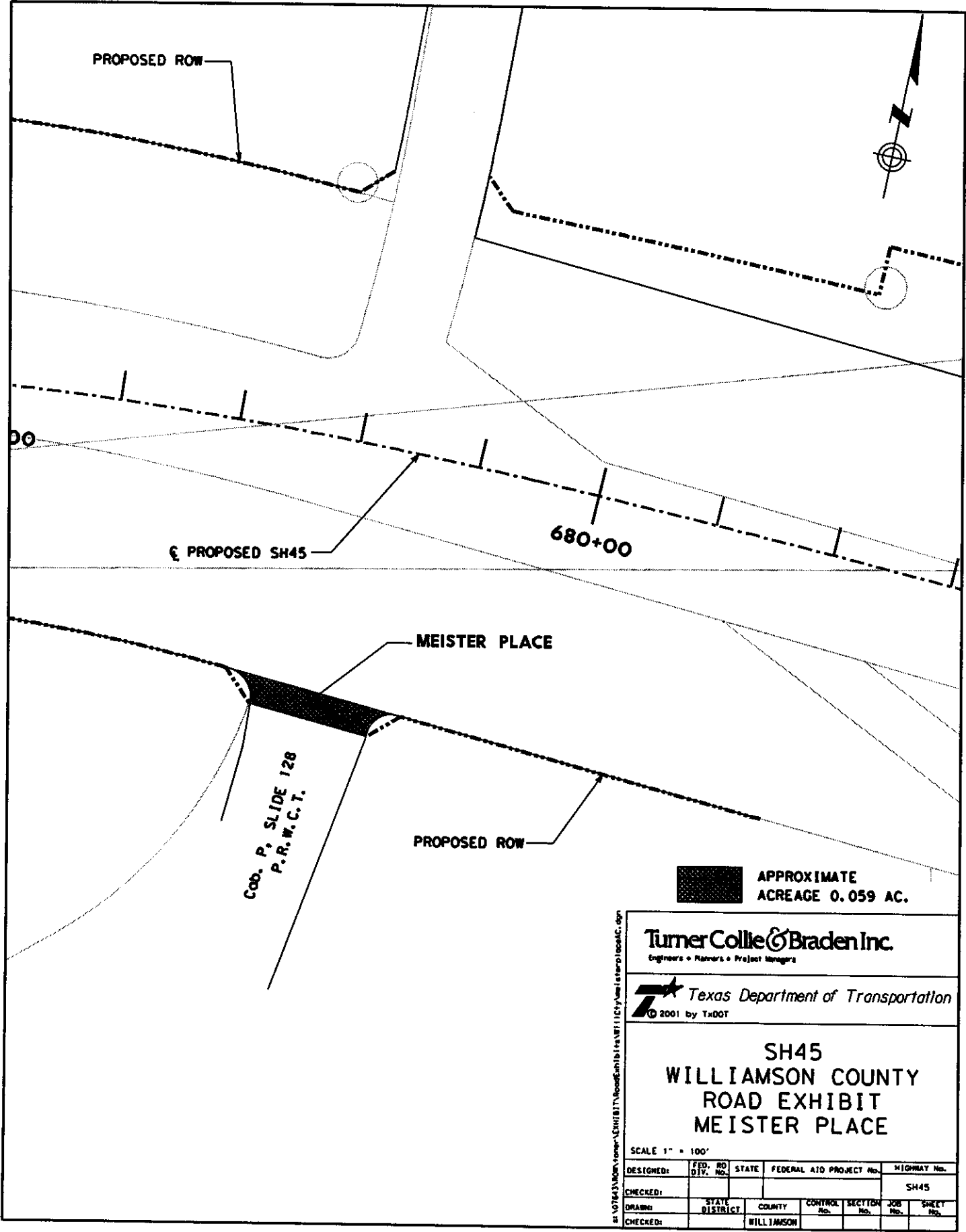
SH45
CITY OF ROUND ROCK/
WILLIAMSON COUNTY
ROAD EXHIBIT
SCHULTZ LN.

SCALE 1" = 100'

DESIGNED:	FED. RD DIV. NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
CHECKED:				SH45
DRAWN:	STATE DISTRICT	COUNTY	CONTROL No.	SECTION No.
CHECKED:		WILLIAMSON		









Prepared By: SURVCON INC.
Jay Dean Canine
Date: 26 September, 2000

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ:

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 20

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 20

Being all that certain 0.003 acre (131 square feet) tract of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being a portion of Lot 2, Block "A", RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION, a called 2.146 acre tract, recorded in Cabinet O, Slides 172 through 173 of the Williamson County Plat Records (W.C.P.R.) and Document No. 9715541 of the Official Records of Williamson County, Texas (O.R.W.C.T.), as conveyed to LAKELINE DEVELOPERS, a Texas general partnership, recorded in Volume 2468, Page 290, O.R.W.C.T. Said 0.003 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a ½-inch iron rod found for the northwest corner of TRACT THREE, a called 0.0066 acre tract, as conveyed to PAR 620, LTD., recorded in Volume 2474, Page 564, O.R.W.C.T. and the southwest corner of Lot 1, Block "A", a called 5.231 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION and being in the existing easterly right-of-way line of Ridgeline Boulevard (width varies), recorded in Volume 1522, Page 866, O.R.W.C.T.;

THENCE, along the line common to the northerly line of said 0.0066 acre tract and the southerly line of said 5.231 acre tract, North 68°49'46" East, passing at a distance of 8.23 feet the northeast corner of said 0.0066 acre tract and the northwest corner of TRACT 2, a called 9.63 acre tract, as conveyed to LAKELINE DEVELOPERS, recorded in Document No. 9533793, O.R.W.C.T., continuing along the line common to the northerly line of said 9.63 acre tract and the southerly line of said 5.231 acre tract for a total distance of 830.92 feet to a point for the southeast corner of said 5.231 acre tract, the northeast corner of said 9.63 acre tract and being in the westerly line of said 2.146 acre tract;


THENCE, along the line common to the easterly line of said 9.63 acre tract and the westerly line of said 2.146 acre tract, South 21°10'27" East (S 21°10'47" E), a distance of 283.55 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,093,192.06, Y=10,143,642.61) set at 200.00 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 125+59.54 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

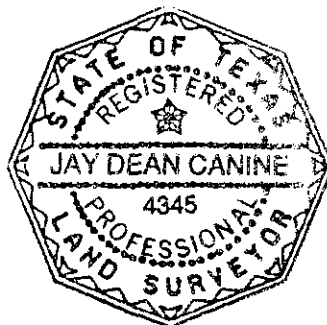
1. THENCE, along the proposed northerly right-of-way line of SH 45, North 68°51'23" East, a distance of 182.17 feet to a TxDOT brass disk in concrete set for an angle point in the easterly line of said 2.146 acre tract and the westerly line of Lot 3, Block "A", a called 2.040 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION;
2. THENCE, along the line common to the easterly line of said 2.146 acre tract and the westerly line of said 2.040 acre tract, South 21°10'27" East (S 21°10'47" E), a distance of 0.63 feet to a TxDOT brass disk in concrete set at 199.37 feet left of and perpendicular to SH 45 Baseline Station 127+41.71 for an angle point in the proposed southerly right-of-way line of SH 45, the southeast corner of said 2.146 acre tract, the southwest corner of said 2.040 acre tract and being in the northerly line of the remainder of TRACT 2, a called 5.153 acre tract, as conveyed to LAKELINE DEVELOPERS, recorded in Volume 2468, Page 290, O.R.W.C.T., from which a ½-inch iron rod found bears North 08°16'32" East, 0.44 feet;
3. THENCE, along the line common to the southerly line of said 2.146 acre tract and the northerly line of said 5.153 acre tract, South 68°49'33" West (S 68°49'13" W), a distance of 182.17 feet (182.00') to a ½-inch iron rod found for the southwest corner of said 2.146 acre tract, the northwest corner of the remainder of said 5.153 acre tract and being in the easterly line of said 9.63 acre tract;
4. THENCE, along the line common to the westerly line of said 2.146 acre tract and the easterly line of said 9.63 acre tract, North 21°10'27" West (N 21°10'47" W), a distance of 0.72 feet to the **POINT OF BEGINNING** and containing a computed area of 0.003 acre (131 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345
10/11/00



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
September 25, 2000

RACHEL SAUL SURVEY, A-55

LOT 3, BLOCK "A"
CALLED 2.040 ACRES

RESUBDIVISION OF
LOT 9, BLOCK "A"
LAKELINE - MALL
SUBDIVISION
CAB. O. SL. 172-173
DOC. #9715541
W.C.P.R.
DOC. #9715541
O.R.W.C.T.

LAKELINE DEVELOPERS
VOL. 2468, PG. 290
O.R.W.C.T.

LAKELINE DEVELOPERS
REMAINDER OF TRACT 2
CALLED 5.153 ACRES
VOL. 2468, PG. 290
O.R.W.C.T.

ACREAGE
SUMMARY
(SQ. FT.)

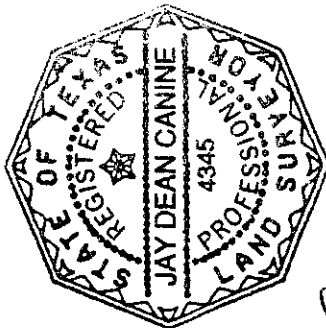
WHOLE PROPERTY	2.146 (93.480)
AREA ACQUIRED	0.003 (131)
REMAINDER LEFT	2.143 (93.349)
REMAINDER RIGHT	

S.H. 45
PARCEL PLAT
FOR PARCEL 20
COUNTY: WILLIAMSON
GRANTOR: LAKELINE DEVELOPERS



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: austin@survcon.com

SCALE: 1" = 50'
DATE: SEPT 2000
DRAWN BY: DT
CHECKED BY: LWS
JOB #: 417-658
F.B. #: S.H. 45
CAD FILE: PAR20.DGN



Jay Dean Canine
DATE: 10/1/00
JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

LOT 1, BLOCK "A" CALLED 5.231 AC.
RESUBDIVISION OF LOT 9, BLOCK "A"
LAKELINE - MALL SUBDIVISION
CAB. O. SL. 172-173 W.C.P.R.
DOC. #9715541 O.R.W.C.T.

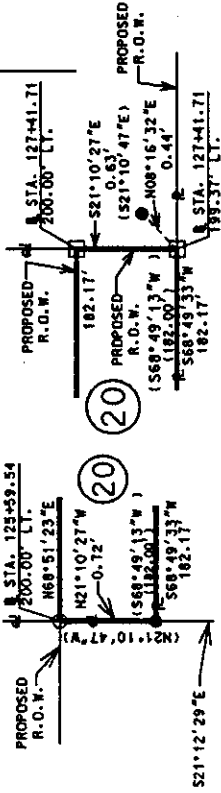
LAKELINE
DEVELOPERS
TRACT 2
CALLED 9.63 ACRES
DOC. #9533793
O.R.W.C.T.

P.O.B. PARCEL 20
X=3,093,192.06
Y=10,143,642.61
B STA. 125+59.54
200.00' LT.

- SURVEY LEGEND**
- FOUND TXDOT BRASS DISK IN CONCRETE
 - SET TXDOT BRASS DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE

CONTROL
OF ACCESS

SEE
DETAIL "B"



DETAIL "A"
N.T.S.

- NOTES:**
- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS PLAT IS BASED ON THE PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 - THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 - D.E. INDICATES DRAINAGE EASEMENT
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 - W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 - W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 20 E

Being all that certain 0.105 acre (4,574 square feet) tract of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being a portion of Lot 2, Block "A", RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION, a called 2.146 acre tract, recorded in Cabinet O, Slides 172 through 173 of the Williamson County Plat Records (W.C.P.R.) and Document No. 9715541 of the Official Records of Williamson County, Texas (O.R.W.C.T.), as conveyed to LAKELINE DEVELOPERS, a Texas general partnership, recorded in Volume 2468, Page 290, O.R.W.C.T. Said 0.105 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a ½-inch iron rod found for the northwest corner of TRACT THREE, a called 0.0066 acre tract, as conveyed to PAR 620, LTD., recorded in Volume 2474, Page 564, O.R.W.C.T. and the southwest corner of Lot 1, Block "A", a called 5.231 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION and being in the existing easterly right-of-way line of Ridgeline Boulevard (width varies), recorded in Volume 1522, Page 866, O.R.W.C.T.;

THENCE, along the line common to the northerly line of said 0.0066 acre tract and the southerly line of said 5.231 acre tract, North 68°49'46" East, passing at a distance of 8.23 feet the northeast corner of said 0.0066 acre tract and the northwest corner of TRACT 2, a called 9.63 acre tract, as conveyed to LAKELINE DEVELOPERS, recorded in Document No. 9533793, O.R.W.C.T., continuing along the line common to the northerly line of said 9.63 acre tract and the southerly line of said 5.231 acre tract for a total distance of 830.92 feet to a point for the southeast corner of said 5.231 acre tract, the northeast corner of said 9.63 acre tract and being in the westerly line of said 2.146 acre tract;

THENCE, along the line common to the easterly line of said 9.63 acre tract and the westerly line of said 2.146 acre tract, South 21°10'27" East (S 21°10'47" E), a distance of 258.55 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,093,183.03, Y=10,143,665.92) set in the proposed northerly easement line for the **POINT OF BEGINNING**;


1. THENCE, along the proposed northerly easement line, North 68°51'23" East, a distance of 182.17 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point in the easterly line of said 2.146 acre tract and the westerly line of Lot 3, Block "A", a called 2.040 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION;

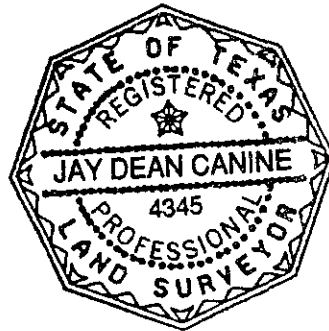
2. THENCE, along the line common to the easterly line of said 2.146 acre tract and the westerly line of said 2.040 acre tract, South $21^{\circ}10'27''$ East (S $21^{\circ}10'47''$ E), a distance of 25.00 feet to a TxDOT brass disk in concrete set at 200.00 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 127+41.71 for an angle point in the proposed southerly right-of-way line of SH 45;
3. THENCE, along the proposed southerly right-of-way line of SH 45, South $68^{\circ}51'23''$ West, a distance of 182.17 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 200.00 feet left of and perpendicular to SH 45 Baseline Station 125+59.54 in the westerly line of said 2.146 acre tract and the easterly line of said 9.63 acre tract;
4. THENCE, along the line common to the westerly line of said 2.146 acre tract and the easterly line of said 9.63 acre tract, North $21^{\circ}10'27''$ West (N $21^{\circ}10'47''$ W), a distance of 25.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.105 acre (4,574 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

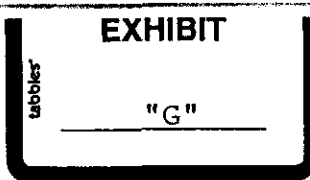
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345
10/11/00



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
October 11, 2000



Prepared By: SURVCON INC.
Jay Dean Canine
Date: 26 September, 2000

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ:

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 21

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 21

Being all that certain 2.527 acre (110,076 square feet) tract of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being a portion of the remainder of TRACT 2, a called 5.153 acre tract, as conveyed to LAKELINE DEVELOPERS, a Texas general partnership, recorded in Volume 2468, Page 290 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 2.527 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a ½-inch iron rod found for the northwest corner of TRACT THREE, a called 0.0066 acre tract, as conveyed to PAR 620, LTD., recorded in Volume 2474, Page 564, O.R.W.C.T. and the southwest corner of Lot 1, Block "A", RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION, a called 5.231 acre tract, recorded in Cabinet O, Slides 172 through 173 of the Williamson County Plat Records (W.C.P.R.) and Document No. 9715541, O.R.W.C.T. and being in the existing easterly right-of-way line of Ridgeline Boulevard (width varies), recorded in Volume 1522, Page 866, O.R.W.C.T.;

THENCE, along the line common to the northerly line of said 0.0066 acre tract and the southerly line of said 5.231 acre tract, North 68°49'46" East, passing at a distance of 8.23 feet the northeast corner of said 0.0066 acre tract and the northwest corner of TRACT 2, a called 9.63 acre tract, as conveyed to LAKELINE DEVELOPERS, recorded in Document No. 9533793, O.R.W.C.T., continuing along the line common to the northerly line of said 9.63 acre tract and the southerly line of said 5.231 acre tract for a total distance of 830.92 feet to a point for the southeast corner of said 5.231 acre tract, the northeast corner of said 9.63 acre tract and being in the westerly line of Lot 2, Block "A", a called 2.146 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION;

THENCE, along the line common to the easterly line of said 9.63 acre tract and the westerly line of said 2.146 acre tract, South 21°10'27" East, passing at a distance of 283.55 feet a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set at 200.00 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 125+59.54 in the proposed northerly right-of-way line of SH 45, continuing for a total distance of 284.27 feet to a ½-inch iron rod found (X=3,093,192.32, Y=10,143,641.93) for the southwest corner of said 2.146 acre tract and the northwest corner of the remainder of said 5.153 acre tract for the **POINT OF BEGINNING**;

1. THENCE, along the line common to the northerly line of said remainder of 5.153 acre tract and the southerly line of said 2.146 acre tract, North 68°49'33" East, passing at a distance of 182.17 feet a TxDOT brass disk in concrete set at 199.37 feet left of and perpendicular to SH 45 Baseline Station 127+41.71 for an angle point in the proposed northerly right-of-way line of SH 45 and being the southwest corner of Lot 3, Block "A", a called 2.040 acre tract, of said RESUBDIVISION OF LOT 9, BLOCK "A", RESUBDIVISION OF LOT 1, LAKELINE-MALL SUBDIVISION, from which a ½-inch iron rod found bears North 08°16'32" East, 0.44 feet, continuing along the line common to the northerly line of said remainder of 5.153 acre tract, the proposed northerly right-of-way line of SH 45 and the southerly line of said 2.040 acre tract for a total distance of 354.62 feet to a TxDOT brass disk in concrete set for an angle point and being the most southerly southeast corner of said 2.040 acre tract;
2. THENCE, along the proposed northerly right-of-way line of SH 45, North 17°52'45" East, a distance of 33.41 feet to a TxDOT brass disk in concrete set at 225.42 feet left of and perpendicular to SH 45 Baseline Station 129+35.20 in the arc of a curve to the left in the existing westerly right-of-way line of Pecan Park Boulevard (width varies), recorded in Volume 1332, Page 733, O.R.W.C.T. and being in the easterly line of said 5.153 acre tract;

THENCE, along the line common to the easterly line of said 5.153 acre tract and the existing westerly right-of-way line of Pecan Park Boulevard, the following three courses:


3. An arc distance of 55.21 feet along said curve to the left, with a Radius of 722.00 feet, a Delta Angle of 04°22'54" and a Chord Bearing and Distance of South 18°56'44" East, 55.20 feet to a ½-inch iron rod found for the end of said curve to the left;
4. South 21°08'11" East (S 21°06'29" E), a distance of 179.66 feet (180.00') to a point for the beginning of a curve to the right, from which a ½-inch iron rod found bears South 21°10'17" East, 0.34 feet;
5. An arc distance of 141.33 feet along said curve to the right, with a Radius of 90.00 feet, a Delta Angle of 89°58'25" and a Chord Bearing and Distance of South 23°51'03" West, 127.25 feet (Arc Distance=141.37', Radius=90.00 feet and Chord Bearing and Distance=S 23°53'31" W, 127.28') to a point for the end of said curve to the right, the most southerly southeast corner of said 5.153 acre tract and being in the existing northerly right-of-way line of R.M. 620 (width varies);
6. THENCE, along the line common to the southerly line of said 5.153 acre tract and the existing northerly right-of-way line of R.M. 620, South 68°50'18" West (S 68°53'31" W, 151.16', then S 68°49'13" W, 132.00'), a distance of 283.21 feet to a point for the southwest corner of said 5.153 acre tract;

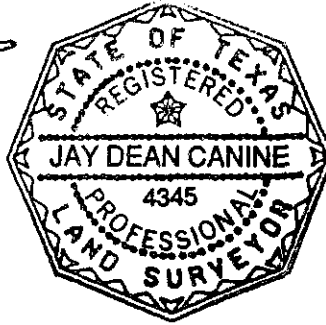
7. THENCE, along the line common to the westerly line of said 5.153 acre tract and the existing northerly right-of-way line of R.M. 620, North 21°12'29" West (N 21°10'47" W), passing at a distance of 74.05 feet a point for the southeast corner of said 9.63 acre tract, continuing along the line common to the westerly line of said 5.153 acre tract and the easterly line of said 9.63 acre tract for a total distance of 298.75 feet to the **POINT OF BEGINNING** and containing a computed area of 2.527 acres (110,076 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

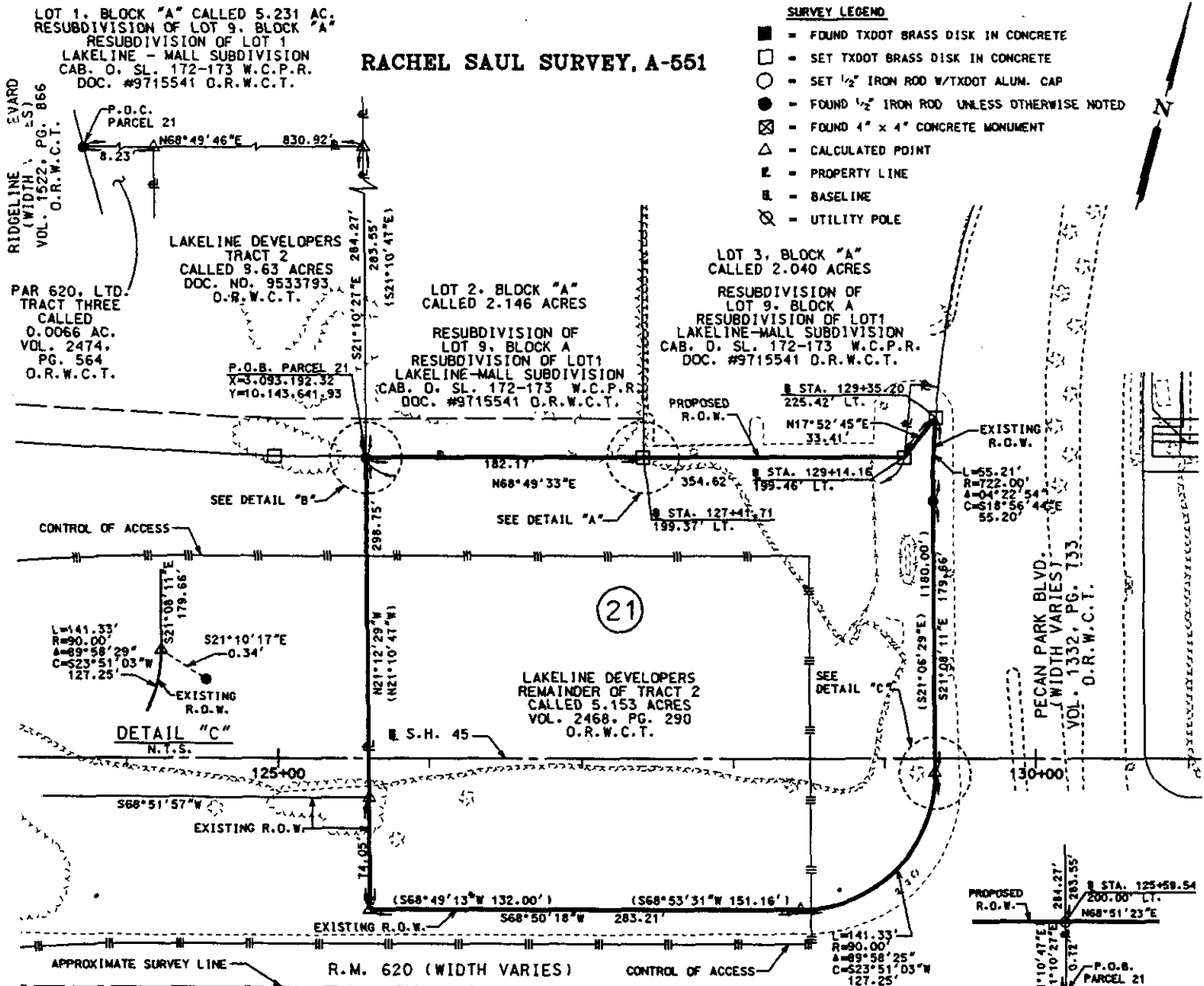
The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345
10/11/00



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
September 25, 2000

RACHEL SAUL SURVEY, A-551



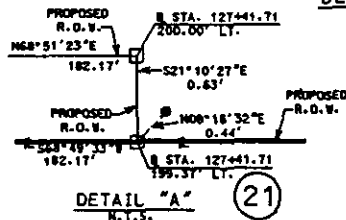
SURVEY LEGEND

- = FOUND TXDOT BRASS DISK IN CONCRETE
- = SET TXDOT BRASS DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

WILLIAM FRAMPTON SURVEY, A-290

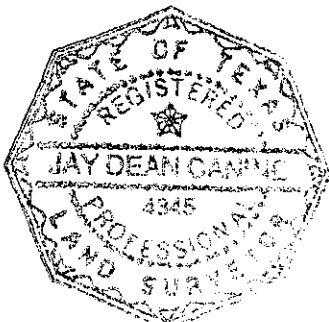


DETAIL "B" N.T.S.

ACREAGE SUMMARY (SQ. FT.)

WHOLE PROPERTY	2,538 (110,555)
AREA ACQUIRED	2,521 (110,076)
REMAINDER LEFT	0.011 (479)
REMAINDER RIGHT	

S.H. 45
PARCEL PLAT
FOR PARCEL 21
COUNTY: WILLIAMSON
GRANTOR: LAKELINE DEVELOPERS

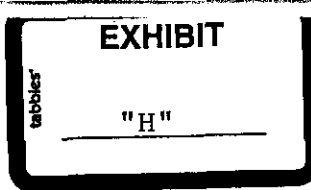


JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
DATE: 10/11/00



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-658
DATE: SEPT 2000	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR21.DGN
CHECKED BY: LWS	



Prepared By: SURVCON INC.
Jay Dean Canine
Date: 23 October, 2000

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ:

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 25

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 25

Being all that certain 7.945 acre (346,084 square feet) tract of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being a portion of Lot 8, Block A, LAKELINE PLAZA SUBDIVISION, a called 7.966 acre tract, recorded in Cabinet O, Slides 254 through 256 of the Williamson County Plat Records (W.C.P.R.) and Document No. 9726104 of the Official Records of Williamson County, Texas (O.R.W.C.T.), as conveyed to LAKELINE PLAZA DEVELOPERS, a Texas general partnership, recorded in Document No.(s) 9706994, 9706995 and 9706996, O.R.W.C.T. Said 7.945 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a ½-inch iron rod found for an angle point in the southerly line of Lot 3, Block A, a called 33.529 acre tract, of said LAKELINE PLAZA SUBDIVISION and the most westerly northwest corner of the remainder of Lot 2, WINDMILL CENTER NORTH II, recorded in Cabinet E, Slides 26 through 27, W.C.P.R.;

THENCE, along the line common to an easterly line of said 33.529 acre tract and the westerly line of said Lot 2, South 22°04'35" East, passing at a distance of 203.79 feet a Texas Department of Transportation (TxDOT) brass disk in concrete found at 207.77 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 146+03.43 in the proposed northerly right-of-way line of SH 45 for the southwest corner of said Lot 2 and being an angle point in the existing northerly right-of-way line of R.M. 620, continuing along the line common to the easterly line of said 33.529 acre tract and the existing northerly right-of-way line of R.M. 620 a total distance of 211.22 feet to a ½-inch iron rod with TxDOT aluminum cap (X=3,095,098.34, Y=10,144,380.21) set for the southeast corner of said 33.529 acre tract and the northeast corner of said 7.966 acre tract for the **POINT OF BEGINNING**;

1. **THENCE**, along the line common to the easterly line of said 7.966 acre tract and the existing northerly right-of-way line of R.M. 620, South 22°03'17" East (S 22°13'04" E), a distance of 225.46 feet (228.24') to a point for the southeast corner of said 7.966 acre tract, from which a TxDOT brass disk in concrete found bears South 37°22'05" East, 1.75 feet;
2. **THENCE**, along the line common to the southerly line of said 7.966 acre tract and the existing northerly right-of-way line of R.M. 620, South 68°50'53" West (S 68°50'52" W), a distance of 1,506.17 feet to a point for the beginning of a curve to the right in the existing easterly right-of-way line of Pecan Park Boulevard (width varies), recorded in Volume 1332, Page 733, O.R.W.C.T.;

THENCE, along the line common to the westerly line of said 7.966 acre tract and the existing easterly right-of-way line of Pecan Park Boulevard, the following three courses:

3. An arc distance of 47.14 feet along said curve to the right, with a Radius of 30.00 feet, a Delta Angle of 90°02'12" and a Chord Bearing and Distance of North 66°07'50" West, 42.44 feet (Arc Distance=47.15', Radius=30.00', Delta Angle=90°02'39" and Chord Bearing and Distance=N 66°07'48" W, 42.44') to a point for the end of said curve to the right;
4. North 21°06'28" West (N 21°06'29" W), a distance of 215.53 feet (215.53') to a point for the beginning of a curve to the right;
5. An arc distance of 35.78 feet along said curve to the right, with a Radius of 564.00 feet, a Delta Angle of 03°38'04" and a Chord Bearing and Distance of North 19°17'26" West, 35.77 feet (Arc Distance=35.77', Radius=564.00', Delta Angle=03°38'02" and Chord Bearing and Distance=N 19°17'28" W, 35.77') to a ½-inch iron rod found for the northwest corner of said 7.966 acre tract and the most westerly southwest corner of Lot 1, Block A, a called 1.703 acre tract, of said LAKELINE PLAZA SUBDIVISION;
6. THENCE, along the line common to the northerly line of said 7.966 acre tract and the southerly line of said 1.703 acre tract, North 68°49'14" East (N 68°49'13" E), a distance of 5.40 feet to a ½-inch iron rod with TxDOT aluminum cap set at 255.99 feet left of and perpendicular to SH 45 Baseline Station 130+77.66 in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following two courses:

7. South 21°09'39" East, a distance of 24.86 feet to a TxDOT brass disk in concrete set for an angle point;
8. South 67°30'53" East, a distance of 15.87 feet to a ½-inch iron rod with TxDOT aluminum cap set at 220.19 feet left of and perpendicular to SH 45 Baseline Station 130+89.15 in the northerly line of said 7.966 acre tract and the southerly line of said 1.703 acre tract;

THENCE, along the line common to the northerly line of said 7.966 acre tract and the southerly line of said 1.703 acre tract, the following three courses:

9. South 68°52'46" West (S 68°52'45" W), a distance of 11.60 feet to a ½-inch iron rod found for an angle point;
10. South 21°10'58" East (S 21°10'59" E), a distance of 20.00 feet (20.00') to a ½-inch iron rod found for an angle point;

11. North 68°52'40" East (N 68°52'45" E), a distance of 283.90 feet (283.88') to a ½-inch iron rod found for the southeast corner of said 1.703 acre tract and the southwest corner of said 33.529 acre tract;

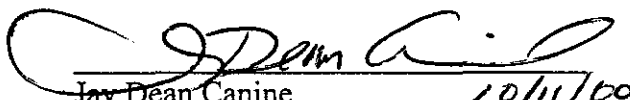
THENCE, along the line common to the northerly line of said 7.966 acre tract and the southerly line of said 33.529 acre tract, the following two courses:

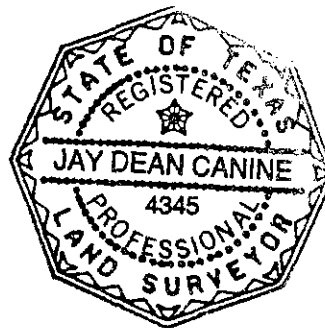
12. North 68°35'24" East, a distance of 16.47 feet to an angle point;
13. North 68°50'53" East (N 68°50'52" E), passing at a distance of 119.84 feet a TxDOT brass disk in concrete set at 200.18 feet left of and perpendicular to SH 45 Baseline Station 134+97.78 in the proposed northerly right-of-way line of SH 45, continuing and passing at a distance of 965.86 feet a TxDOT brass disk in concrete set at 200.30 feet left of and perpendicular to SH 45 Baseline Station 143+43.79 in the proposed northerly right-of-way line of SH 45, continuing for a total distance of 1,225.62 feet (1,226.18') to the **POINT OF BEGINNING** and containing a computed area of 7.945 acres (346,084 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration No. 4345
10/11/00



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
October 11, 2000

SURVEY LEGEND

- = FOUND TXDOT BRASS DISK IN CONCRETE
 - = SET TXDOT BRASS DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
 - = CALCULATED POINT
 - = PROPERTY LINE
 - = BASELINE
 - ⊕ = UTILITY POLE
- 25' P.U.E.
VOL. 1559, PG. 621

RACHEL SAUL SURVEY, A-551

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING, DISTANCE
C1	35.78' (35.77')	564.00' (564.00')	03°38'04" (03°38'02")	N19°17'26"W, 35.77' (N19°17'28"W, 35.77')
C2	49.88'	564.00' (564.00')	05°04'01"	N14°56'24"W, 49.86'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N68°49'14"E (N68°49'13"E)	5.40'
L2	S21°09'39"E	24.86'
L3	S67°30'53"E	15.87'
L4	S68°52'46"W (S68°52'45"W)	11.60'
L5	S21°10'58"E (S21°10'59"E)	20.00' (20.00')

25' P.U.E.
R. 1990, PG. 621
O.R.W.C.T.
LOT 1, BLOCK A
CALLED 1.703 ACRES
LAKELINE PLAZA SUBDIVISION
CAB. O. SL. 254-256 W.C.P.R.
DOC. #9726104 O.R.W.C.T.

LOT 3, BLOCK A
CALLED 33.529 ACRES
LAKELINE PLAZA SUBDIVISION
CAB. D. SL. 254-256 W.C.P.R.
DOC. #9726104 D.R.W.C.T.

LOT 8, BLOCK A
CALLED 7.966 ACRES
LAKELINE PLAZA SUBDIVISION
CAB. O, SL. 254-256 W.C.P.R.
DOC. #9726104 O.R.W.C.T.

LAKELINE PLAZA DEVELOPERS
DDC. #9706994, 9706995 & 9706996
O.R.W.C.T.

APPROXIMATE SURVEY LINE

WILLIAM FRAMPTON SURVEY, A-230

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

ACREAGE
SUMMARY
(SQ. FT.)

WHOLE PROPERTY	7.966 (346.999)
AREA ACQUIRED	7.945 (346.084)
REMAINDER LEFT	0.021 (915)
REMAINDER RIGHT	

PECAN PARK BLVD.

21° 06' 38" W
215.53

STATIONING: 130+77.66, 130+77.67, 130+89.15

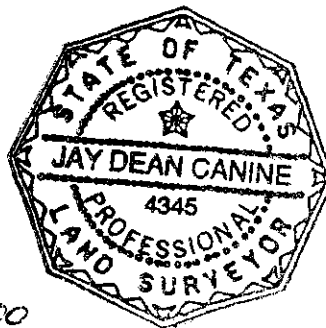
Distances: 255.99' LT., 231.13' LT., 220.19' LT., 283.90'

Labels: L1, L2, L3, L4, L5

PROPOSED R.O.W.

(25)

S.H. 45
PARCEL PLAT
FOR PARCEL 25
COUNTY: WILLIAMSON
GRANTOR: LAKELINE PLAZA DEVELOPERS



JAY-DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

DATE: 10/1/00

SURVCON INC.

PROFESSIONAL SURVEYORS

5316 HWY. 290 WEST, SUITE 480

AUSTIN, TEXAS 78701

TELEPHONE (512) 899-8282, FAX (512) 899-9390

EMAIL: gustine@survcon.com

SCALE: 1" = 100'

JOB #: 417-658

DATE: SEPT 2000

F.B. #: SH 45

DRAWN BY: DT

CAD FILE: par125-shr1

CHECKED BY: LWS

SHEET 1 OF 2

MATCHLINE SHEET 2 OF 2

MATCHLINE SHEET 2 OF 2

RACHEL SAUL SURVEY, A-551

LOT 3, BLOCK "A"
CALLED 33.929 ACRES
LAKELINE PLAZA SUBDIVISION
CAB. O. SL. 254-256 W.C.P.R.
DOC. #9726104 O.R.W.C.T.

0.81 ACRE P.U.E.
DOC. #9722497
O.R.W.C.T.

10'-ELECT. ESMT.
DOC. #9715543
O.R.W.C.T.

10'-ELECT. ESMT.
DOC. #9715543
O.R.W.C.T.

B STA 143+43.79
200.30' LT.
PROPOSED
R.O.W.

1.225.62'
(1.228.18')

LOT 8, BLOCK A
CALLED 7.966 ACRES
LAKELINE PLAZA SUBDIVISION
CAB. O. SL. 254-256 W.C.P.R.
DOC. #9726104 O.R.W.C.T.

LAKELINE PLAZA DEVELOPERS
DOC. #9706994, 9706995 & 9706996
O.R.W.C.T.

B S.H. 45
(S68°50'52"W)
S68°50'53"W

R.M. 620
(WIDTH VARIES)

EXISTING R.O.W.

CONTROL OF ACCESS

APPROXIMATE SURVEY LINE

SEE DETAIL "A"

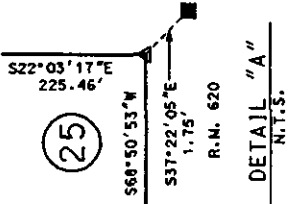
WILLIAM FRAMPTON SURVEY, A-230

S.H. 45
PARCEL PLAT
FOR PARCEL 25
COUNTY: WILLIAMSON
GRANTOR: LAKELINE PLAZA DEVELOPERS



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: cust@surgcon.com

SCALE: 1" = 100'	JOB #: 417-658
DATE: SEPT 2000	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR125-SHT2
CHECKED BY: LWS	SHEET 2 OF 2



Prepared By: SURVCON INC.
Charles G. Clark
Date: 24, June 2002
Revised: 23 September 2002
Page 1 of 3 Pages

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-011

COUNTY: Travis & Williamson

HIGHWAY: S.H. 45

LIMITS: From McNeil Rd./CR 171 to Greenlawn Blvd.

PARCEL NO: 70

PART ONE:

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility from the beginning of the second call to a point being located South 70°16'48" East a distance of 20 feet from the beginning of the third call; also between a point being located southeasterly a distance of 10 feet along the arc of a curve having a radius of 2,661.79 feet from the beginning of the fifth call and a point being located North 77°36'07" East a distance of 940 feet from the beginning of the eighth call; and also between a point being located North 77°36'07" East a distance of 1460 feet from the beginning of the eighth call and the terminus of the thirteenth call of the foregoing metes and bounds description.

To the south remainder abutting the highway facility from a point being the beginning of the seventeenth call to a point being located South 82°56'26" West a distance of 40 feet from the beginning of the twenty-first call; also between a point being located South 77°36'07" West a distance of 62 feet from the beginning of the twenty-second call and the terminus of the twenty-third call; also between a point being the beginning of the twenty-seventh call and a point being the terminus of the twenty-eighth call; and also between a point being located Northwesterly an arc distance of 65 feet along the arc of a curve having a radius of 2,887.79 feet from the beginning of the thirty-second call and the terminus of the thirty-third call of the foregoing metes and bounds description.

Parcel 70 COA
Page 2 of 3 Pages

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility between a point being located South 70°16'48" East a distance of 20 feet from the beginning of the third call and a point being located southeasterly a distance of 10 feet along the arc of a curve having a radius of 2,661.79 feet from the beginning of the fifth call; also between a point being located North 77°36'07" East a distance of 940 feet from the beginning of the eighth call and a point being located North 77°36'07" East a distance of 1460 feet from the beginning of the eighth call of the foregoing metes and bounds description.

To the south remainder abutting the highway facility between a point being located South 82°56'26" West a distance of 40 feet from the beginning of the twenty-first call and a point being located South 77°36'07" West a distance of 62 feet from the beginning of the twenty-second call; also between a point being the beginning of the twenty-fourth call and the beginning of the twenty-seventh call; and also between a point being the beginning of the thirtieth call and a point being located Northwesterly an arc distance of 65 feet along the arc of a curve having a radius of 2,887.79 from the beginning of the thirty-second call of the foregoing metes and bounds description.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

PART TWO:

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the west remainder abutting the highway facility from the beginning of the fifth call to a point being located 467 feet along the arc of a curve having a radius of 23,118.31 feet from the beginning of the seventh call of the foregoing metes and bounds description.

To the east remainder abutting the highway facility.

Parcel 70 COA
Page 3 of 3 Pages

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the west remainder abutting the highway facility between a point being located 467 feet along the arc of a curve having a radius of 23,118.31 feet from the beginning of the seventh call and a point being the terminus of the seventh call of the foregoing metes and bounds description.

Will not be denied to the east remainder abutting the highway facility.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

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November, 2001

Parcel 70

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EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From West of US 183 to RM 685
CSJ: 0683-06-011

Property Description for Parcel 70

Being all that certain 2,692,410 square feet (61.809 acres) parcel of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a calculated 518.70 acre remainder of a called 523.74 acre tract, referred to as Tract 2(A), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; and Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 2,692,410 square feet (61.809 acres) parcel being more particularly described in two parts by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

PART 1:

COMMENCING for a point of reference at a 1/2-inch iron rod found on the southeasterly right-of-way line of a Union Pacific Railroad Company right-of-way (100 feet wide) and the most westerly northwest corner of a called 11.431 acre tract conveyed to Haynes Cosper, et ux by deed recorded in Volume 936, Page 791 O.R.W.C.T. and a corner of said calculated 518.70 acre remainder of the called 523.74 acre tract; thence as follows:

North 27°51'48" East (North 30°10'00" East), along a common line of said calculated 518.70 acre remainder of the called 523.74 acre tract and said Union Pacific Railroad Company right-of-way a distance of 1,176.08 feet to a Texas Department of Transportation (TxDOT) bronze disk in concrete (X = 3,124,614.20, Y = 10,147,956.28) set at 285.28 feet right of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 453+98.60 in the proposed southerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

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Page 2 of 18 Pages

EXHIBIT _____ Page _____ of _____ Pages

1. THENCE, North 27°51'48" East (North 30°10'00" East), continuing along the common line of said calculated 518.70 acre remainder of the called 523.74 acre tract and said Union Pacific Railroad Company right-of-way, a distance of 603.00 feet to a TxDOT bronze disk in concrete set in the proposed northerly right-of-way line of SH 45 at 307.03 feet left of and perpendicular to SH 45 Baseline Station 455+12.65, and being the northwest corner of the herein described parcel

THENCE, crossing said calculated 518.70 acre remainder of the called 523.74 acre tract and along the proposed northerly right-of-way line of SH 45, the following twelve (12) courses:

2. South 21°12'48" East, a distance of 60.00 feet to a TxDOT bronze disk in concrete set for an angle point;
3. South 70°16'48" East, a distance of 185.37 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
4. Southeasterly, an arc distance of 454.29 feet along said curve to the left, having a Radius of 1,409.40 feet, a Delta Angle of 18°28'06" and a Chord Bearing and Distance of South 79°30'51" East, 452.33 feet to a TxDOT bronze disk in concrete set for the beginning of a compound curve to the left;
5. Southeasterly, an arc distance of 38.52 feet along said curve to the left, having a Radius of 2,661.79 feet, a Delta Angle of 00°49'45" and a Chord Bearing and Distance of South 89°09'46" East, 38.52 feet to a TxDOT bronze disk in concrete set for the end of said curve;
6. South 00°25'33" West, 2.99 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;
7. Northeasterly, an arc distance of 596.34 feet along said curve to the left, having a Radius of 2,665.00 feet, a Delta Angle of 12°49'15" and a Chord Bearing and Distance of North 84°00'45" East, 595.10 feet to a TxDOT bronze disk in concrete set for the end of said curve;
8. North 77°36'07" East, at a distance of 1,074.24 feet pass a TxDOT bronze disk in concrete set, continuing for a total distance of 1,624.24 feet to a TxDOT bronze disk in concrete set for an angle point;
9. North 73°01'41" East, a distance of 150.48 feet to a TxDOT bronze disk in concrete set for an angle point;

Revised September 2002

November, 2001

Parcel 70

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EXHIBIT _____ Page _____ of _____ Pages

10. North 77°36'07" East, a distance of 230.14 feet to a TxDOT bronze disk in concrete set for an angle point;
11. North 34°02'26" East, a distance of 82.54 feet to a TxDOT bronze disk in concrete set for an angle point and the beginning of a non-tangent curve to the right;
12. Northwesterly, an arc distance of 127.20 feet along said curve to the right, having a Radius of 3,080.47 feet, a Delta Angle of 02°21'57" and a Chord Bearing and Distance of North 09°35'18" West, 127.19 feet to a TxDOT bronze disk in concrete set for the end of said curve;
13. North 01°08'44" West, a distance of 106.83 feet to a TxDOT bronze disk in concrete set in the existing westerly right-of-way line of said County Road 172 and the easterly line of said calculated 518.70 acre remainder of the called 523.74 acre tract, at 500.70 feet left of and perpendicular to SH 45 Baseline Station 490+17.03, being in the arc of a non-tangent curve to the left and being the northeast corner of the herein described parcel;

THENCE, along the existing westerly right-of-way line of said County Road 172 and the easterly line of said calculated 518.70 acre remainder of the called 523.74 acre tract, the following three (3) courses:

14. Southeasterly, an arc distance of 419.36 feet along said curve to the left, having a Radius of 3,720.44 feet, a Delta Angle of 06°27'29" and a Chord Bearing and Distance of South 09°22'21" East, 419.13 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the end of said curve;
15. South 12°36'06" East (S10°49'30" E), a distance of 694.42 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the beginning of a tangent curve to the left;
16. Southeasterly, an arc distance of 3.48 feet along said curve to the left, having a Radius of 2,060.00 feet, a Delta Angle of 00°05'48" and a Chord Bearing and Distance of South 12°39'28" East, 3.48 feet to a TxDOT bronze disk in concrete set at the intersection of the existing westerly right-of-way line of County Road 172 (120 feet wide) described in dedication deed to Williamson County, Texas as recorded in Volume 1130, Page 547 O.R.W.C.T., with the proposed southerly right-of-way line of SH 45 at 615.75 feet right of and perpendicular to SH 45 Proposed Baseline Station 489+97.39 for the most easterly southeast corner of this parcel;

Revised September 2002

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EXHIBIT _____ Page _____ of _____ Pages

THENCE, crossing said calculated 518.70 acre remainder of the called 523.74 acre tract and along the proposed southerly right-of-way line of SH 45, the following six (6) courses:

17. North 16°50'56" West, a distance of 111.88 feet to a TxDOT bronze disk in concrete set for an angle point;
18. North 12°23'54" West, a distance of 180.70 feet to a TxDOT bronze disk in concrete set for an angle point;
19. North 57°23'53" West, a distance of 97.58 feet to a TxDOT bronze disk in concrete set for an angle point;
20. South 77°36'07" West, a distance of 280.90 feet to a TxDOT bronze disk in concrete set for an angle point;
21. South 82°56'26" West, a distance of 585.75 feet to a TxDOT bronze disk in concrete set for an angle point;
22. South 77°36'07" West, at a distance of 55.59 feet pass a TxDOT bronze disk in concrete set, continuing for a total distance of 896.22 feet to a TxDOT bronze disk in concrete set in the proposed easterly right-of-way line of Loop 1;

THENCE, along said proposed easterly right-of-way line of Loop 1, the following six (6) courses:

23. South 32°36'05" West, a distance of 14.14 feet to a TxDOT bronze disk in concrete set for an angle point;
24. South 77°36'07" West, a distance of 127.79 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;
25. Southwesterly, at an arc distance of 102.47 feet pass a TxDOT bronze disk in concrete set at 246.10 feet right of and perpendicular to SH 45 Proposed Baseline PT Station 469+25.70, at an arc distance of 725.19 feet pass a TxDOT bronze disk in concrete set at 341.56 feet right of and perpendicular to SH 1 Baseline PT Station 311+24.50, continuing for a total arc distance of 1,017.66 feet along said curve to the left, having a Radius of 1,248.24 feet, a Delta Angle of 46°42'42" and a Chord Bearing and Distance of South 35°57'54" West, 989.71 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;

Revised September 2002

November, 2001

Parcel 70

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EXHIBIT _____ Page _____ of _____ Pages

26. Southeasterly, an arc distance of 107.79 feet along said curve to the left, having a Radius of 22,708.31 feet, a Delta Angle of $00^{\circ}16'19''$ and a Chord Bearing and Distance of South $07^{\circ}52'32''$ East, 107.79 feet to a TxDOT bronze disk in concrete set for the end of said curve;
27. South $36^{\circ}57'15''$ West, a distance of 14.15 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
28. Southeasterly, passing at an arc distance of 239.71 feet a TxDOT bronze disk in concrete set at 200.00 feet right of and perpendicular to Loop 1 Proposed Baseline Station 305+00.00, in all a total arc distance of 283.73 feet along said curve to the left, having a Radius of 22,718.31 feet, a Delta Angle of $00^{\circ}42'56''$ and a Chord Bearing and Distance of South $08^{\circ}23'40''$ East, 283.73 feet to a 1/2-inch iron rod with an Austin Survey cap, found for the northeast corner of a called 5.00 acre tract conveyed to Flora Robinson Casper as recorded in Document No. 2002065202 O.R.W.C.T. and the most southerly southeast corner of this parcel;
29. THENCE South $81^{\circ}13'55''$ West (South $83^{\circ}31'02''$ West), along the northerly line of said 5.00 acre tract, a distance of 400.00 feet (399.94 feet) to a 1/2-inch iron rod with an Austin Survey cap, found for the northwest corner of said 5.00 acre tract and the southernmost southwest corner of this parcel;

THENCE, along the proposed westerly right-of-way line of Loop 1, the following two (2) courses:

30. Northwesterly, an arc distance of 584.78 feet along said curve to the right, having a Radius of 23,118.31 feet, a Delta Angle of $01^{\circ}26'58''$ and a Chord Bearing and Distance of North $08^{\circ}01'41''$ West, 584.77 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
31. Northwesterly, at an arc distance of 91.99 feet pass a TxDOT bronze disk in concrete set at 218.43 feet left of and perpendicular to Loop 1 Baseline PT Station 311+24.50, continuing for a total arc distance of 831.78 feet along said curve to the left, with a Radius of 1,248.24 feet, a Delta Angle of $38^{\circ}10'47''$, and a Chord Bearing and Distance of North $35^{\circ}43'52''$ West, 816.48 feet to a TxDOT bronze disk in concrete set in the proposed southerly right-of-way line of SH 45 and being the beginning of a non-tangent curve to the right;

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Parcel 70

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EXHIBIT _____ Page _____ of _____ Pages

THENCE, along the proposed southerly right-of-way line of SH 45, the following two (2) courses:

32. Northwesterly, an arc distance of 195.98 feet along said curve to the right, having a Radius of 2,887.79 feet, a Delta Angle of 03°53'18" and a Chord Bearing and Distance of North 80°09'59" West, 195.94 feet to a TxDOT bronze disk in concrete set for the end of said curve;
33. South 64°54'00" West, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing a computed area of 2,232,487 square feet (51.251 acres) of land, more or less for Part 1.

PART 2:

COMMENCING for a point of reference at a 1/2-inch iron rod found for the southernmost corner of said 11.431 acre Haynes Cosper tract; thence as follows:

North 41°02'57" East (North 43°22'20" East), along the southeasterly boundary line of said 11.431 acre tract, a distance of 800.05 feet (800.07 feet) to a point on the proposed westerly right-of-way line of Loop 1, being a curve to the left for the easternmost corner of said 11.431 acre tract, from which a found 1/2-inch iron rod bears South 88°27' East, 0.44 feet;

Southeasterly, an arc distance of 285.19 feet along said curve to the left, having a Radius of 23,118.31 feet, a Delta Angle of 00°42'25" and a Chord Bearing and Distance of South 09°45'37" East, 285.19 feet to a 1/2-inch iron rod with an Austin Survey cap (X=3,125,510.08, Y=10,146,164.65) found at 1,921.03 feet right of and perpendicular to SH 45 Baseline Station 462+54.88 for the northwest corner and **POINT OF BEGINNING**;

1. THENCE North 79°53'12" East (North 82°10'05" East), along the southerly line of said 5.00 acre tract and a northerly line of said 523.74 acre tract, a distance of 400.00 feet (399.98 feet) to a 1/2-inch iron rod with an Austin Survey cap found in the proposed easterly right-of-way line of Loop 1, being a curve to the left for the northeast corner of this parcel;

THENCE, along the proposed easterly right-of-way of said Loop 1, the following two (2) courses:

Revised September 2002

November, 2001

Parcel 70

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EXHIBIT _____ Page _____ of _____ Pages

2. Southeasterly, an arc distance of 471.71 feet along said curve to the left, having a Radius of 22,718.31 feet, a Delta Angle of $01^{\circ}11'23''$ and a Chord Bearing and Distance of South $10^{\circ}42'31''$ East, 471.70 feet to a TxDOT bronze disk in concrete set for a point of compound curvature;
3. Southeasterly, passing at an arc distance of 431.34 feet a TxDOT bronze disk in concrete set at 204.19 feet right of and perpendicular to Loop 1 Proposed Baseline station 290+00.00, in all a total arc distance of 605.84 feet along said curve to the left, having a Radius of 19,360.50 feet, a Delta Angle of $01^{\circ}47'35''$ and a Chord Bearing and Distance of South $12^{\circ}39'42''$ East, 605.82 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 2,928.82 feet right of and perpendicular to SH 45 Baseline Station 465+67.82 on a northerly boundary line of a 143.158 acre remainder of Tract 3, a called 151.083 acre tract as conveyed to Robinson Land Limited Partnership, et al and recorded in Volume 2511, Page 178 O.R.W.C.T., and Volume 12091, Page 991 of the Real Property Records of Travis County Texas, for the southeast corner of this parcel;
4. THENCE South $67^{\circ}56'46''$ West (South $70^{\circ}35'00''$ West), along the common line of said 143.158 acre remainder of Tract 3 and said calculated 518.70 acre remainder of the called said 523.74 acre tract, a distance of 431.80 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the proposed westerly right-of-way line of said Loop 1 being a curve to the right for the southwest corner of this tract;

THENCE, along the proposed westerly right-of-way line of said Loop 1, the following three (3) courses:

5. Northwesterly, passing at an arc distance of 246.96 feet a TxDOT bronze disk in concrete set at 217.74 feet left of and perpendicular to Loop 1 Proposed Baseline station 290+00.00 in all a total arc distance of 478.36 feet along said curve to the right, having a Radius of 25,731.50 feet, a Delta Angle of $01^{\circ}03'55''$ and a Chord Bearing and Distance of North $11^{\circ}54'24''$ West, 478.35 feet to a TxDOT bronze disk in concrete set for the end of said curve;
6. North $06^{\circ}39'13''$ West, a distance of 183.91 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;

Revised September 2002

November, 2001

Parcel 70

Page 8 of 18 Pages

EXHIBIT _____ Page _____ of _____ Pages

7. Northwesterly, an arc distance of 504.58 feet along said curve to the right, having a Radius of 23,118.31 feet, a Delta Angle of $01^{\circ}15'02''$ and a Chord Bearing and Distance of North $10^{\circ}44'21''$ West, 504.57 feet to the **POINT OF BEGINNING** and containing a computed area of 459,923 square feet (10.558 acres) for Part 2, and a total combined area for Parts 1 and 2 of 2,692,410 square feet (61.809 acres) of land, more or less.

This Metes and Bounds description is accompanied by a survey plat having the same date.

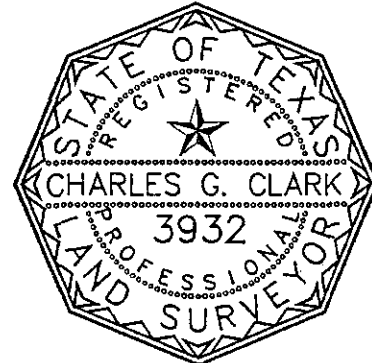
Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.

Charles G. Clark 9/23/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15TH Street.
Austin, Texas 78701
(512) 457-7870
Revised September 2002



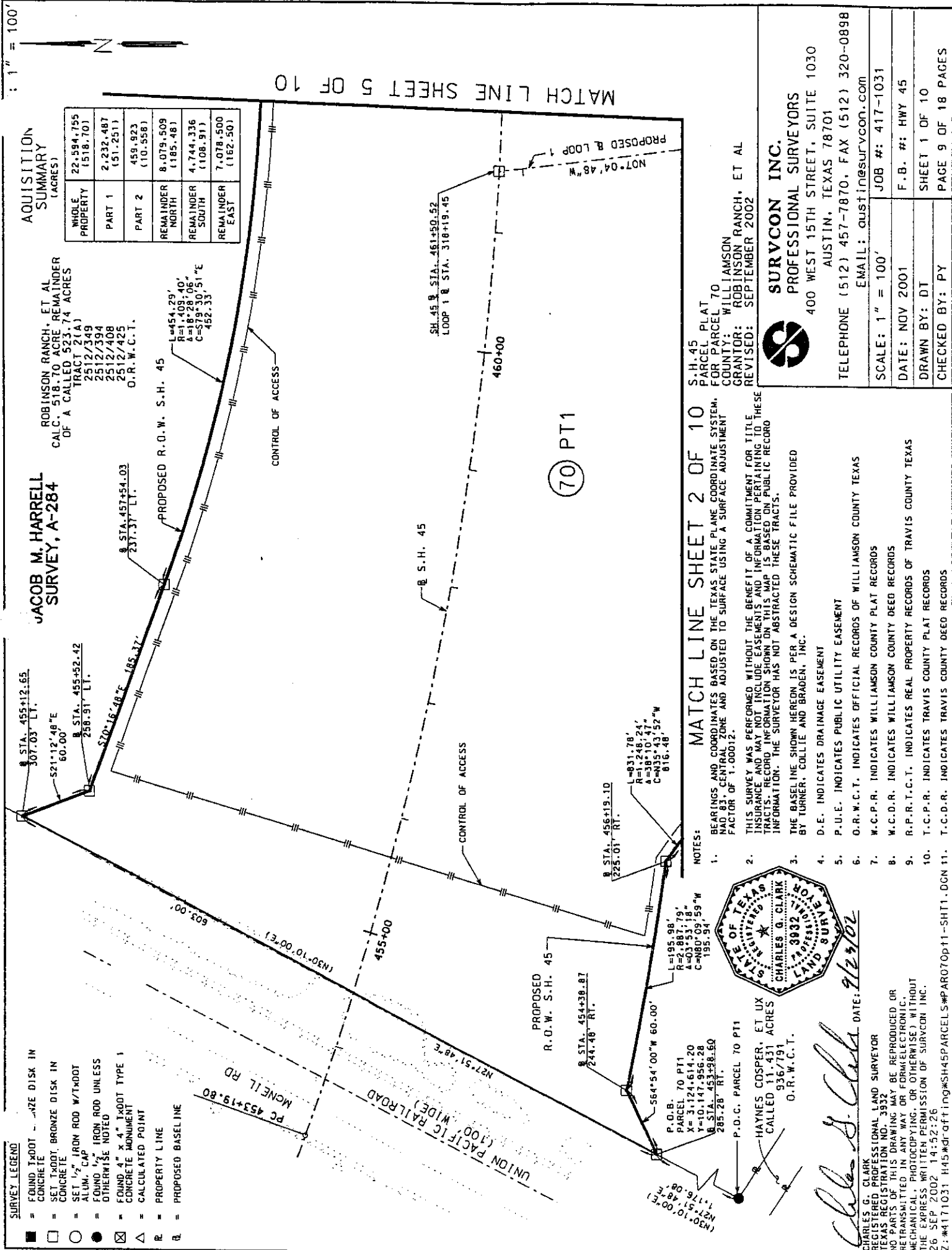
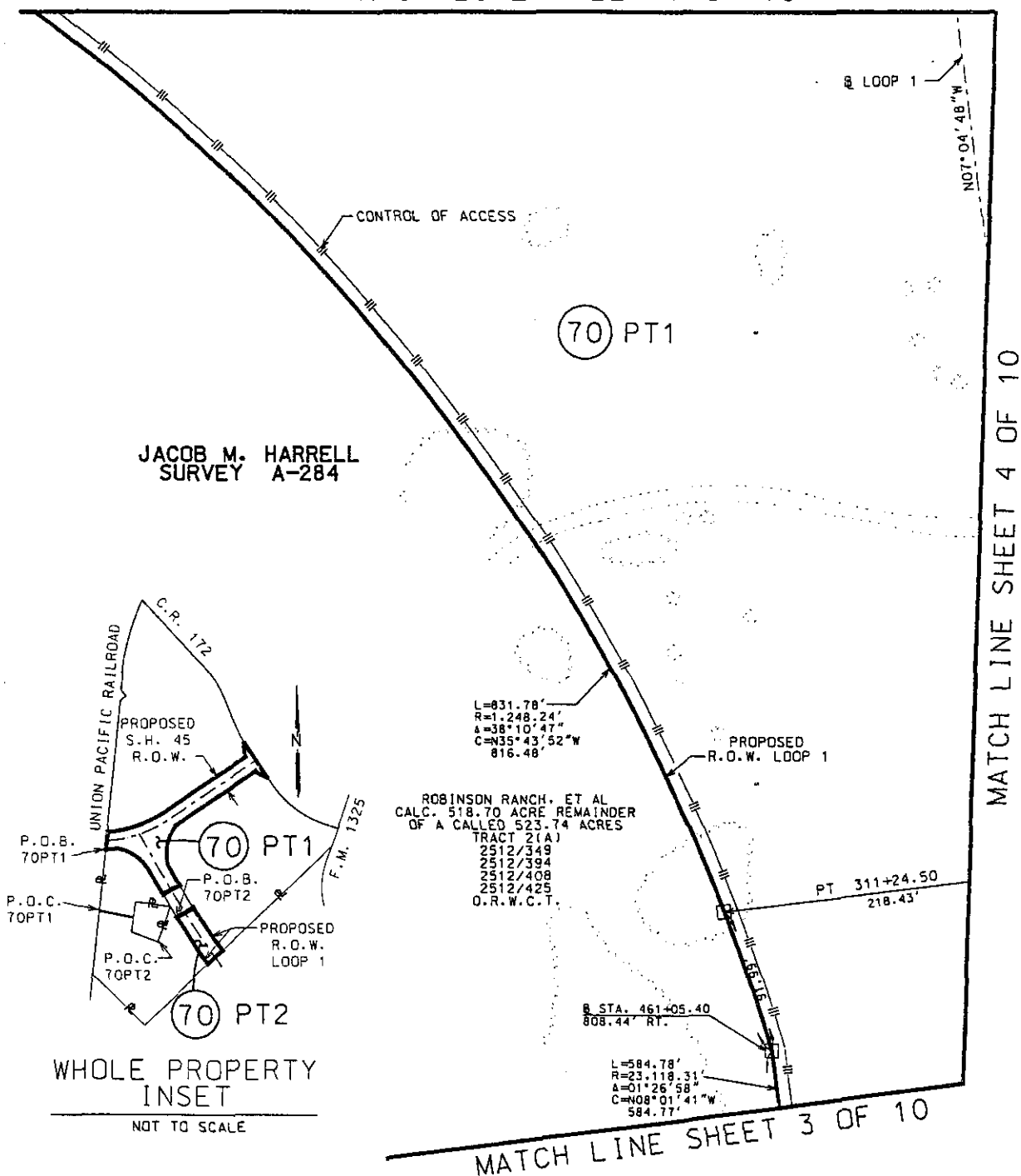


EXHIBIT	PAGE	OF	PAGES
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MATCH LINE SHEET 1 OF 10

2

SCALE: 1" = 100'



MATCH LINE SHEET 4 OF 10

C=08° 01' 41" W
584.77'

MATCH LINE SHEET 3 OF 10

SURVEY LEGEND

- = FOUND TxDOT BRONZE DISK IN CONCRETE
- = SET TxDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
- = CALCULATED POINT
- R = PROPERTY LINE
- R = PROPOSED BASELINE

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

23 SEP 2002 14:16:11

Z:*4171031 H45*drafting*SH45PARCELS*PAR070pt1-SHT5.DGN

S.H.45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: gustine@survcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: NOV 2001

F.B. #: SH 45

DRAWN BY: DT

SHEET 2 OF 10

CHECKED BY: PJY

PAGE 10 OF 18 PAGES

SCALE: 1" = 100'

MATCH LINE SHEET 4 OF 10



- = FOUND TxDOT BRONZE DISK IN CONCRETE
- = SET TxDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = FOUND 4" x 4" TxDOT TYPE 1 CONCRETE
- └ = CALCULATED POINT
- = PROPERTY LINE
- R = PROPOSED BASELINE

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THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

Z:*171031 H45*drafting*SH45PARCELS*PAR070pt1-SHT7.DGN

B CURVE DATA

L = 4,728.88'
R = 22,918.31'
 $\Delta = 11^{\circ}49'20''$
CB = N12°59'28"W
CD = 4,720.50'
PC = 263+95.61
PT = 311+24.50
PI = 287+68.48
X = 3,125.818.07
Y = 10,145.044.71

S.H. 45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austine@survcon.com

EMAIL: austine@survcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: NOV 2001

F.8. #: SH 45

DRAWN BY: DT

SHEET 3 OF 10

CHECKED BY: PJY

PAGE 11 OF 18 PAGES

SCALE: 1" = 100'

MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 2 OF 10

MATCH LINE SHEET 5 OF 10

JACOB M. HARRELL
SURVEY A-284

70 PT1

CONTROL OF ACCESS

PROPOSED R.O.W. LOOP 1

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 525.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.


MATCH LINE SHEET 3 OF 10

SURVEY LEGEND

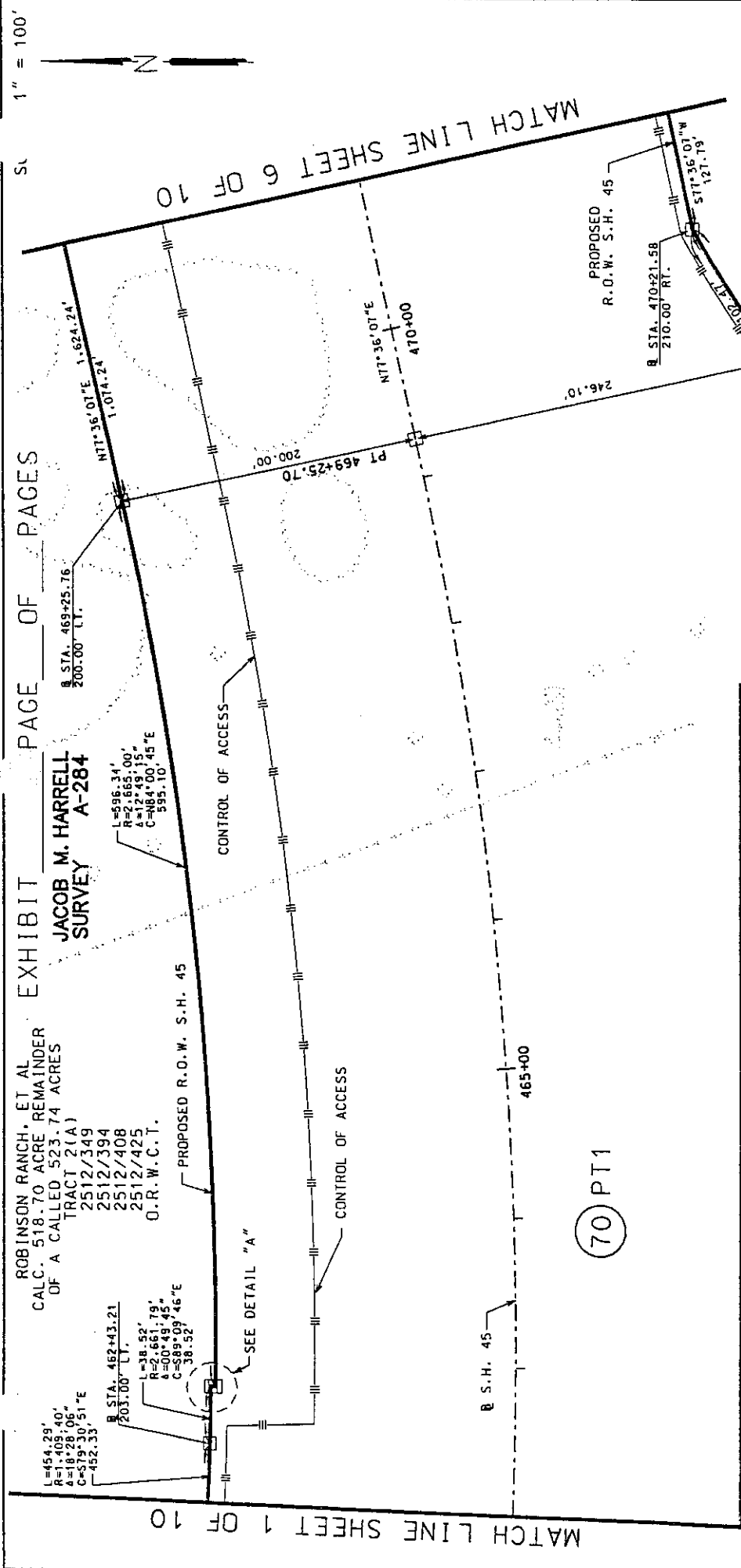
- = FOUND TxDOT BRONZE DISK IN CONCRETE
- = SET TxDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
- = CALCULATED POINT
- = PROPERTY LINE
- = PROPOSED BASELINE

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM(ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
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23 SEP 2002 14:28:59
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S.H.45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002

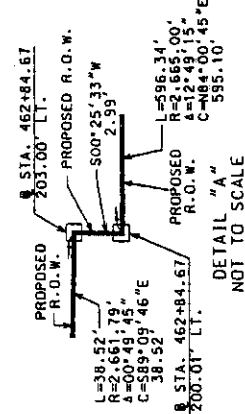
 **SURVCON INC.**
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: DT	SHEET 4 OF 10
CHECKED BY: CGC	PAGE 12 OF 18 PAGES



MATCH LINE SHEET 4 OF 10

- SURVEY LEGEND**
- = FOUND TxDOT BRONZE DISK IN CONCRETE
 - = SET TxDOT BRONZE DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ = FOUND 1" X 1/4" TxDOT TYPE 1 CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - P = PROPERTY LINE
 - = PROPOSED BASELINE
- NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
- 23 SEP 2002 14:31:05
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SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: DT	SHEET 5 OF 10
CHECKED BY: CGC	PAGE 13 OF 18 PAGES

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.
S.H. 45
PARCEL PLAT 70
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002

EXHIBIT PAGE OF PAGES

SCALE: 1" = 100'

JACOB M. HARRELL
SURVEY, A-284
ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 21(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

PROPOSED R.O.W. S.H. 45
N77°36'07"E

CONTROL OF ACCESS

MATCH LINE SHEET 5 OF 10

70 PT1

N77°36'07"E

475+00

S.H. 45

480+00

CONTROL OF ACCESS

PROPOSED R.O.W. S.H. 45

S77°36'07"W 896.22'

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 21(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

S77°36'07"W 127.79'
S32°36'05"W 14.14'
B STA. 471+49.37
200.00 RT.
B STA. 471+49.37
210.00 RT.

S.H. 45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002

SURVEY LEGEND

- FOUND TxDOT BRONZE DISK IN CONCRETE
- SET TxDOT BRONZE DISK IN CONCRETE
- SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
- CALCULATED POINT
- PROPERTY LINE
- PROPOSED BASELINE



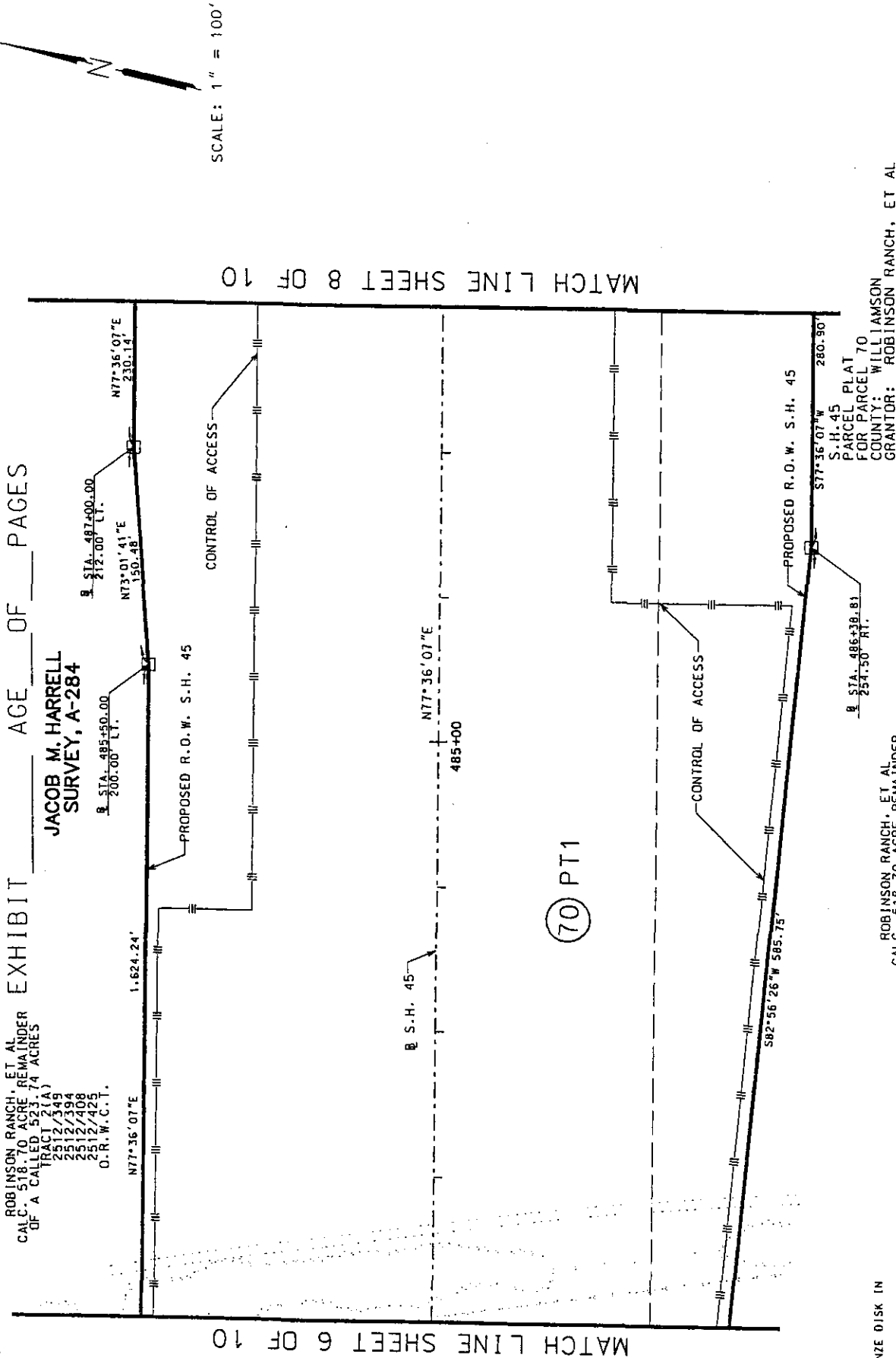
SURVCON INC.

PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'
DATE: NOV 2001
DRAWN BY: DT
CHECKED BY: PY
JOB #: 417-1031
F.B. #: SH 45
SHEET 6 OF 10
PAGE 14 OF 18 PAGES

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23 SEP 2002 14:34:10
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ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

EXHIBIT AGE OF PAGES

JACOB M. HARRELL
SURVEY, A-284

- SURVEY LEGEND**
- FOUND TXDOT BRONZE DISK IN CONCRETE
 - SET TXDOT BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ FOUND 4" x 4" TXDOT TYPE 1 CONCRETE MONUMENT
 - △ CALCULATED POINT
 - R = PROPERTY LINE
 - = PROPOSED BASELINE
- NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
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ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

S.H. 45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: oustingsurvcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: DT	SHEET 7 OF 10
CHECKED BY: PY	PAGE 15 OF 18 PAGES

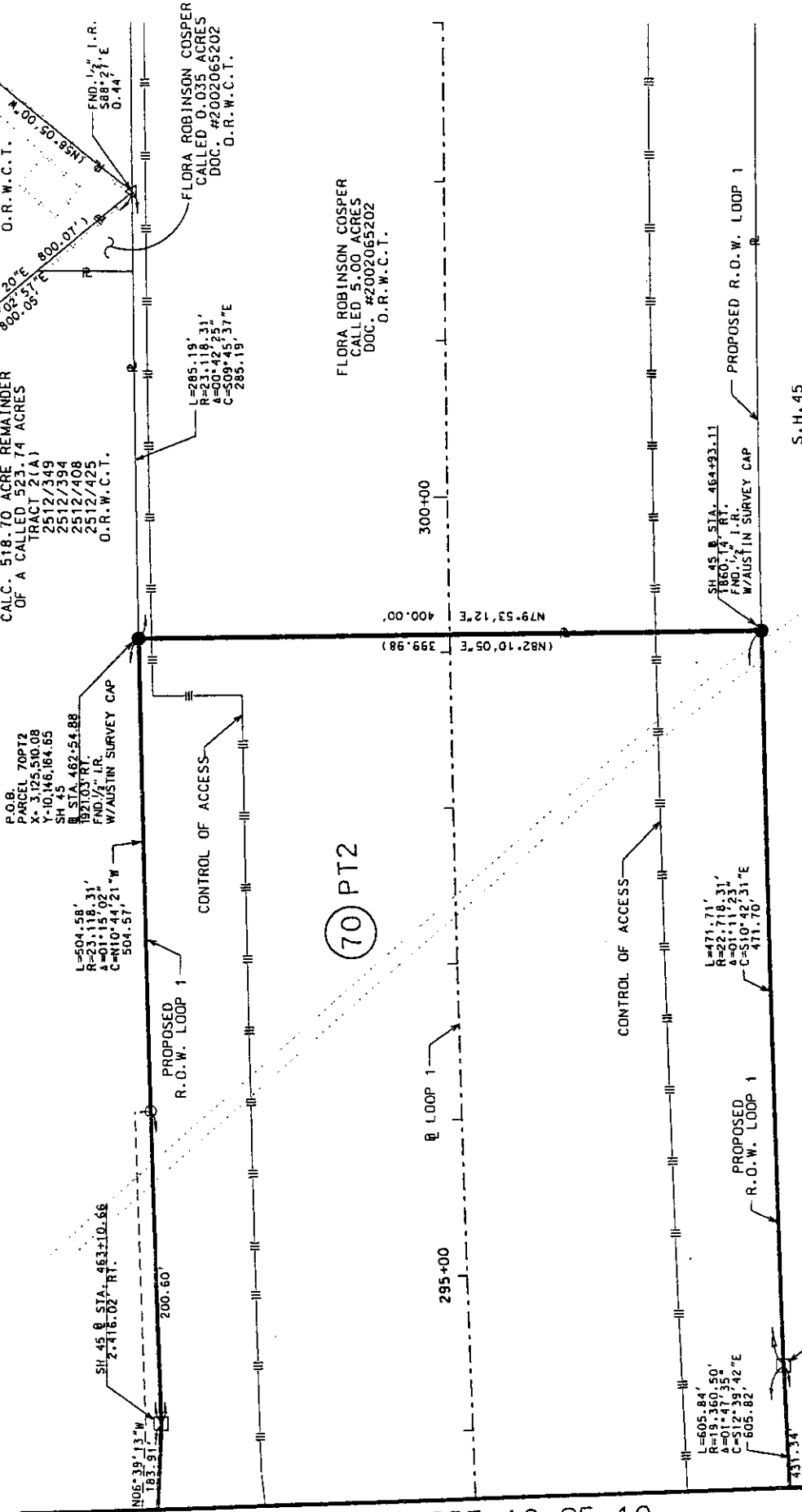
MATCH LINE SHEET 6 OF 10

MATCH LINE SHEET 8 OF 10

EXHIBIT PAGE OF PAGES

JACOB M. HARRELL
SURVEY A-284

SCALE: 1" = 100'



MATCH LINE SHEET 10 OF 10

SURVEY LEGEND

- FOUND TxDOT BRONZE DISK IN CONCRETE
- SET TxDOT BRONZE DISK IN CONCRETE
- SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
- CALCULATED POINT
- PROPERTY LINE
- PROPOSED BASELINE

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23 SEP 2002 14:49:42
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S.H. 45
PARCEL PLAT
FOR PARCEL 70
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL
REVISED: SEPTEMBER 2002



SURVCON INC.

PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898

EMAIL: qustingsurvcon.com

SCALE: 1" = 100'

DATE: NOV 2001

DRAWN BY: DT

CHECKED BY: PY

JOB #: 417-1031

F.B. #: SH 45

SHEET 9 OF 10

PAGE 17 OF 18 PAGES

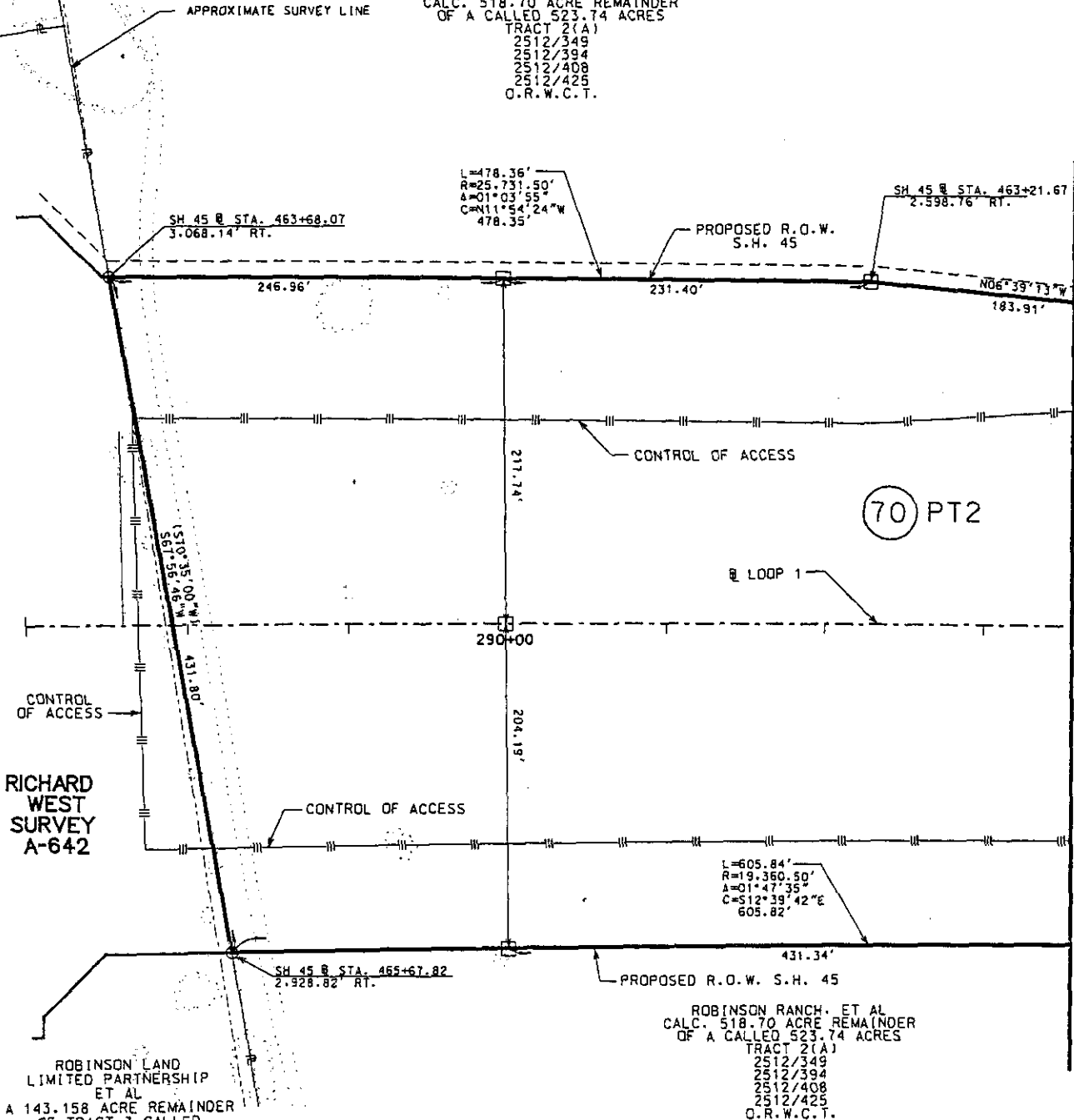
EXHIBIT PAGE OF PAGES

SCALE: 1" = 100'

JACOB M. HARRELL
SURVEY A-284

AUSTIN
WHITE LIME COMPANY
122.02 ACRES
423/665
W.C.D.R.

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.



RICHARD
WEST
SURVEY
A-642

ROBINSON LAND
LIMITED PARTNERSHIP
ET AL
A 143.158 ACRE REMAINDER
OF TRACT 3 CALLED
150.083 ACRES
2511/0178
O.R.W.C.T.
12091/991
R.P.R.T.C.T.

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

SURVEY LEGEND

- = FOUND TxDOT BRONZE DISK IN CONCRETE
- = SET TxDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- = PROPOSED BASELINE

REVISED: SEPTEMBER 2002



SURVCON INC.

PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030

AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898

EMAIL: austin@survcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: NOV 2001

F.B. #: SH 45

DRAWN BY: DT

SHEET 10 OF 10

CHECKED BY: PY

PAGE 18 OF 18 PAGES

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23 SEP 2002 14:53:36
Z:*4171031 H45*drafting*SH45PARCELS*PAR070pt2-SHT2.dgn

County: Williamson
Highway: State Highway 45
Limits: From West of US 183 to FM 685
CSJ:

Property Description for Parcel 70DE 1

Being all that certain 0.097 of one acre (4,225 square feet) tract of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a called 523.74 acre tract, referred to as Tract 2(A), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 0.097 of one acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

BEGINNING at a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X= 3,126,124.31, Y=10,145,180.32) set in a non-tangent curve to the right in the proposed easterly right-of-way line of Loop 1, the southerly line of said 523.74 acre tract and the northerly line of a called 150.083 acre tract described as Tract I as conveyed to Austin White Lime Company by deed, recorded in Volume 779, Page 477 O.R.W.C.T. and Volume 6922, Page 2051 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) at 206.28 feet right of and perpendicular to Loop 1 Baseline Station 288+23.93, said point being the southwest corner of the herein described tract;

1. THENCE, along said proposed easterly right-of-way line of Loop 1, an arc distance of 135.11 feet along said curve to the right, with a Radius of 19,360.50 feet, a Delta Angle of 00°23'59", and a Chord Bearing and Distance of North 13°21'30" West, 135.11 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 204.64 feet right of and perpendicular to Loop 1 Baseline Station 289+60.25 for an angle point;

THENCE, crossing said 523.74 acre tract, the following four courses:


2. North 76°28'56" East, a distance of 44.09 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
3. South 13°31'04" East, a distance of 43.26 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
4. South 10°44'23" West, a distance of 71.73 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the left;

5. An arc distance of 24.20 feet along said non-tangent curve to the left, with a Radius of 19,345.50 feet, a Delta Angle of $00^{\circ}04'18''$, and a Chord Bearing and Distance of South $13^{\circ}30'57''$ East, 24.20 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the line common to said 523.74 acre tract and said 150.083 acre tract;
6. THENCE, South $67^{\circ}56'46''$ West ($S70^{\circ}35'00''W$), along the line common to said 523.74 acre tract and said 150.083 acre tract, a distance of 15.17 feet to the **POINT OF BEGINNING** and containing a computed area of 0.097 of one acre (4,225 square feet) of land, more or less.

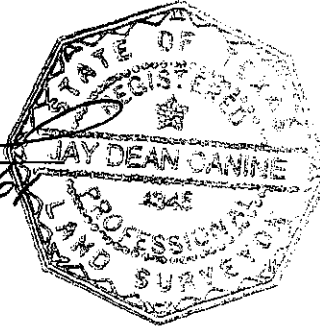
This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration Number 4345

2/8/01



SURVCON INC.
5316 Highway 290, Suite 480
Austin, Texas 78735
(512) 899-8282
January 7, 2001

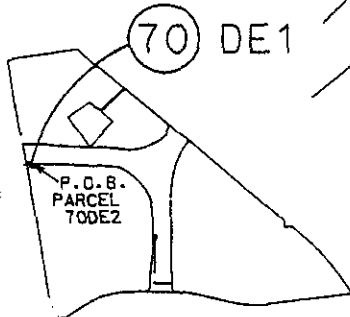
SURVEY LEGEND

- = FOUND TXDOT BRASS DISK IN CONCRETE
- = SET TXDOT BRASS DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- └ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = BASELINE
- ⊗ = UTILITY POLE

JACOB M. HARRELL SURVEY
A-284

ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

RICHARD WEST SURVEY
A-642



WHOLE PROPERTY INSET
N.T.S.

AUSTIN WHITE LIME
COMPANY
150.083 ACRES
TRACT I
779/477
O.R.W.C.T.
6922/2051
R.P.R.T.C.T.

P.O.B.
PARCEL 70DE1
X=3,126,124.31
Y=10,145,180.32
STA. 288+23.93
206.28' RT.

L=135.11'
R=19,360.50'
Δ=00°23'59"
C=N13°21'30"W
135.11'

PROPOSED
R.O.W.
LOOP 1

S67°56'46"W
15.17'

70 DE1

N76°28'56"E
44.09'

S10°44'23"W
71.73'

L=24.20'
R=19,345.50'
Δ=00°04'18"
C=S13°30'57"E
24.20'

S13°31'04"E
43.26'

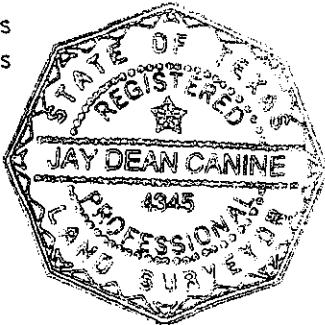
ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP IS BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS

ACREAGE
SUMMARY
(SQ.FT.)

WHOLE PROPERTY	
AREA ACQUIRED	0.097 (4,225)
REMAINDER LEFT	
REMAINDER RIGHT	



S.H.45
PARCEL PLAT
FOR PARCEL 70 DE1
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL

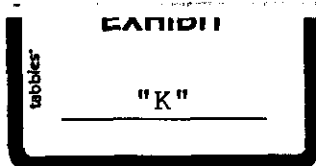


SURVCON INC.
PROFESSIONAL SURVEYORS

5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: austin@survcon.com

SCALE: 1" = 50'	JOB #: 417-658
DATE: FEB 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR70DEPT1
CHECKED BY: LWS	

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
DATE: 2/8/01



County: Williamson
Highway: State Highway 45
Limits: From West of US 183 to FM 685
CSJ:

Property Description for Parcel 70DE 2

Being all that certain 0.198 of one acre (8,625 square feet) tract of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a called 523.74 acre tract, referred to as Tract 2(A), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 0.198 of one acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

BEGINNING at a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X= 3,125,724.10, Y=10,145,018.19) set in a non-tangent curve to the left in the proposed westerly right-of-way line of Loop 1, the southerly line of said 523.74 acre tract and the northerly line of a called 150.083 acre tract described as Tract I as conveyed to Austin White Lime Company by deed, recorded in Volume 779, Page 477 O.R.W.C.T. and Volume 6922, Page 2051 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) at 220.04 feet left of and perpendicular to Loop 1 Baseline Station 287+55.38, said point being the southeast corner of the herein described tract;

1. THENCE, South 67°56'46" West (S70°35'00"W), along the line common to said 523.74 acre tract and said 150.083 acre tract, a distance of 11.63 feet to a 1/2-inch iron rod with TxDOT aluminum cap for an angle point;

THENCE, crossing said 523.74 acre tract, the following five courses:

2. North 32°31'08" East, a distance of 2.07 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the right;
3. An arc distance of 479.43 feet along said curve to the right, with a Radius of 25,741.50 feet, a Delta Angle of 01°04'02" and a Chord Bearing and Distance of North 11°54'25" West, 479.43 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the end of said curve;
4. North 06°39'13" West, a distance of 183.91 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the beginning of a non-tangent curve to the right;

5. An arc distance of 199.69 feet along said curve to the right, with a Radius of 23,128.31 feet, a Delta Angle of $00^{\circ}29'41''$ and a Chord Bearing and Distance of North $11^{\circ}06'58''$ West, 199.69 feet to a ½-inch iron rod with TxDOT aluminum cap set for the end of said curve;
6. North $75^{\circ}45'40''$ East, a distance of 10.02 feet to a ½-inch iron rod with TxDOT aluminum cap set in the arc of a non-tangent curve to the left in the proposed westerly right-of-way line of Loop 1 at 200.00 feet left of and perpendicular to Loop 1 Baseline Station 296+09.66;

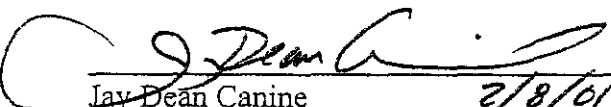
THENCE, along the proposed westerly right-of-way line of Loop 1, the following three courses:

7. An arc distance of 200.60 feet along said non-tangent curve to the left, with a Radius of 23,118.31 feet, a Delta Angle of $00^{\circ}29'50''$ and a Chord Bearing and Distance of South $11^{\circ}06'57''$ East, 200.60 feet to a TxDOT brass disk in concrete set for the end of said curve;
8. South $06^{\circ}39'13''$ East, a distance of 183.91 feet to a TxDOT brass disk in concrete set for the beginning of a non-tangent curve to the left;
9. At an arc distance of 231.40 feet pass a TxDOT brass disk in concrete set at 217.74 feet left of and perpendicular to Loop 1 Baseline Station 290+00, continuing for a total arc distance of 478.36 feet along said non-tangent curve to the left, with a Radius of 25,731.50 feet, a Delta Angle of $01^{\circ}03'55''$ and a Chord Bearing and Distance of South $11^{\circ}54'24''$ East, 478.35 feet to the **POINT OF BEGINNING** and containing a computed area of 0.198 of one acre (8,625 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration Number 4345

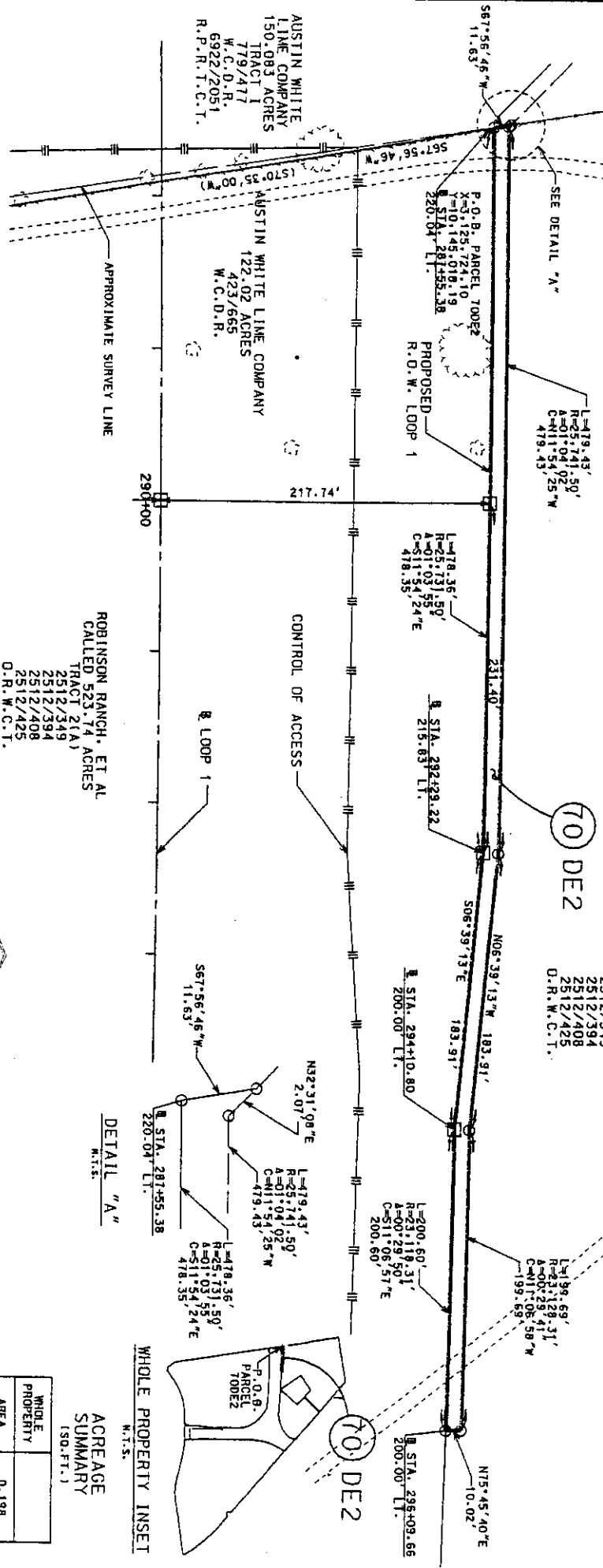


SURVCON INC.
5316 Highway 290, Suite 480
Austin, Texas 78735
(512) 899-8282
February 7, 2001

JACOB M. HARRELL
SURVEY A-204

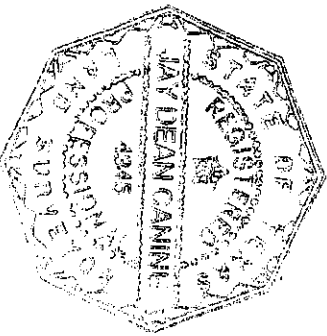
SURVEY LEGEND

- = FOUND TxDOT BRASS DISK IN CONCRETE
 - = SET TxDOT BRASS DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - = PROPERTY LINE
 - = BASELINE
 - = UTILITY POLE
- Q CURVE DATA
- | | |
|----|------------------|
| L | = 4,728.88' |
| R | = 22,918.31' |
| Δ | = 11°49'20" |
| CB | = N12°59'28"W |
| CD | = 4,720.50' |
| PC | = 263+95.61 |
| PT | = 311+24.50 |
| PI | = 287+68.48 |
| X | = 3,125.818-.07 |
| Y | = 10,145.044-.72 |



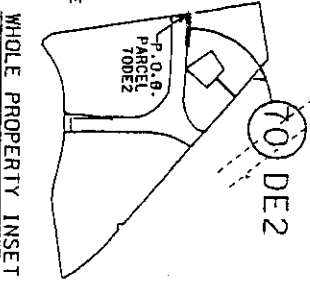
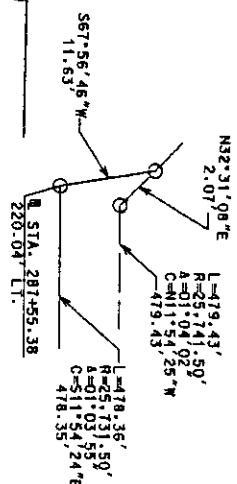
NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION SHOWN ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D-E. INDICATES DRAINAGE EASEMENT
5. P-U-E. INDICATES PUBLIC UTILITY EASEMENT
6. O-R-W-C-T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W-C-P-R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W-C-D-R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R-P-R-T-C-T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T-C-P-R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T-C-D-R. INDICATES TRAVIS COUNTY DEED RECORDS



JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4345
DATE: 2/8/04

DETAIL "A"



WHOLE PROPERTY INSET

ACREAGE SUMMARY

WHOLE PROPERTY	AREA
ACQUIRED	0.198
REMAINDER LEFT	(8.625)
REMAINDER RIGHT	

S.H.45
PARCEL PLAT
FOR PARCEL 70 DE2
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: GUSTINGSURVCON.COM

SCALE: 1" = 100'	JOB #: 417-658
DATE: FEB 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PART0DE2.DGN
CHECKED BY: LWS	

County: Williamson
Highway: State Highway 45
Limits: From West of US 183 to FM 685
CSJ:

Property Description for Parcel 70E

Being all that certain 4.034 acre (175,721 square feet) tract of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a called 523.74 acre tract, referred to as Tract 2(A), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 4.034 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

BEGINNING at a Texas Department of Transportation (TxDOT) brass disk in concrete (X=3,128,365.80, Y=10,147,995.15) set at the intersection of the existing westerly right-of-way line of County Road 172 (120 feet wide) described in dedication deed to Williamson County, Texas recorded in Volume 1130, Page 547 O.R.W.C.T. and the proposed southerly right-of-way line of State Highway 45 (SH 45) at 615.75 feet right of and perpendicular to SH 45 Baseline Station 489+97.39, said point being the most easterly southeast corner of the herein described tract;

THENCE, crossing said 523.74 acre tract and along the proposed southerly right-of-way line of SH 45, the following six courses:

1. North 16°50'56" West, a distance of 111.88 feet to a TxDOT brass disk in concrete set for an angle point;
2. North 12°23'54" West, a distance of 180.70 feet to a TxDOT brass disk in concrete set for an angle point;
3. North 57°23'53" West, a distance of 97.58 feet to a TxDOT brass disk in concrete set for an angle point;
4. South 77°36'07" West, a distance of 280.90 feet to a TxDOT brass disk in concrete set for an angle point;
5. South 82°56'26" West, a distance of 585.75 feet to a TxDOT brass disk in concrete set for an angle point;

6. South 77°36'07" West, a distance of 305.89 feet to a ½-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of and perpendicular to SH 45 Baseline Station 477+49.71 for the most westerly southwest corner of the herein described tract;

THENCE, departing said proposed southerly right-of-way line of SH 45 and crossing said 523.74 acre tract, the following five courses:

7. North 12°23'53" West, a distance of 75.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
8. North 77°36'07" East, a distance of 90.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
9. South 12°23'53" East, a distance of 25.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
10. North 77°36'07" East, a distance of 971.02 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
11. North 12°36'06" West, a distance of 362.00 feet to a ½-inch iron rod with TxDOT aluminum cap set at 212.00 feet left of and perpendicular to SH 45 Baseline Station 488+09.45 in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following four courses:

12. North 77°36'07" East, a distance of 120.69 feet to a TxDOT brass disk in concrete set for an angle point;
13. North 34°02'26" East, a distance of 82.54 feet to a TxDOT brass disk in concrete set for an angle point and the beginning of a non-tangent curve to the right;
14. An arc distance of 127.20 feet along said curve to the right, with a Radius of 3,080.47 feet, a Delta Angle of 02°21'57", and a Chord Bearing and Distance of North 09°35'18" West, 127.19 feet to a TxDOT brass disk in concrete set for the end of said curve;
15. North 01°08'44" West, a distance of 106.83 feet to a TxDOT brass disk in concrete set in the existing westerly right-of-way line of said County Road 172 and the easterly line of said 523.74 acre tract, at 500.70 feet left of and perpendicular to SH 45 Baseline Station 490+17.03, being in the arc of a non-tangent curve to the left and being the northeast corner of the herein described tract;

EXHIBIT _____ Page 3 of 6 Pages

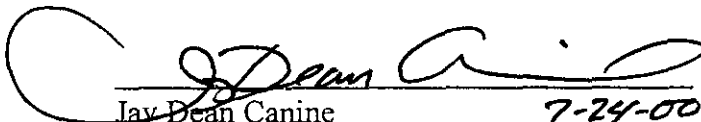
THENCE, along the existing westerly right-of-way line of said County Road 172 and the easterly line of said 523.74 acre tract, the following three courses:

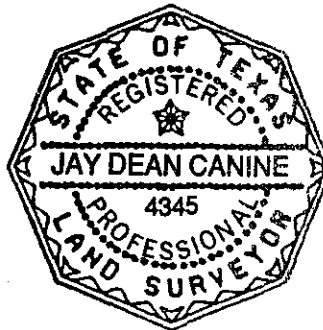
16. An arc distance of 419.36 feet along said curve to the left, with a Radius of 3,720.44 feet, a Delta Angle of $06^{\circ}27'29''$, and a Chord Bearing and Distance of South $09^{\circ}22'21''$ East, 419.13 feet to a ½-inch iron rod with TxDOT aluminum cap set for the end of said curve;
17. South $12^{\circ}36'06''$ East ($S10^{\circ}49'30''$ E), a distance of 694.42 feet to a ½-inch iron rod with TxDOT aluminum cap set for the beginning of a tangent curve to the left;
18. An arc distance of 3.48 feet along said curve to the left, with a Radius of 2,060.00 feet, a Delta Angle of $00^{\circ}05'48''$, and a Chord Bearing and Distance of South $12^{\circ}39'28''$ East, 3.48 feet to the **POINT OF BEGINNING** and containing a computed area of 4.034 acres (175,721 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration Number 4345
7-24-00



SURVCON INC.
5316 Highway 290, Suite 480
Austin, Texas 78735
(512) 899-8282
July 14, 2000

JACOB M. HARRELL
SURVEY, A-284

ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

- SURVEY LEGEND**
- FOUND TXDOT BRASS DISK IN CONCRETE
 - SET TXDOT BRASS DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE

ACREAGE
SUMMARY
(SQ.FT.)

WHOLE PROPERTY	
AREA ACQUIRED	175.721
REMAINER LEFT	
REMAINER RIGHT	

S.H. 45
PARCEL PLAT
FOR PARCEL 70E
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL



SURVCON INC.
PROFESSIONAL SURVEYORS

5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701

TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: austin@survcon.com

SCALE: 1" = 100'

DATE: JUNE 2000

DRAWN BY: JJC

CHECKED BY: WJM

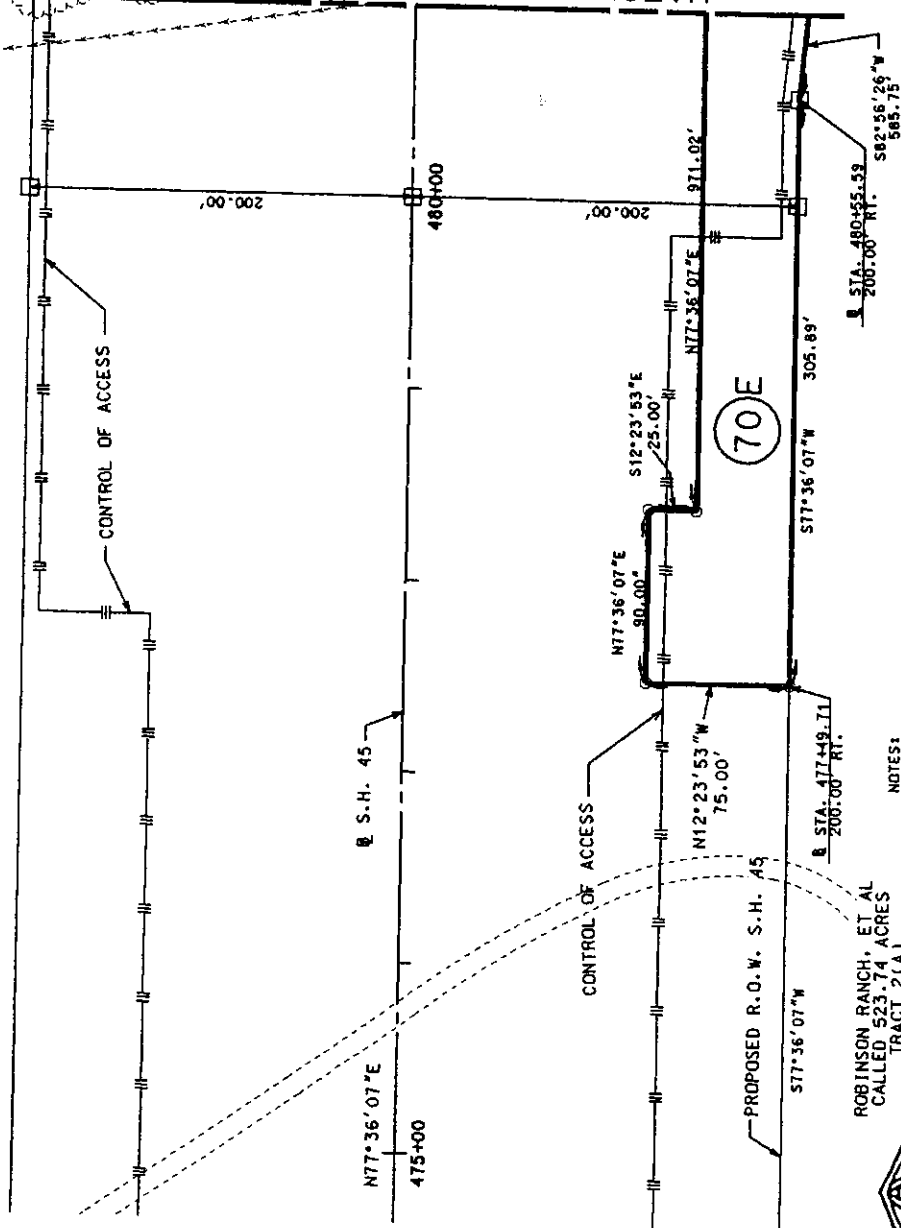
JOB #: 417-658

F.B. #: SH 45

CAD FILE: par70E-sh1-1

SHEET 4 OF 6

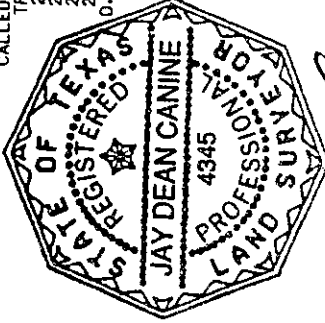
MATCH LINE SHEET 5 OF 6



NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. RAD-83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP IS BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS

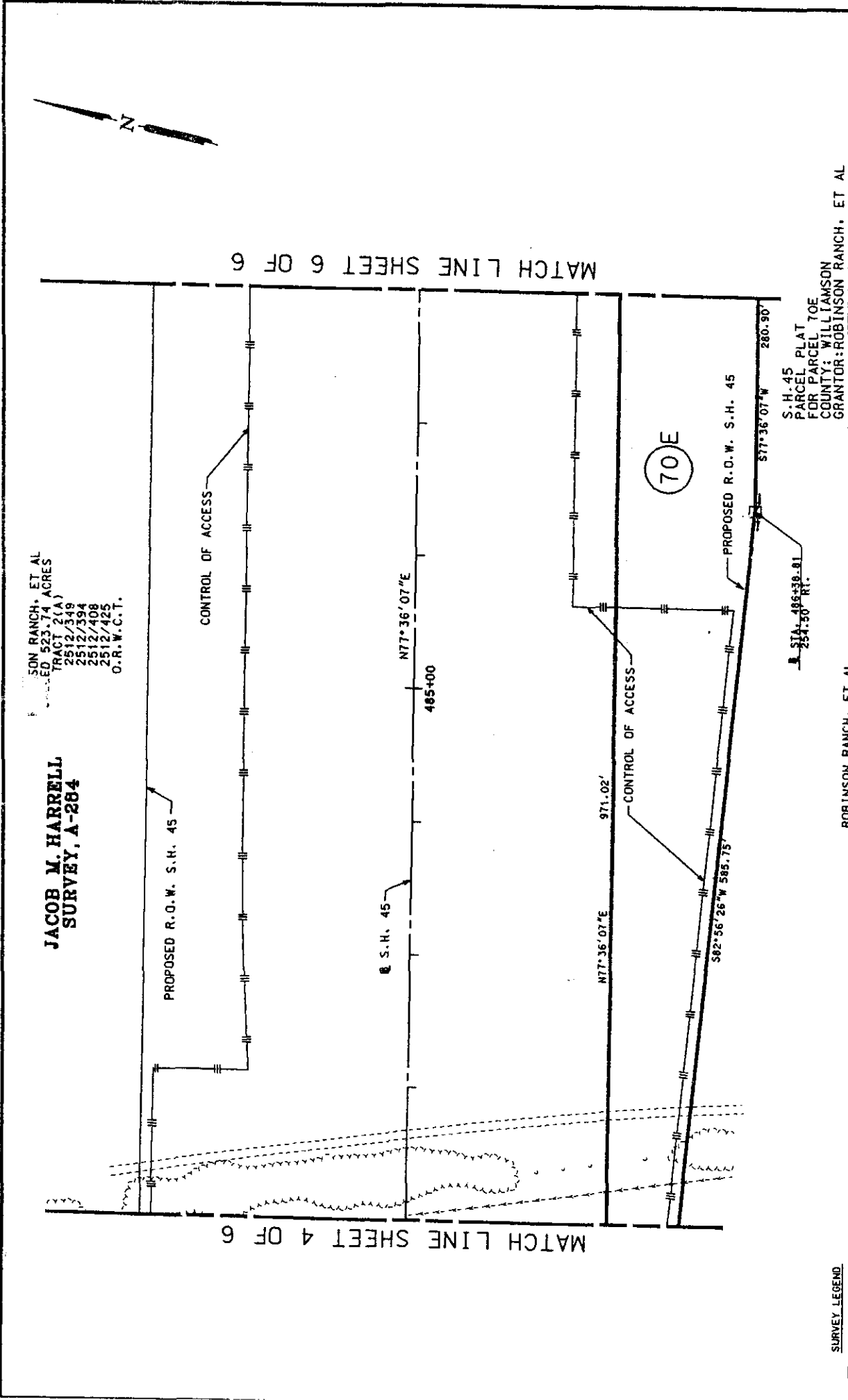
ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.



Jay Dean Canine
DATE: 7-24-00

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

I:\417658\dr\offline\shd\parcels\par70e-sh2.dwg 24 JUN 2000 13:29:57



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282. FAX (512) 899-9390
EMAIL: austin@survcon.com

SCALE: 1" = 100'
DATE: JUNE 2000
DRAWN BY: JJC
CHECKED BY: WJM

JOB #: 417-658
F.B. #: SH 45
CAD FILE: par70e-sh2
SHEET 5 OF 6

SURVEY LEGEND

- FOUND TXDOT BRASS DISK IN CONCRETE
- SET TXDOT BRASS DISK IN CONCRETE
- SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ FOUND 4" x 4" CONCRETE MONUMENT
- △ CALCULATED POINT
- P PROPERTY LINE
- B BASELINE
- ⊘ UTILITY POLE

SON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

S.H. 45
PARCEL PLAT
FOR PARCEL 70E
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL

JACOB M. HARRELL
SURVEY, A-284

MATCH LINE

ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

TEXAS POWER & LIGHT
COMPANY
100' WIDE EASEMENT
790/487
W.C.D.R.

L=127.20'
R=3,080.47'
A=02°21'57"
C=N09°35'18"W
127.19'

B STA. 489+89.95
268.88' LT.

B STA. 489+30.14
212.00' LT.

N 77°36'07"E
120.69'

B STA. 488+09.45
212.00' LT.

CONTROL
OF ACCESS

MATCH LINE SHEET 5 OF 6

362.00'

N12°36'06"W

CONTROL
OF ACCESS

N77°36'07"E
971.02'

70E

490+00.00
COUNTY ROAD (C.R.) 172
(120' WIDE) 1130/547 O.R.W.C.T.

S77°36'07"W 280.90'

B STA. 488+19.71
254.50' RT.

B STA. 489+88.71
323.50' RT.

ROBINSON RANCH, ET AL
CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

TEXAS POWER & LIGHT
COMPANY
100' WIDE EASEMENT
790/487
W.C.D.R.

N12°23'54"W
180.70'

B STA. 489+88.71
504.20' RT.

P.O.B. PARCEL 70E
X=3,128,365.80
Y=10,147,995.15
B STA. 489+97.39
615.75' RT.

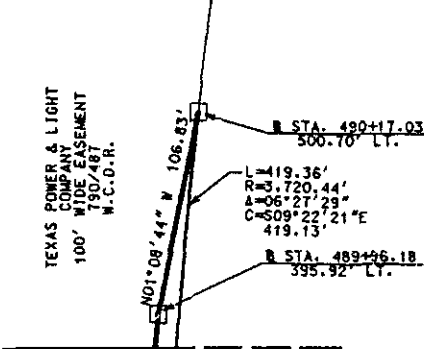
B STA. 489+97.39
612.27' RT.

L=3.48'
R=2,060.00'
A=00°05'48"
C=S12°39'28"E
3.48'

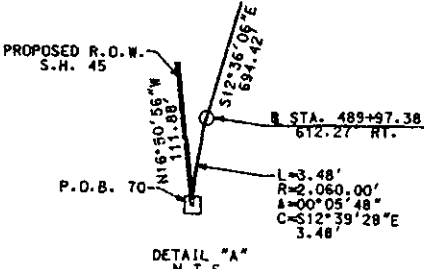
SEE
DETAIL 'A'

SURVEY LEGEND


- = FOUND TXDOT BRASS DISK IN CONCRETE
- = SET TXDOT BRASS DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- B = BASELINE
- ⊙ = UTILITY POLE



MATCH LINE



S.H.45
PARCEL PLAT
FOR PARCEL 70E
COUNTY: WILLIAMSON
GRANTOR:ROBINSON RANCH, ET AL

 SURVCON INC. PROFESSIONAL SURVEYORS 5316 HWY. 290 WEST, SUITE 480 AUSTIN, TEXAS 78701 TELEPHONE (512) 899-8282, FAX (512) 899-9390 EMAIL: gusting@survcon.com	
SCALE: 1" = 100'	JOB #: 417-658
DATE: JUNE 2000	F.B. #: SH 45
DRAWN BY: JJC	CAD FILE: par70E-sh+3
CHECKED BY: WJM	SHEET 6 OF 6



Prepared By: SURVCON INC.
Charles G. Clark
Date: 03 October, 2001

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ:

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From McNeil Rd./CR 171 to Greenlawn Blvd.

PARCEL NO: 71

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

EXHIBIT __ Page 1 of 5 Pages

County: Williamson
Highway: State Highway 45
Limits: From West of US 183 to FM 685
CSJ:

Property Description for Parcel 71

Being all that certain 6.029 acre (262,623 square feet) tract of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a called 34.14 acre tract, referred to as Tract 2(B), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 6.029 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

BEGINNING at a Texas Department of Transportation (TxDOT) bronze disk in concrete (X = 3,128,472.35, Y = 10,148,068.58) set at the intersection of the existing easterly right-of-way line of County Road 172 (120 feet wide) described in dedication deed to Williamson County, Texas by deed recorded in Volume 1130, Page 547 O.R.W.C.T. and the proposed southerly right-of-way line of State Highway 45 (SH 45) at 566.90 feet right of and perpendicular to SH 45 Baseline Station 491+17.22, said point being the southwest corner of the herein described tract;

THENCE, along the existing easterly right-of-way line of said County Road 172 and the westerly line of said 34.14 acre tract, the following two courses:

1. North 12°36'06" West (N 10°49'30"W), 649.48 feet to a ½-inch iron rod with TxDOT aluminum cap set for the beginning of a curve to the right;
2. An arc distance of 565.91 feet along said curve to the right, with a Radius of 3,600.44 feet, a Delta Angle of 09°00'20", and a Chord Bearing and Distance of North 08°05'56" West, 565.33 feet to a TxDOT bronze disk in concrete set at 646.31 feet left of and perpendicular to SH 45 Baseline Station 491+57.29, being in the proposed northerly right-of-way line of SH 45, and being the northwest corner of the herein described tract;

November 2001

Parcel 71

Page 2 of 3

EXHIBIT __ Page 2 of 5 Pages

THENCE, crossing said 34.14 acre tract and along the proposed northerly right-of-way line of SH 45, the following four courses:

3. South 08°33'45" East, a distance of 262.08 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
4. An arc distance of 81.57 feet along said curve to the left, with a Radius of 2,936.47 feet, a Delta Angle of 01°35'30", and a Chord Bearing and Distance of South 09°13'20" East, 81.57 feet to a TxDOT bronze disk in concrete set for the end of said curve;
5. South 55°44'22" East, a distance of 102.94 feet to a TxDOT bronze disk in concrete set for an angle point;
6. North 77°36'07" East, a distance of 409.03 feet to a TxDOT bronze disk in concrete set in the existing westerly right-of-way line of Old County Road 172 (width varies) and being in the easterly line of said 34.14 acre tract, at 228.50 feet left of and perpendicular to SH 45 Baseline Station 496+14.92 and being the northeast corner of the herein described tract;

THENCE, along the existing westerly right-of-way line of said Old County Road 172 and the easterly line of said 34.14 acre tract, the following three courses:

7. South 20°23'23" East (S 18°44'00"E), a distance of 394.70 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
8. South 69°31'36" West (S 71°11'01"W), a distance of 52.78 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
9. South 19°58'23" East (S 18°19'00"E), a distance of 76.89 feet to a ½-inch iron rod with TxDOT aluminum cap set in said proposed southerly right-of-way line of SH 45 at 246.00 feet right of and perpendicular to SH 45 Baseline Station 496+27.68, and being the most southerly southeast corner of the herein described tract;

THENCE, crossing said 34.14 acre tract and along the proposed southerly right-of-way line of SH 45, the following four courses:

10. South 77°36'07" West, a distance of 414.47 feet to a TxDOT bronze disk in concrete set for an angle point;
11. South 32°36'07" West, a distance of 113.84 feet to a TxDOT bronze disk in concrete set for an angle point;

November 2001

Parcel 71

Page 3 of 3

EXHIBIT __ Page 3 of 5 Pages

12. South 12°23'54" East, a distance of 63.33 feet to a TxDOT bronze disk in concrete set for an angle point;
13. South 07°23'56" East, a distance of 177.75 feet to the **POINT OF BEGINNING** and containing a computed area of 6.029 acres (262,623 square feet) of land, more or less.

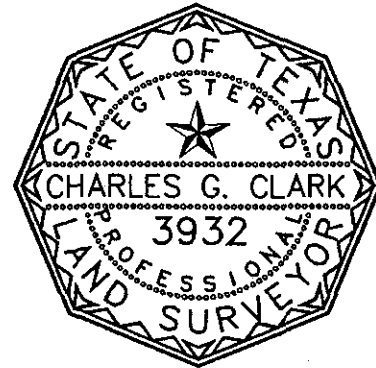
This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.

Charles G. Clark 11/19/01

Charles G. Clark
Registered Professional Land Surveyor
Texas Registration Number 3932



SURVCON INC.
400 West 15th St., Suite 1030
Austin, TX 78701
(512) 457-7870
October, 2001

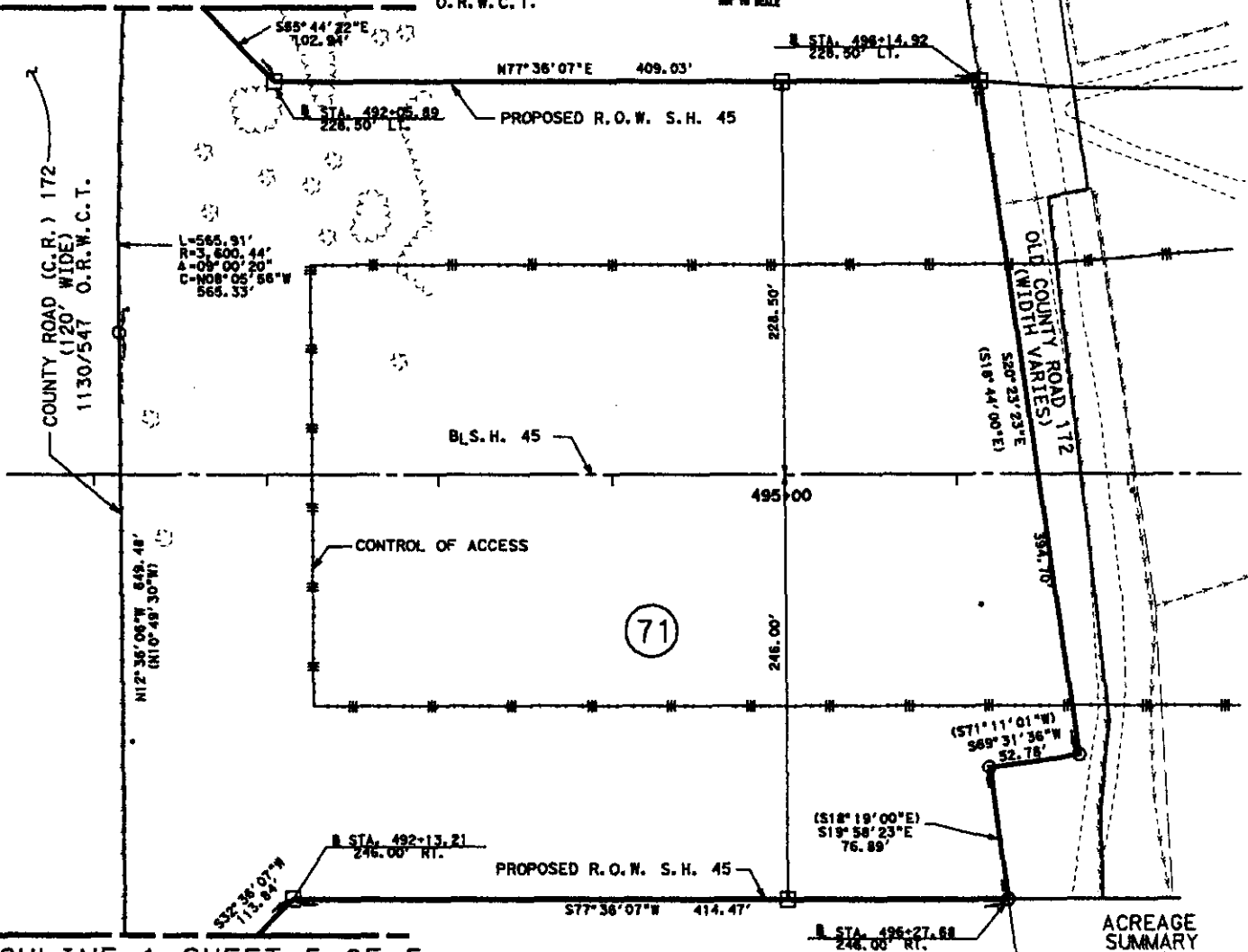
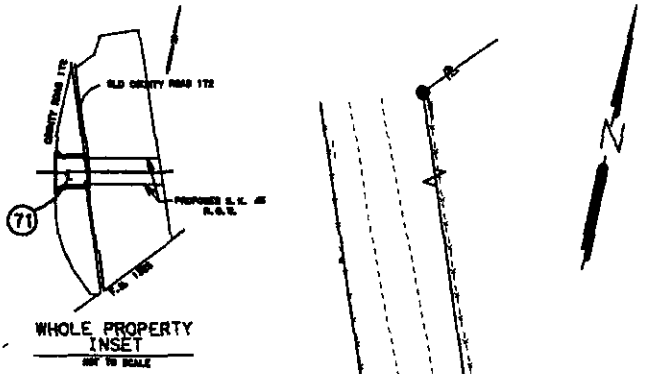
SURVEY LEGEND

- - FOUND TXDOT BRONZE DISK IN CONCRETE
- - SET TXDOT BRONZE DISK IN CONCRETE
- - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ - FOUND 4" x 4" CONCRETE MONUMENT
- △ - CALCULATED POINT
- - PROPERTY LINE
- - BASELINE
- ⊗ - UTILITY POLE

**JACOB M. HARRELL
SURVEY, A-284**

ROBINSON RANCH, ET AL
34.14 ACRES
TRACT 2(B)
2512/349
2512/394
2512/408
2512/425
O. R. W. C. T.

MATCHLINE 2 SHEET 5 OF 5



MATCHLINE 1 SHEET 5 OF 5

ROBINSON RANCH, ET AL
34.14 ACRES
TRACT 2(B)
2512/349
2512/394
2512/408
2512/425
O. R. W. C. T.

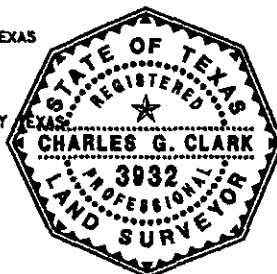
**ACREAGE
SUMMARY
(SQ. FT.)**

WHOLE PROPERTY	34.140 (1,487,139)
AREA ACQUIRED	6.029 (262,623)
REMAINDER LEFT	9.196 (400,665)
REMAINDER RIGHT	18.913 (823,850)

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP IS BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
- W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS

S.H. 45
PARCEL PLAT
FOR PARCEL 71
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870 FAX (512) 320-0898
EMAIL: austin@survcon.com

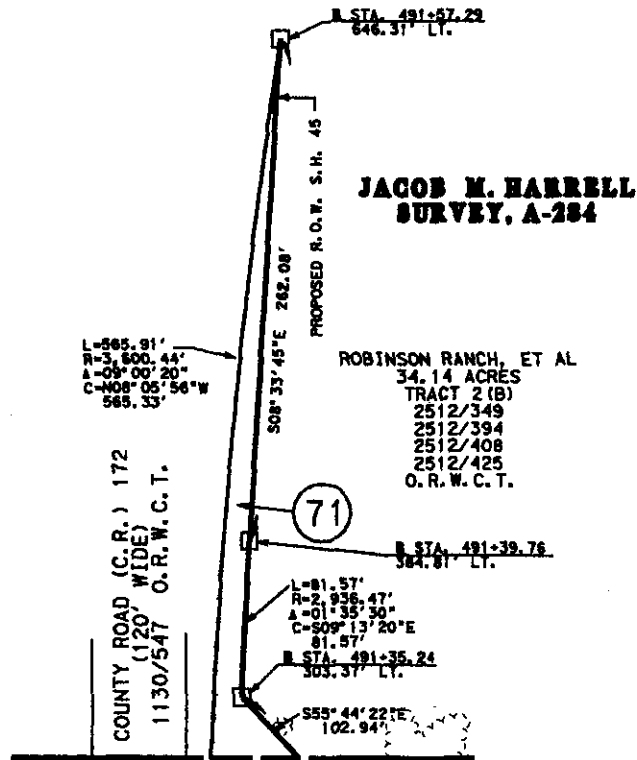
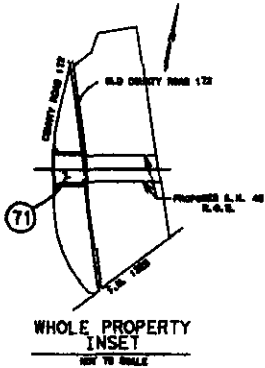
SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: JKB	CAD FILE: par71-sht-1
CHECKED BY: WJM	SHEET 1 OF 2

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

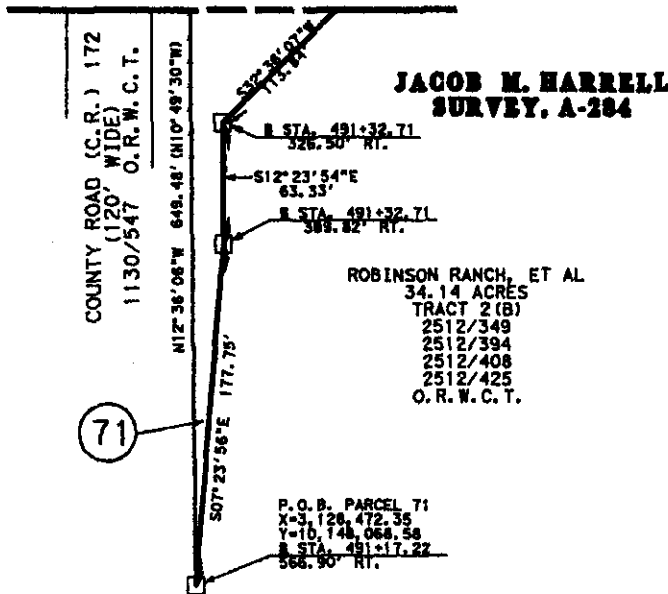
DATE: 11/19/01

SURVEY LEGEND

- - FOUND TXDOT BRONZE DISK IN CONCRETE
- - SET TXDOT BRONZE DISK IN CONCRETE
- - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ - FOUND 4" x 4" CONCRETE MONUMENT
- △ - CALCULATED POINT
- R - PROPERTY LINE
- B - BASELINE
- Q - UTILITY POLE




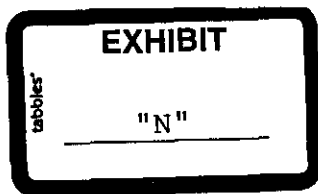
MATCHLINE 1 SHEET 4 OF 5



MATCHLINE 2 SHEET 4 OF 5

S.H. 45
PARCEL PLAT
FOR PARCEL 71
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH, ET AL

	
SURVCON INC. PROFESSIONAL SURVEYORS 400 WEST 15TH STREET, SUITE 1030 AUSTIN, TEXAS 78701 TELEPHONE (512) 457-7870, FAX (512) 320-0898 EMAIL: austin@survcon.com	
SCALE: 1" = 100'	JOB #: 417-658
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: JKB	CAD FILE: par71-sht-2
CHECKED BY: WJM	SHEET 2 OF 2



Prepared By: SURVCON INC.
Charles G. Clark
Date: 24 June, 2002
Updated: 15, October 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-011

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From McNeil Rd./CR 171 to Greenlawn Blvd.

PARCEL NO: 116

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

Revised October 2002
July 2000
Parcel 116
Page 1 of 4

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-011

Property Description for Parcel 116

Being all that certain 16,422 square feet (0.377 of one acre) parcel of land situated in the Jacob M. Harrell Survey, A-284 of Williamson County, Texas and being out of and a part of Old County Road 172 as occupied, and also being out of a portion of a called 1.08 acre tract as conveyed to Austin White Lime Company by a quitclaim deed recorded in Volume 2056, Page 472 of the Official Records of Williamson County Texas, (O.R.W.C.T.). Said 16,422 square feet (0.377 of one acre) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 5/8-inch iron rod found in the existing easterly right-of-way line of Old County Road 172 (width varies), for the northwest corner of a called 102.64 acre tract as conveyed to 35/45 Investors, L.P. and recorded in document number 9903480 of the O.R.W.C.T.; thence as follows:

South 20°37'22" East (North 17°51'34" West), along the existing easterly right-of-way line of said Old County Road 172 and the westerly line of said 102.64 acre tract a distance of 1,502.03 feet to a Texas Department of Transportation (TxDOT) bronze disk in concrete (X=3,128,841.71, Y=10,148,959.93) set in the easterly line of said Old County Road 172 and lying on the proposed northerly right-of-way line of State Highway 45 (SH 45) at 224.36 feet left of and perpendicular to SH 45 Proposed Baseline Station 496+69.34, for the **POINT OF BEGINNING** and being the northeast corner of the herein described parcel;

1. **THENCE** South 20°09'52" East (North 17°51'34" West), continuing along the existing easterly right-of-way line of said Old County Road 172 and the westerly line of said 102.64 acre tract, a distance of 59.47 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point, being the most northerly northeast corner of an abandoned portion of Old County Road 172, a called 1.31 acre tract, recorded in Volume 47, Page 35 of the Williamson County Deed Records;

Revised October 2002

July 2000

Parcel 116

Page 2 of 4

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE South 67°13'08" West (North 69°31'26" East), along the existing easterly right-of-way line of said Old County Road 172, the westerly line of said 102.64 acre tract and the northerly line of said 1.31 acre abandonment, a distance of 23.15 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point in the westerly line of said 1.31 acre abandonment;

THENCE, along the existing easterly right-of-way line of said Old County Road 172, the westerly line of said 102.64 acre tract and the westerly line of said 1.31 acre abandonment, the following three courses:

3. South 18°35'22" East (North 16°17'04" West), a distance of 305.73 feet to an angle point, from which a 1/2-inch iron rod found bears South 49°43' West, a distance of 1.02 feet;
4. South 06°18'07" East (North 03°59'49" West), a distance of 51.00 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
5. South 13°17'07" East (North 10°58'53" West), a distance of 52.61 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the proposed southerly right-of-way line of SH 45 at 246.00 feet right of and perpendicular to SH 45 Baseline Station 496+82.97, said point being the southeast corner of the herein described parcel;
6. THENCE, South 77°36'07" West, crossing said Old County Road 172 and along the proposed southerly right-of-way line of SH 45, a distance of 55.29 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the existing westerly right-of-way line of said Old County Road 172 and being in the easterly line of a called 34.14 acre tract, referred to as Tract 2(B), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the O.R.W.C.T.; Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T., and Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T.; at 246.00 feet right of and perpendicular to SH 45 Baseline Station 496+27.68 and being the southwesterly corner of herein described parcel;

THENCE, along said existing westerly right-of-way line of Old County Road 172 and said easterly line of said 34.14 acre tract, the following three courses:

Revised October 2002

July 2000

Parcel 116

Page 3 of 4

EXHIBIT _____ Page _____ of _____ Pages

7. North 19°58'23" West (North 18°19'00" West), a distance of 76.89 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
8. North 69°31'36" East (North 71°11'01" East), a distance of 52.78 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
9. North 20°23'23" West (North 18°44'00" West), a distance of 394.70 feet to a TxDOT bronze disk in concrete set in said proposed northerly right-of-way line of SH 45 at 228.50 feet left of and perpendicular to SH 45 Baseline Station 496+14.92, and being the most northwesterly corner of the herein described parcel;
10. THENCE North 81°57'15" East, crossing said Old County Road 172 and along said proposed northerly right-of-way line of SH 45, a distance of 54.57 feet to the **POINT OF BEGINNING** and containing a computed area of 16,422 square feet (0.377 of one acre) of land, more or less.

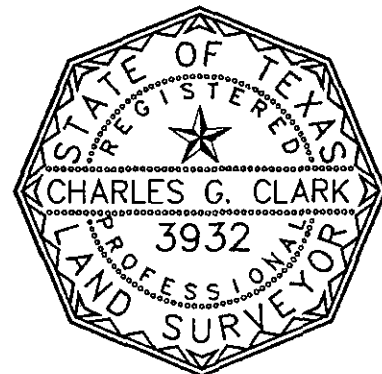
This Metes and Bounds description is accompanied by a survey plat having the same date.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.

Chas J. Chla 10/15/02

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration No. 3932



SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
Revised October 2002

SURVEY LEGEND

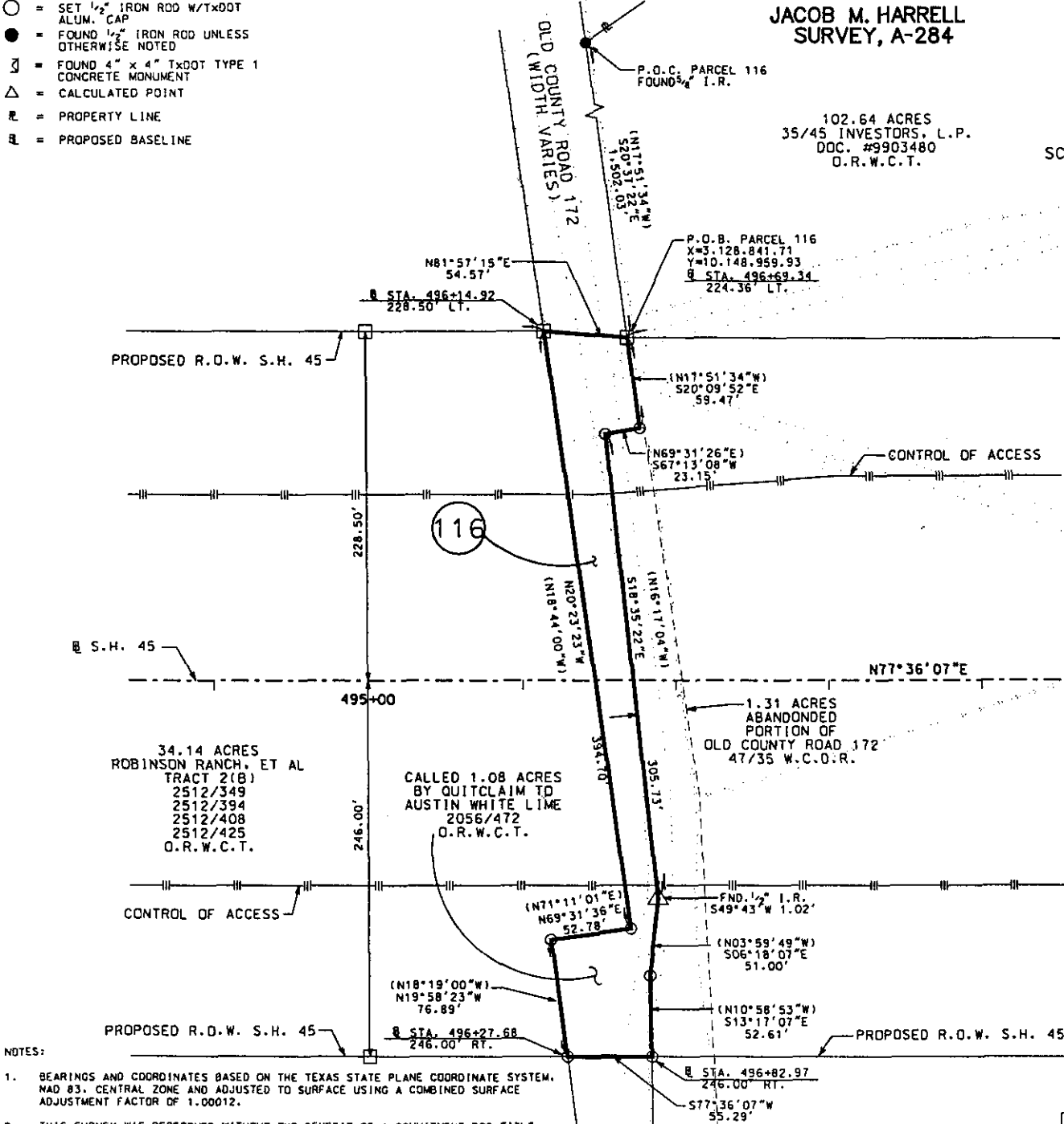
- = FOUND 1x00T BRONZE DISK IN CONCRETE
- = SET 1x00T BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/1x00T ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" 1x00T TYPE 1 CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = PROPOSED BASELINE

EXHIBIT PAGE OF PAGES

JACOB M. HARRELL
SURVEY, A-284

102.64 ACRES
35/45 INVESTORS, L.P.
DOC. #9903480
O.R.W.C.T.

SCALE: 1" = 100'



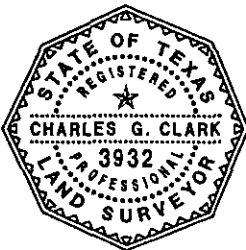
NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

DATE: 10/15/02

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932
NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
16 OCT 2002 11:00:33
Z:\4171031_H45\drafting\SH45PARCELS\par116-sh11.dgn



AQUISITION
SUMMARY
(ACRES)

WHOLE PROPERTY	-
AREA ACQUIRED	16.422 (0.377)
REMAINDER LEFT	-
REMAINDER RIGHT	-

S.H. 45
CSJ: 0683-06-011
PARCEL PLAT
FOR PARCEL 116
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL
REVISED: OCTOBER 2002



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: JUNE 2000	F.B. #: SH 45
DRAWN BY: JJC	SHEET 1 OF 1
CHECKED BY: WJM	PAGE 4 OF 4 PAGES



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002
Updated: 16, October 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 405

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility between a point being the beginning of the seventh call and a point located easterly a distance of 890 feet along the arc of a curve having a Radius of 2,884.79 feet from the beginning of the seventh call; and also between a point being located North 84°43'09" East a distance of 280 feet from the beginning of the eighth call and the end of the ninth call, of the foregoing metes and bounds description.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility between a point being easterly a distance of 890 feet along the arc of a curve having a Radius of 2,884.79 feet from the beginning of the seventh call and a point being located North 84°43'09" East a distance of 280 feet from the beginning of the eighth call, of the foregoing metes and bounds description.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

Revised October, 2002
December, 2001
Parcel 405
Page 1 of 6

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 405

Being all that certain 437,211 square feet (10.037 acres) parcel of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being out of and a part of the 93.591 acre remainder of a called 94.298 acre tract conveyed to Par 620, Ltd., a Texas limited partnership, recorded in Volume 2190, Page 123 of the Official Records of Williamson County, Texas (O.R.W.C.T.) and also being out of and a part of Lot 1, Block A, PAR 620, SECTION ONE, recorded in Cabinet U, Slides 383 and 384 of the Williamson County Plat Records (W.C.P.R.) and Document No. 2001056319 O.R.W.C.T., and Lots 1, 2 and 3, PAR 620, SECTION TWO recorded in Cabinet V, Slides 127 and 128 of the W.C.P.R. and Document No. 2001080035 O.R.W.C.T. Said 437,211 square feet (10.037 acres) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING for a point of reference at a 1/2-inch iron rod found for the most southerly southeast corner of said Par 620, Ltd. tract and the southeast corner of said Lot 3, being the southwest corner of a called 1.00 acre tract conveyed to David Bruce Smith, recorded in Document No. 9658386 O.R.W.C.T. and being in the northerly line of the 4.979 acre remainder of a called 10.5 acre tract as conveyed to Gary Hills, Trustee, recorded in Volume 1412, Page 619, O.R.W.C.T.; thence as follows:

South 68°53'14" West (South 71°07'22" West), along the common line of said Lot 3 and the northerly line of said 4.979 acre remainder tract, a distance of 491.38 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,103,640.78, Y=10,147,248.72) set at 364.24 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 235+68.61 in the proposed northerly right-of-way line of SH 45 for the easternmost corner and **POINT OF BEGINNING**;

1. **THENCE** South 68°53'14" West (South 71°07'22" West), continuing along said common line, a distance of 602.18 feet to a point for a southerly corner of said Lot 2, same being the northwest corner of said 4.979 acre remainder tract and lying in the existing northerly right-of-way line of RM 620 (width varies), as established by a deed to the State of Texas and recorded in Volume 1593, Page 609, O.R.W.C.T., from which a found 1/2-inch iron rod bears North 68°53' East, 0.52 feet;

Revised October, 2002
December, 2001
Parcel 405
Page 2 of 6

EXHIBIT _____ Page _____ of _____ Pages

THENCE, along said existing northerly right-of-way line of R.M. 620, the following three courses:

2. South 84°42'04" West (South 86°58'39" West), a distance of 520.64 feet (521.25 feet) to a point for the beginning of a non-tangent curve to the left, from which a found 1/2-inch iron rod bears North 03°19' East, 0.25 feet;
3. Southwesterly, an arc distance of 285.20 feet (285.21 feet) along said curve to the left, having a Radius of 5,929.58 feet, a Delta Angle of 02°45'21" and a Chord Bearing and Distance of South 83°19'23" West, (South 85°32'50" West), 285.18 feet to a TxDOT bronze disk in concrete found for the end of said non-tangent curve to the left;
4. South 58°28'15" West (South 60°46'17" West), a distance of 334.91 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at the beginning of a non-tangent curve to the left for a southerly corner of said Lot 1, Block A and the easternmost corner of a called 0.707 acre tract conveyed to the City of Austin as recorded in Document No. 2000049046 O.R.W.C.T.;
5. THENCE Southwesterly, an arc distance of 433.12 feet along the common line of said Lot 1, Block A and said 0.707 acre tract, with said curve to the left, having a Radius of 5,804.58 feet, a Delta Angle of 04°16'31" and a Chord Bearing and Distance of South 76°45'05" West, 433.02 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the easterly boundary line of a called 6.790 acre tract conveyed to Barbara T. Raney, et al as recorded in Volume 1999, Page 527, O.R.W.C.T. for the southwest corner of said Lot 1, Block A for the southwest corner of this parcel;
6. THENCE, North 21°01'36" West, (North 18°48'54" West), along the common line of said Lot 1, Block A and said 6.790 acre tract, a distance of 275.08 feet to a 1/2-inch iron rod with TxDOT aluminum cap set on the proposed northerly right-of-way line of SH 45 at 346.89 feet left of and perpendicular to SH 45 Proposed Baseline Station 214+36.04 lying on a curve to the right for the westernmost corner of this parcel;

THENCE, crossing said Lot 1, Block A, said Lots 1, 2 and 3 and said 93.591 acre tract and along the proposed northerly right-of-way line of SH 45, the following three (3) courses:

Revised October, 2002
December, 2001
Parcel 405
Page 3 of 6

EXHIBIT _____ Page _____ of _____ Pages

7. Northeasterly, an arc distance of 915.27 feet with said curve to the right, having a Radius of 2,884.79 feet, with a Delta Angle of $18^{\circ}10'43''$ and a Chord Bearing and Distance of North $75^{\circ}37'39''$ East, 911.44 feet to a TxDOT bronze disk in concrete set for the end of said non-tangent curve to the right;
8. North $84^{\circ}43'09''$ East, a distance of 709.86 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
9. Northeasterly, an arc distance of 580.08 feet with said curve to the right, having a Radius of 5,749.58 feet, with a Delta Angle of $05^{\circ}46'50''$ and a Chord Bearing and Distance of North $87^{\circ}36'34''$ East, 579.84 feet to the **POINT OF BEGINNING** and containing a computed area of 437,211 square feet (10.037 acres) of land, more or less.

This Metes and Bounds description is accompanied by a plat of survey having the same date.
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 10/16/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
Revised October 2002

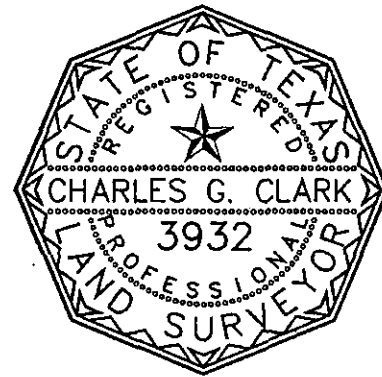


EXHIBIT PAGE OF PAGES

RACHEL SAUL SURVEY, A - 551

LOT 1, BLOCK A
CALLED 22.773 ACRES

LOT 1
CALLED 20.222 ACRES

SCALE: 1" = 100

PAR 020
SECTION TWO
CAB. V. SL. 127-128
W.C.P.R.
DOC. NO. 2001060035
O.R.W.C.T.

CALLED 6.790 ACRES
 BARBARA T. RANEY ET AL
 VOL. 1999, PG. 527
 O.R.W.C.T.

93.591 ACRE REMAINDER
OF A CALLED 94.298 ACRES
PAR 620. LTD.
A TEXAS LIMITED PARTNERSHIP
VOL. 2190. PG. 123
D.R.W.C.T.

PAR 620
SECTION ONE
CAB. U. SL. 383-384
W.C.P.R.
DOC. NO. 2001058318
O.R.W.C.T.

MATCHLINE SHEET 2 OF 3

ACQUISITION SUMMARY

WHOLE PROPERTY	4,076,824 (93,591)
AREA ACQUIRED	437,211 (10,037)
REMAINDER LEFT	3,639,613 (83,554)
REMAINDER RIGHT	-

R.M. 620
(WIDTH VARIES)

S.H.45
PARCEL PLAT
FOR PARCEL 405
CSJ: 0683-06-010
COUNTY: WILLIAMSON
GRANTOR: PAR 620 LTD.
REVISED: OCTOBER 2002

SURVCON INC.



PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE

EST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 457-7871

EMAIL: oustingsurvcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: AUG 2000 F.B. #: S.H. 45

DRAWN BY: DT SHEET 1 OF 3

CHECKED BY: PJY	PAGE 4 OF 6
-----------------	-------------

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932
NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY MANNER OR FORM, ELECTRONIC
MECHANICAL, PHOTOCOPYING, OR OTHERWISE WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVECON INC.
12-061171031 H45*dwg*at*ing*MSH45*PARCEL5*PAR405-sh11.dgn
2/2/2002 2:57:30

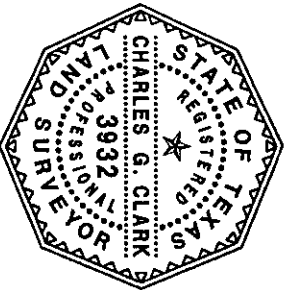
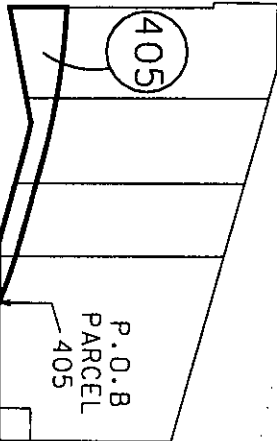
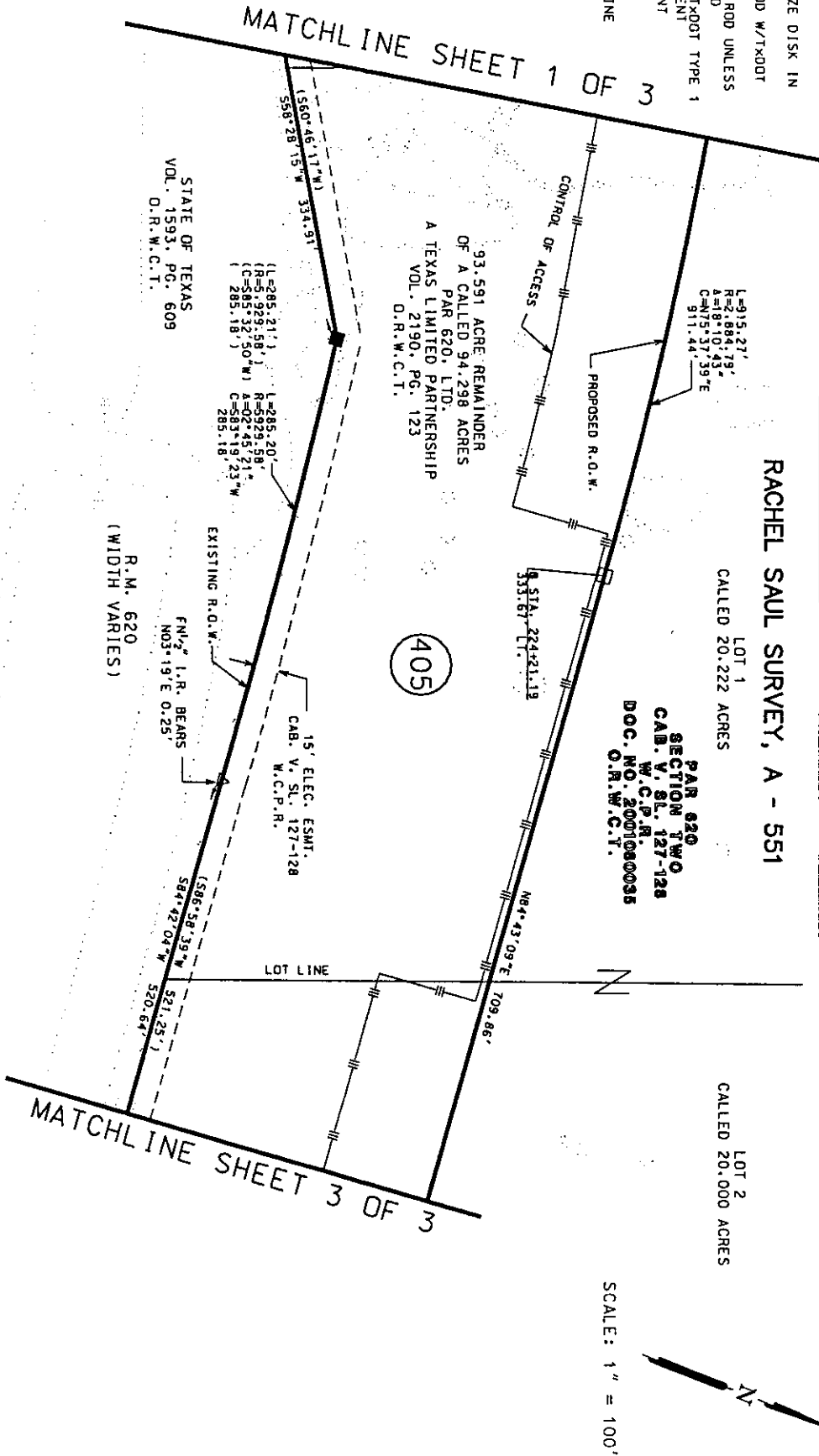


EXHIBIT PAGE OF PAGES

- SURVEY LEGEND**
- = FOUND 1XDOT BRONZE DISK IN CONCRETE
 - = SET 1XDOT BRONZE DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/1XDOT ALUM. CAP
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ = FOUND 4" x 4" 1XDOT TYPE 1 CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - R = PROPERTY LINE
 - RL = PROPOSED BASELINE

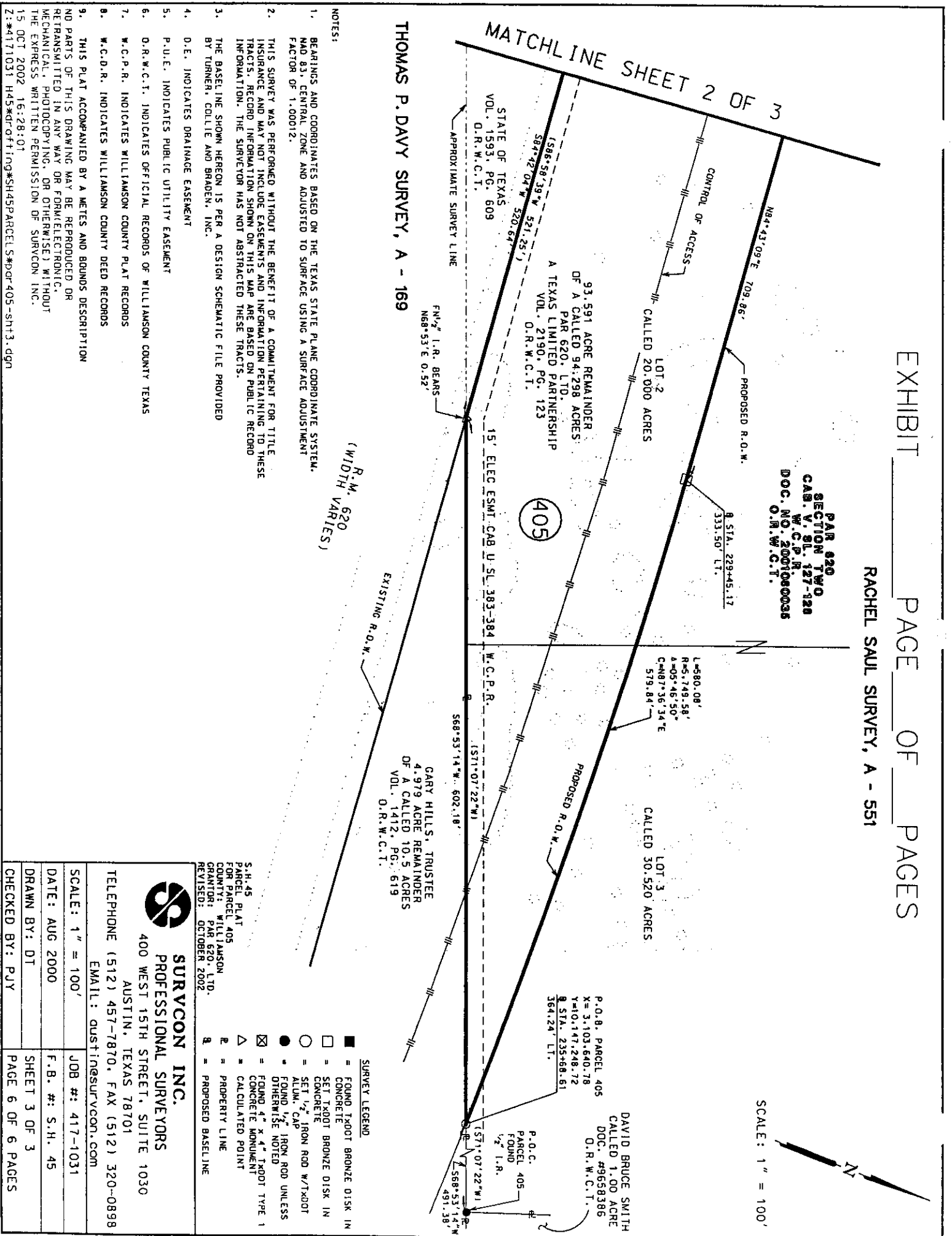


NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
15 OCT 2002 16:20:38
Z:\417\031 H45\crt\off\g\SH45\PARCELS\pdr405-sh12.dgn

REVISED: OCTOBER 2002

SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: oustin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: AUG 2000	F.B. #: S.H. 45
DRAWN BY: DT	SHEET 2 OF 3
CHECKED BY: PJY	PAGE 5 OF 6 PAGES





December, 2001
Parcel 405 DE
Page 1 of 2

EXHIBIT __ Page 1 of 4 Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-009

Property Description for Parcel 405 DE

Being all that certain 0.9050 of one acre (39,422 square feet) parcel of land situated in the Rachel Saul Survey, A-551, Williamson County, Texas, and being a portion of a called 94.298 acre tract conveyed to Par 620, Ltd., a Texas limited partnership, recorded in Volume 2190, Page 123 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.9050 of one acre (39,422 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of said Par 620, Ltd. tract, and the northeast corner of a called 6.790 acre tract as conveyed to Barbara T. Raney et al, recorded in Volume 1999, Page 527 O.R.W.C.T.; thence as follows:

South 20°57'22" East (S 18°48'54" E), along the line common to the westerly line of said Par 620, Ltd. tract and the easterly line of said 6.790 acre tract, a distance of 392.27 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,101,457.32, Y=10,146,970.33) set at 386.75 feet left of and radial to State Highway 45 (SH 45) Baseline Station 214+32.47, and being the beginning of a non-tangent curve to the right, and lying in the proposed northerly easement line of SH 45 for the westernmost corner and **POINT OF BEGINNING**;

THENCE, easterly along said proposed easement line, the following five courses:

1. Northeasterly, an arc distance of 72.76 feet along said curve to the right, having a Radius of 2,924.79 feet, with a Delta Angle of 01°25'32" and a Chord Bearing and Distance of North 67°17'04" East, 72.76 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for the end of said non-tangent curve to the right;
2. South 22°00'16" East, a distance of 10.00 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for the beginning of a non-tangent curve to the right;
3. Northeasterly, an arc distance of 850.80 feet along said curve to the right, having a Radius of 2,914.79 feet, with a Delta Angle of 16°43'27" and a Chord Bearing and Distance of North 76°21'33" East, 847.79 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for the end of said non-tangent curve to the right;

December, 2001
Parcel 405 DE
Page 2 of 2

EXHIBIT ___ Page 2 of 4 Pages

4. North 84°43'09" East, a distance of 370.12 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for an angle point;
5. South 05°16'51" East, a distance of 30.00 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set in the proposed northerly right-of-way line of said SH 45 for the easternmost corner of this tract;

THENCE, along said proposed northerly right-of-way line of SH 45, the following two courses:

6. South 84°43'09" West, a distance of 370.35 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;
7. Southwesterly, an arc distance of 915.27 feet along said curve to the left, having a Radius of 2,884.79 feet, a Delta Angle of 18°10'43" and a Chord Bearing and Distance of South 75°37'39" West, 911.44 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for the end of said non-tangent curve to the left, and being in the easterly line of a called 6.790 acre tract as conveyed to Barbara T. Raney, et al, recorded in Volume 1999, Page 527, O.R.W.C.T.;
8. THENCE North 21°01'36" West (N 18°48'54" W), along the line common to the westerly line of said Par 620, Ltd. tract and the easterly line of said Barbara T. Raney tract, a distance of 40.04 feet to the **POINT OF BEGINNING** and containing a computed area of 0.9050 acre (39,422 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

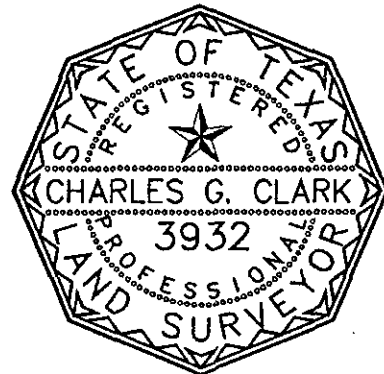
Calls in parenthesis denote record information.

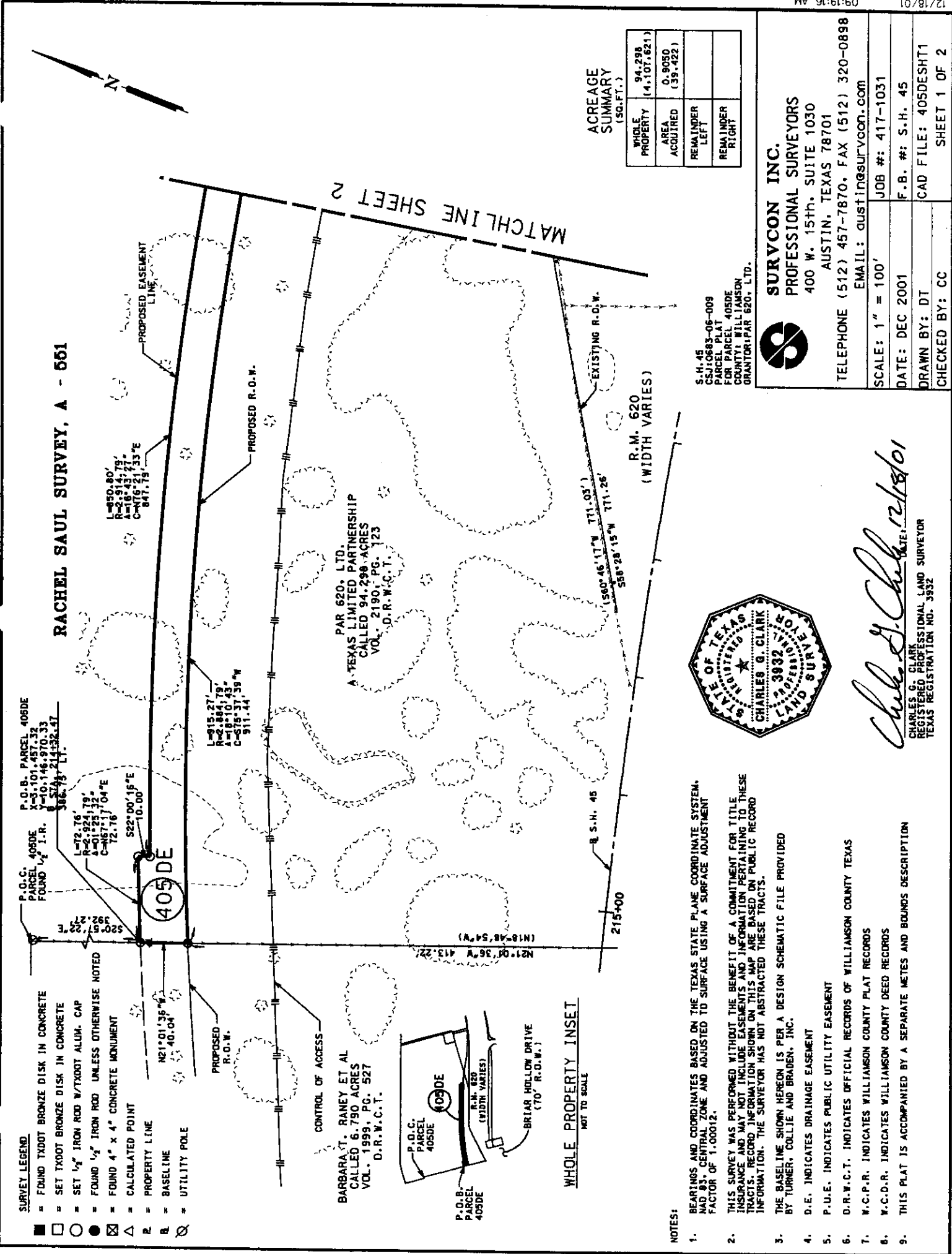
The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Chas. S. Clark 12/18/61

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
December, 2001





ACREAGE SUMMARY (SQ. FT.)

WHOLE PROPERTY (4,101.621)	94,298
AREA ACQUIRED (39,422)	0,9050
REMAINDER LEFT	
REMAINDER RIGHT	

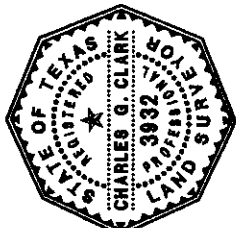
S.H. 45
CSJ10683-06-009
PARCEL PLAT
FOR PARCEL 405DE
COUNTY WILLIAMSON
GRANTOR: PAR 620, LTD.



SURVCON INC.
PROFESSIONAL SURVEYORS
400 W. 15th. SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'
DATE: DEC 2001
DRAWN BY: DT
CHECKED BY: CC

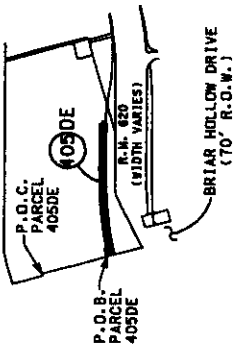
JOB #: 417-1031
F.B. #: S.H. 45
CAD FILE: 405DESHT1
SHEET 1 OF 2

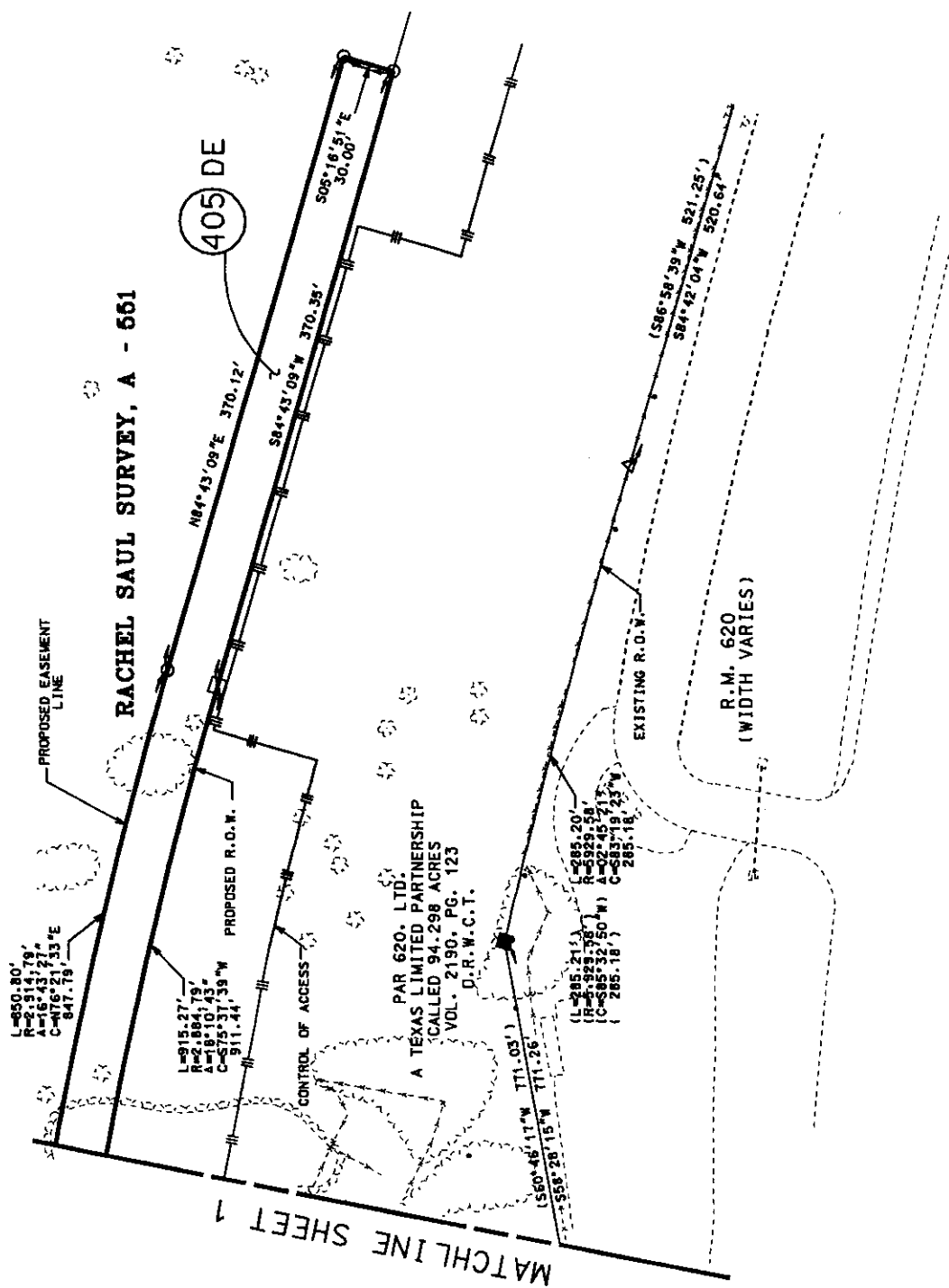


Charles G. Clark
DATE: 12/18/01
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

- NOTES:
- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 - THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 - D.E. INDICATES DRAINAGE EASEMENT
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 - W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 - W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
 - THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION

WHOLE PROPERTY INSET
NOT TO SCALE







Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002
Revised: 2, August 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-009

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 407

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility between a point being the beginning of the first call and a point being the end of the first call; and also between a point being located easterly a distance of 454 feet along the arc of a curve having a Radius of 2,677.56 feet from the beginning of the second call and a point being the end of the third call, of the foregoing metes and bounds description.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility between a point being the beginning of the second call and a point being located easterly a distance of 454 feet along the arc of a curve having a Radius of 2,677.56 feet from the beginning of the second call, of the foregoing metes and bounds description.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

Revised August 2002
December, 2001
Parcel 407
Page 1 of 5

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-009

Property Description for Parcel 407

Being all that certain 0.5196 of one acre (22,634 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, being a portion of Lot 1, A/P 620 Ltd., Section Two, recorded in Cabinet E, Slides 93 through 95 of the Williamson County Plat Records (W.C.P.R.), and being out of and a part of a called 38.961 acre tract of land, being comprised of a called 29.323 acre tract as conveyed to Par 620, Ltd., recorded in Volume 2204, Page 84 of the Official Records of Williamson County, Texas (O.R.W.C.T.), and a 9.638 acre remainder of a called 15 acre tract as conveyed to Par 620 Ltd., recorded in Volume 2419, Page 723 O.R.W.C.T. Said 0.5196 of one acre (22,634 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1/2-inch iron rod found for a northwest corner of said Lot 1 in the westerly line of said 29.323 acre tract, and being in the existing easterly right-of-way line of Tom Kemp Road (width varies); thence as follows:

South 21°41'36" East, along the line common to the westerly line of said 29.323 acre tract and the easterly right-of-way line of said Tom Kemp Road, a distance of 200.82 feet to a Texas Department of Transportation (TxDOT) bronze disk in concrete (X=3,104,382.82, Y=10,147,273.04) set at 286.59 feet left of and radial to State Highway 45 (SH 45) Baseline Station 243+50.83 on a cut-back corner for the proposed northerly right-of-way line of SH 45 and being the westernmost corner and **POINT OF BEGINNING**;

THENCE, crossing said 29.323 acre tract and along the proposed northerly right-of-way line of said SH 45, the following three courses:

Revised August 2002
December, 2001
Parcel 407
Page 2 of 5

EXHIBIT _____ Page _____ of _____ Pages

1. South 58°58'07" East, along said cut-back line, a distance of 24.23 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
2. Northeasterly, an arc distance of 768.67 feet along said curve to the left, having a Radius of 2,677.56 feet, with a Delta Angle of 16°26'54" and a Chord Bearing and Distance of North 76°01'07" East, 766.03 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
3. North 69°03'18" East, a distance of 222.72 feet to a TxDOT bronze disk in concrete set at 200.34 feet left of and perpendicular to SH 45 Baseline Station 253+91.86 for the most easterly corner of the herein describe parcel and lying in the existing northerly right-of-way line of R.M. 620 (width varies);

THENCE, along the existing northerly right-of-way line of R.M. 620 and the southerly line of said 29.323 acre tract, the following two courses:

4. South 68°18'06" West (S 68°18'37" W), a distance of 474.16 feet to a point for the beginning of a non-tangent curve to the right, from which a disturbed 4-inch by 4-inch concrete monument found bears South 22°36'42" West 0.23 feet;
5. Southwesterly, an arc distance of 524.14 feet (509.45 feet) along said curve to the right, having a Radius of 3,619.72 feet, with a Delta Angle of 08°17'47" and a Chord Bearing and Distance of South 72°26'51" West (S 72°31'37" W), 523.68 feet (509.03 feet) to a point for the end of said curve to the right, the southwest corner of said 29.323 acre tract and being in the existing easterly right-of-way line of said Tom Kemp Road;

Revised August 2002
December, 2001
Parcel 407
Page 3 of 5

EXHIBIT _____ Page _____ of _____ Pages

6. THENCE, along the existing easterly right-of-way line of said Tom Kemp Road, North 21°41'36" West, a distance of 87.21 feet to the **POINT OF BEGINNING** and containing a computed area of 0.5196 acre (22,634 square feet) of land, more or less.

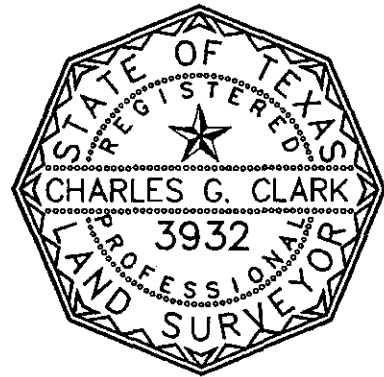
This Metes and Bounds description is accompanied by a plat of survey with the same date.
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 8/2/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration No. 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
August, 2002



SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- B = BASELINE

THOMAS P. DAVY SURVEY, A - 169

P.O.C. PARCEL 407
FOUND 1/2" I.R.
X=104.39282
Y=10.14137304
B STA. 243+50.83
288.59' L.I.

A/P 620 LTD
SECTION TWO
LOT 1
CAB. E. SL. 93-95
W.C.P.R.

PAR 620, LTD.
CALLED 29.323 ACRES
VOL. 2204, PG. 84
O.R.W.C.T.

DETAIL "A"
N.T.S.

MATCHLINE SHEET 2

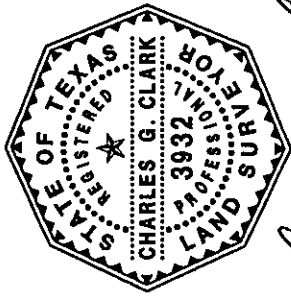
ACREAGE SUMMARY
(SQ. FT.)

WHOLE PROPERTY	38.961
AREA ACQUIRED	0.5196
REMAINDER LEFT	38.441
REMAINDER RIGHT	

WHOLE PROPERTY INSET

NOT TO SCALE

S.H. 45
CSJ: 0683-06-009
PARCEL PLAT
FOR PARCEL 407
COUNTY: WILLIAMSON
GRANTOR: PAR 620, LTD.



SURVCON INC.
PROFESSIONAL SURVEYORS
400 W. 15th, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'
JOB #: 417-1031
DATE: DEC 2001
F.B. #: S.H. 45
DRAWN BY: DT
CHECKED BY: CC
CAD FILE: PAR407SHT1
SHEET 1 OF 2
PAGE 4 OF 5 PAGES

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
08/02/02 08:49:31 AM
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SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALLUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- B = BASELINE

THOMAS P. DAVY SURVEY, A - 169

MATCHLINE SHEET 1

A/P 620 LTD
SECTION TWO
LOT 1
CAB. E. SL. 93-95
W.C.P.R.

PAR 620, LTD.
CALLED 29.323 ACRES
VOL. 2204, PG. 84
O.R.W.C.T.

PAR 620, LTD.
9.638 ACRE REMAINDER OF
A CALLED 15 ACRE TRACT
VOL. 2413, PG. 723
O.R.W.C.T.

L=768.67'
R=2,677.56'
Δ=16°26'54"
C=476°01'07"E
766.03'

S68°18'06"W 474.16'
S68°18'37"W 494.39'

N69°03'18"E 222.72'
PROPOSED R.O.W.

EXISTING R.O.W.

CONTROL OF ACCESS

S STA. 253+91.86
200.34' LT.

R.M. 620
(WIDTH VARIES)

S.S.H. 45

00

255+00

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

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REVISED: AUGUST 2, 2002



SURVCON INC.
PROFESSIONAL SURVEYORS
400 W. 15TH, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: oustingsurvcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR407SHT2
CHECKED BY: CC	SHEET 2 OF 2
	PAGE 5 OF 5 PAGES

Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 413

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 413
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 413

Being all that certain 0.1221 of one acre (5,319 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of Tracts I and Tract II, called 2.0 acres, as conveyed to 620 JMJ, LTD., and recorded in Volume 2538, Page 512 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.1221 of one acre (5,319 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for a point of reference at a 1/2-inch iron rod found for the northwest corner of said 2.0 acre tract, a southwest corner of Lot 1, Block A, Turkey Hollow Station, a called 17.81 acre tract, recorded in Cabinet Q, Slides 208 through 210 of the Williamson County Plat Records (W.C.P.R.) and being in the easterly line of a calculated 12.722 acre remainder tract of a called 388.22 acre tract as conveyed to Claretta England, Trustee, recorded in Volume 637, Page 535 of the Williamson County Deed Records (W.C.D.R.); thence as follows:

South 20°38'40" East (South 15°00' East), along the line common to the westerly line of said 2.0 acre tract and the easterly line of said 12.722 acre remainder tract, a distance of 515.13 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,111,297.39, Y=10,149,683.57) set at 244.64 feet left of and perpendicular to State Highway (SH 45) Proposed Baseline Station 316+63.00 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, crossing said 2.0 acre tract and along said proposed northerly right-of-way line of SH 45, the following two courses:

1. South 89°11'12" East, a distance of 97.34 feet to a TxDOT bronze disk in concrete set for an angle point;
2. North 83°03'33" East, a distance of 62.50 feet to a TxDOT bronze disk in concrete set at 244.43 feet left of and perpendicular to SH 45 Proposed Baseline Station 318+22.49 in the easterly line of said 2.0 acre tract and the westerly line of said 17.81 acre tract;

May, 2002
Parcel 413
Page 2 of 3


EXHIBIT _____ Page _____ of _____ Pages

3. THENCE South 20°39'38" East (South 18°01'30" East), along the line common to the easterly line of said 2.0 acre tract and the westerly line of said 17.81 acre tract, a distance of 21.35 feet to a point for the southeast corner of said 2.0 acre tract, the southwest corner of said 17.81 acre tract and being in the existing northerly right-of-way line of RM 620 (width varies);
4. THENCE South 75°55'01" West (South 77°42'45" West), along the existing northerly right-of-way line of RM 620 a distance of 152.32 feet to a 1/2-inch iron rod found for the southwest corner of said 2.0 acre tract and the southeast corner of said 12.722 acre remainder tract;
5. THENCE North 20°38'40" West (North 15°00' West), along the line common to the westerly line of said 2.0 acre tract and the easterly line of said 12.722 acre remainder tract, a distance of 54.37 feet to the **POINT OF BEGINNING** and containing a computed area of 0.1221 of one acre (5,319 square feet) of land, more or less.

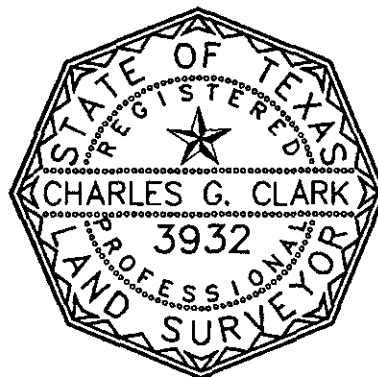
This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002



SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
 □ = SET TXDOT BRONZE DISK IN CONCRETE
 ○ = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 ● = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
 △ = CALCULATED POINT
 R = PROPERTY LINE
 B = PROPOSED BASELINE

EXHIBIT PAGE OF PAGES

THOMAS P. DAVY SURVEY,

LOT 1, BLOCK A A - 169

CALLED
 17.81 ACRES
 TURKEY HOLLOW
 STATION
 CAB. Q.
 SL. 208-210
 W.C.P.R.

P.O.C.
 PARCEL 413

12.722 ACRE REMAINDER
 OF A 388.22 ACRE TRACT
 CLARETTA ENGLAND,
 TRUSTEE
 VOL. 637, PG. 535
 W.C.D.R.

TRACTS I AND II
 CALLED 2.0 ACRES
 620 JMJ, LTD
 VOL. 2538, PG. 512
 O.R.W.C.T.

STA. 317+60.20
 239.36' LT.

PROPOSED
 R.O.W.

P.O.B. PARCEL 413
 X=3,111,297.39
 Y=10,149,683.57
 STA. 316+63.00
 244.64' LT.

CONTROL
 OF ACCESS

N20°38'40"W
 54.37'

EXISTING
 R.O.W.

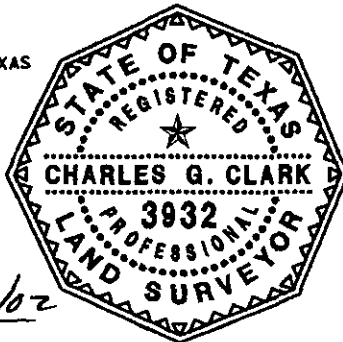
R.M. 620
 (WIDTH VARIES)

P.O.C.
 PARCEL 413

P.O.B.
 PARCEL 413

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 4. D.E. INDICATES DRAINAGE EASEMENT
 5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION



CHARLES G. CLARK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3932

DATE 5/16/02

0 25 50
 SCALE: 1" = 50'

STA. 318+22.49
 244.43' LT.

S20°39'38"E
 21.35'

S89°11'12"E
 97.34'

N83°03'33"E
 62.50'

(S77°42'45"W)
 152.32'

25' R.O.W. DEDICATION
 CAB. Q. SL. 208-210
 W.C.P.R.

WHOLE PROPERTY INSET

NOT TO SCALE

ACREAGE SUMMARY (SQ.FT.)

WHOLE PROPERTY	2.00 (87,120)
AREA ACQUIRED	0.1221 (5,319)
REMAINDER LEFT	1.8779 (81,801)
REMAINDER RIGHT	

S.H. 45
 PARCEL PLAT
 FOR PARCEL 413
 CSJ: 0683-06-010
 COUNTY: WILLIAMSON
 GRANTOR: 620 JMJ, LTD.



SURVCON INC.

PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030

AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898

EMAIL: austin@survcon.com

SCALE: 1" = 50'

DATE: MAY 2002

DRAWN BY: BM

CHECKED BY: PJY

JOB #: 417-1031

F.B. #: SH 45

CAD FILE: PAR413SHT1

PAGE 3 OF 3 PAGES



Prepared By: SURVCON INC.
Charles G. Clark
Date: 24 June, 2002
Page 1 of 2 Pages

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-009

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 414

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the south remainder abutting the highway facility from the beginning of the second call to a point being North 70°30'45" West a distance of 899 feet from the beginning of the sixteenth call; also between a point being westerly a distance of 309 feet along the arc of a curve with a Radius of 1,532.00 feet from the beginning of the seventeenth call to a point being South 67°33'45" West a distance of 451 feet from the beginning of the twenty-fifth call; and also between a point being South 67°33'45" West a distance of 1028 feet from the beginning of the twenty-fifth call and a point being westerly a distance of 500 feet along the arc of a curve with a radius of 5,774.00 feet from the beginning of the twenty-sixth call; and also between a point being westerly a distance of 122 feet along the arc of a curve with a radius of 3,800.00 feet from the beginning of the twenty-eighth call and the end of the twenty-eighth call.

To the north remainder abutting the highway facility from the beginning of the thirty-fifth call to a point being easterly a distance of 719 feet along the arc of a curve with a Radius of 3,485.00 feet from the beginning of the thirty-eighth call; also between a point being South 73°40'54" East a distance of 60 feet from the beginning of the fortieth call and the end of the fifty-seventh call.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the south remainder abutting the highway facility from a point being located North 70°30'45" West a distance of 899 feet from the beginning of the sixteenth call and a point being westerly a distance of 309 feet along the arc of a curve with a Radius of 1,532.00 feet from the beginning of the seventeenth call; also between a point being South 67°33'45" West a distance of 451 feet from the beginning of the twenty-fifth call and a point being South 67°33'45" West a distance of 1028 feet from the beginning of the twenty-fifth call; and also between a point being westerly a distance of 500 feet along the arc of a curve with a radius of 5,774.00 feet from the beginning of the twenty-sixth call and a point being westerly a distance of 122 feet along the arc of a curve with a radius of 3,800.00 feet from the beginning of the twenty-eighth call.

To the north remainder abutting the highway facility from a point being easterly a distance of 719 feet along the arc of a curve with a Radius of 3,485.00 feet from the beginning of the thirty-eighth call to a point being South 73°40'54" East a distance of 60 feet from the beginning of the fortieth call.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 414

Being all that certain 99.601 acre (4,338,620 square feet) tract of land situated in the Thomas P. Davy Survey, A-169, the John McQueen Survey, A-425, the Malcom M. Hornsby Survey, A-280 and the Malcom M. Hornsby Survey, A-281, Williamson County, Texas, and being a portion of Tract 1, the remainder of a called 490.33 acre tract as conveyed to ROBINSON RANCH, recorded in Volume 1197, Page 164 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 99.601 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1-inch iron pipe found for a northeast corner of said 490.33 acre tract and the southeast corner of a called 254.5 acre tract conveyed to Eugene Beck, et al, recorded in Volume 360, Page 87 of the Williamson County Deed Records (W.C.D.R.) and being in the westerly line of a called 47.1008 acre tract conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637, O.R.W.C.T.;

THENCE, South 21°02'26" East (S 18°59'59" E), along the line common to the westerly line of said 47.1008 acre tract and the easterly line of said 490.33 acre tract, a distance of 1,130.09 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,118,051.77, Y=10,148,574.33) set at 218.25 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 386+52.36 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

1. **THENCE**, continuing along said common line, South 21°02'26" East, a distance of 450.26 feet to a ½-inch iron rod with TxDOT aluminum cap set at 228.32 feet right of and perpendicular to SH 45 Baseline Station 387+09.94 in the arc of a non-tangent curve to the right and in the proposed southerly right-of-way line of SH 45;

THENCE, along said proposed southerly right-of-way line of SH 45, the following twenty-seven courses:

2. An arc distance of 32.93 feet along said curve to the right, with a Radius of 3,084.93 feet, a Delta Angle of 00°36'42", a Chord Bearing and Distance of South 76°36'51" West, 32.93 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
3. North 42°20'47" West, a distance of 11.47 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;

4. An arc distance of 1,435.15 feet along said curve to the right, with a Radius of 3,074.93 feet, a Delta Angle of $26^{\circ}44'29''$, a Chord Bearing and Distance of North $89^{\circ}36'17''$ West, 1,422.15 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
5. South $27^{\circ}50'26''$ West, a distance of 10.31 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
6. An arc distance of 70.92 feet along said curve to the right, with a Radius of 3,084.93 feet, a Delta Angle of $01^{\circ}19'02''$, a Chord Bearing and Distance of North $75^{\circ}31'44''$ West, 70.92 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
7. North $27^{\circ}50'26''$ East, a distance of 10.25 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
8. An arc distance of 266.08 feet along said curve to the right, with a Radius of 3,074.93 feet, a Delta Angle of $04^{\circ}57'29''$, a Chord Bearing and Distance of North $72^{\circ}26'00''$ West, 266.00 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
9. North $71^{\circ}55'05''$ West, a distance of 1,585.90 feet to a TxDOT bronze disk in concrete set for an angle point;
10. South $42^{\circ}48'29''$ West, a distance of 260.00 feet to a TxDOT bronze disk in concrete set for an angle point;
11. South $41^{\circ}58'23''$ East, a distance of 98.24 feet to a TxDOT bronze disk in concrete set for an angle point;
12. South $17^{\circ}20'40''$ West, a distance of 50.00 feet to a TxDOT bronze disk in concrete set for an angle point;
13. North $72^{\circ}39'20''$ West, a distance of 315.00 feet to a TxDOT bronze disk in concrete set for an angle point;
14. North $17^{\circ}20'40''$ East, a distance of 340.01 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
15. An arc distance of 81.84 feet along said curve to the right, with a Radius of 7,659.00 feet, a Delta Angle of $00^{\circ}36'44''$, a Chord Bearing and Distance of North $70^{\circ}49'07''$ West, 81.84 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
16. North $70^{\circ}30'45''$ West, a distance of 967.66 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;

17. An arc distance of 582.37 feet along said curve to the left, with a Radius of 1,532.00 feet, a Delta Angle of $21^{\circ}46'49''$, a Chord Bearing and Distance of North $81^{\circ}24'10''$ West, 578.87 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
18. South $87^{\circ}42'26''$ West, a distance of 1,652.61 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
19. An arc distance of 149.35 feet along said curve to the left, with a Radius of 3,795.11 feet, a Delta Angle of $02^{\circ}15'17''$, a Chord Bearing and Distance of South $86^{\circ}34'47''$ West, 149.34 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
20. South $05^{\circ}45'05''$ East, a distance of 20.00 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
21. An arc distance of 199.51 feet along said curve to the left, with a Radius of 3,775.11 feet, a Delta Angle of $03^{\circ}01'41''$, a Chord Bearing and Distance of South $83^{\circ}56'41''$ West, 199.49 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
22. South $15^{\circ}53'25''$ East, a distance of 380.85 feet to a TxDOT bronze disk in concrete set for an angle point;
23. South $76^{\circ}05'09''$ West, a distance of 1,000.64 feet to a TxDOT bronze disk in concrete set for an angle point;
24. North $26^{\circ}13'21''$ West, a distance of 376.34 feet to a TxDOT bronze disk in concrete set for an angle point;
25. South $67^{\circ}33'45''$ West, a distance of 1,556.78 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
26. An arc distance of 599.54 feet along said curve to the right, with a Radius of 5,774.00 feet, a Delta Angle of $05^{\circ}56'58''$, a Chord Bearing and Distance of South $70^{\circ}32'14''$ West, 599.28 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
27. South $73^{\circ}30'42''$ West, a distance of 118.89 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
28. An arc distance of 345.55 feet along said curve to the left, with a Radius of 3,800.00 feet, a Delta Angle of $05^{\circ}12'36''$, a Chord Bearing and Distance of South $70^{\circ}54'24''$ West, 345.43 feet to a TxDOT bronze disk in concrete set at 200.17 feet right of and perpendicular to SH 45 Baseline Station 276+06.02 and being in the existing southerly right-of-way line of RM 620 (width varies) for the end of said curve to the left;

THENCE, along said existing southerly right-of-way line of RM 620, the following six courses:

29. North 68°18'06" East (N 68°19'13" E), a distance of 197.07 feet to a TxDOT concrete monument found for an angle point;
30. North 67°32'48" East (N 68°19'13" E), a distance of 601.33 feet (601.33') to a TxDOT concrete monument found for an angle point;
31. North 22°27'12" West (N 22°26'05" W), a distance of 30.00 feet (30.00') to a TxDOT concrete monument found for an angle point;
32. North 65°56'41" East (N 65°57'48" E), a distance of 2,393.00 feet (2,393.00') to an angle point;
33. North 71°26'18" East (N 71°27'25" E), a distance of 496.67 feet (496.92') to an angle point;
34. North 75°55'01" East (N 75°54'55" E), a distance of 2,198.92 feet to a TxDOT bronze disk in concrete set at 470.17 feet left of and perpendicular to SH 45 Baseline Station 334+19.00 in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following twenty-three courses:

35. South 30°45'26" West, a distance of 92.02 feet to a TxDOT bronze disk in concrete set for an angle point;
36. South 04°49'15" East, a distance of 116.39 feet to a TxDOT bronze disk in concrete set for an angle point;
37. South 60°11'48" East, a distance of 161.35 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
38. An arc distance of 966.67 feet along said curve to the right, with a Radius of 3,485.00 feet, a Delta Angle of 15°53'34", a Chord Bearing and Distance of South 78°27'32" East, 963.57 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
39. South 70°30'45" East, a distance of 502.07 feet to a TxDOT bronze disk in concrete set for an angle point;
40. South 73°40'54" East, a distance 606.15 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
41. An arc distance of 113.17 feet along said curve to the right, with a Radius of 2,046.00 feet, a Delta Angle of 03°10'09", a Chord Bearing and Distance of South 72°05'50" East, 113.16 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;

42. South 70°30'45" East, a distance of 838.54 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
43. An arc distance of 153.97 feet along said curve to the right, with a Radius of 1,165.70 feet, a Delta Angle of 07°34'05", a Chord Bearing and Distance of South 66°43'43" East, 153.86 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right and the beginning of a non-tangent curve to the left;
44. An arc distance of 704.52 feet along said curve to the left, with a Radius of 2,655.05 feet, a Delta Angle of 15°12'13", a Chord Bearing and Distance of South 70°32'47" East, 702.46 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
45. North 27°50'26" East, a distance of 10.40 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
46. An arc distance of 72.09 feet along said curve to the left, with a Radius of 2,645.05 feet, a Delta Angle of 01°33'42", a Chord Bearing and Distance of South 78°59'28" East, 72.09 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
47. South 27°50'26" West, a distance of 10.49 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
48. An arc distance of 131.48 feet along said curve to the left, with a Radius of 2,655.05 feet, a Delta Angle of 02°50'15", a Chord Bearing and Distance of South 81°07'20" East, 131.47 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
49. North 07°27'54" East, a distance of 197.88 feet to a TxDOT bronze disk in concrete set for an angle point;
50. North 52°27'55" East, a distance of 156.70 feet to a TxDOT bronze disk in concrete set for an angle point;
51. South 75°08'55" East, a distance of 538.06 feet to a TxDOT bronze disk in concrete set for an angle point;
52. South 07°28'22" East, a distance of 154.96 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
53. An arc distance of 99.58 feet along said curve to the left, with a Radius of 2,655.05 feet, a Delta Angle of 02°08'56", a Chord Bearing and Distance of North 81°26'52" East, 99.57 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
54. North 42°20'40" West, a distance of 11.90 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;

55. An arc distance of 99.79 feet along said curve to the left, with a Radius of 2,645.05 feet, a Delta Angle of $02^{\circ}09'42''$, a Chord Bearing and Distance of North $79^{\circ}25'54''$ East, 99.78 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
56. South $42^{\circ}20'37''$ East, a distance of 11.62 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;
57. An arc distance of 86.55 feet along said curve to the left, with a Radius of 2,655.05 feet, a Delta Angle of $01^{\circ}52'04''$, a Chord Bearing and Distance of North $77^{\circ}17'21''$ East, 86.55 feet to the **POINT OF BEGINNING** and containing a computed area of 99.601 acres (4,338,620 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

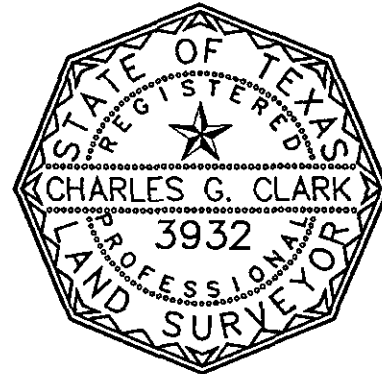
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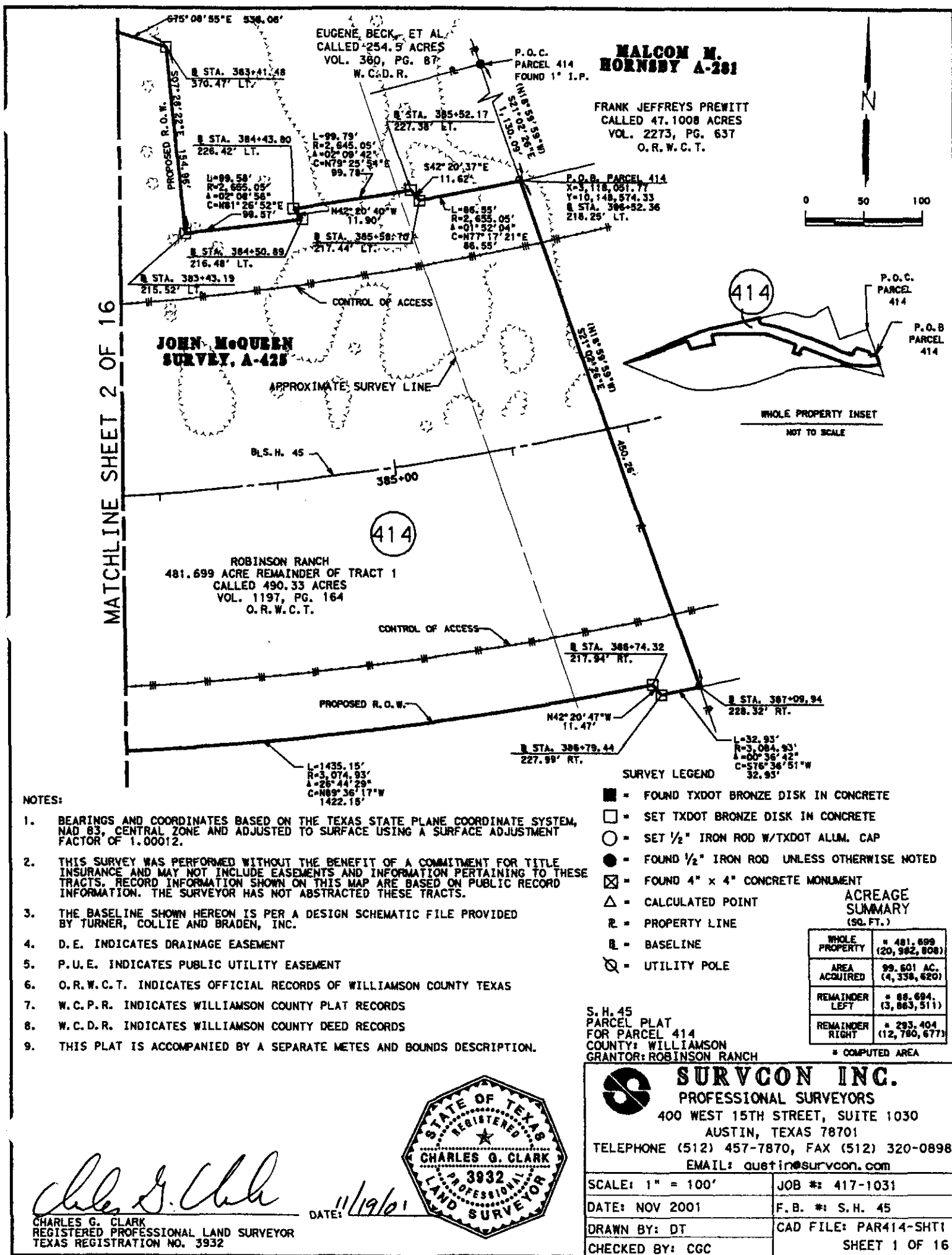
The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

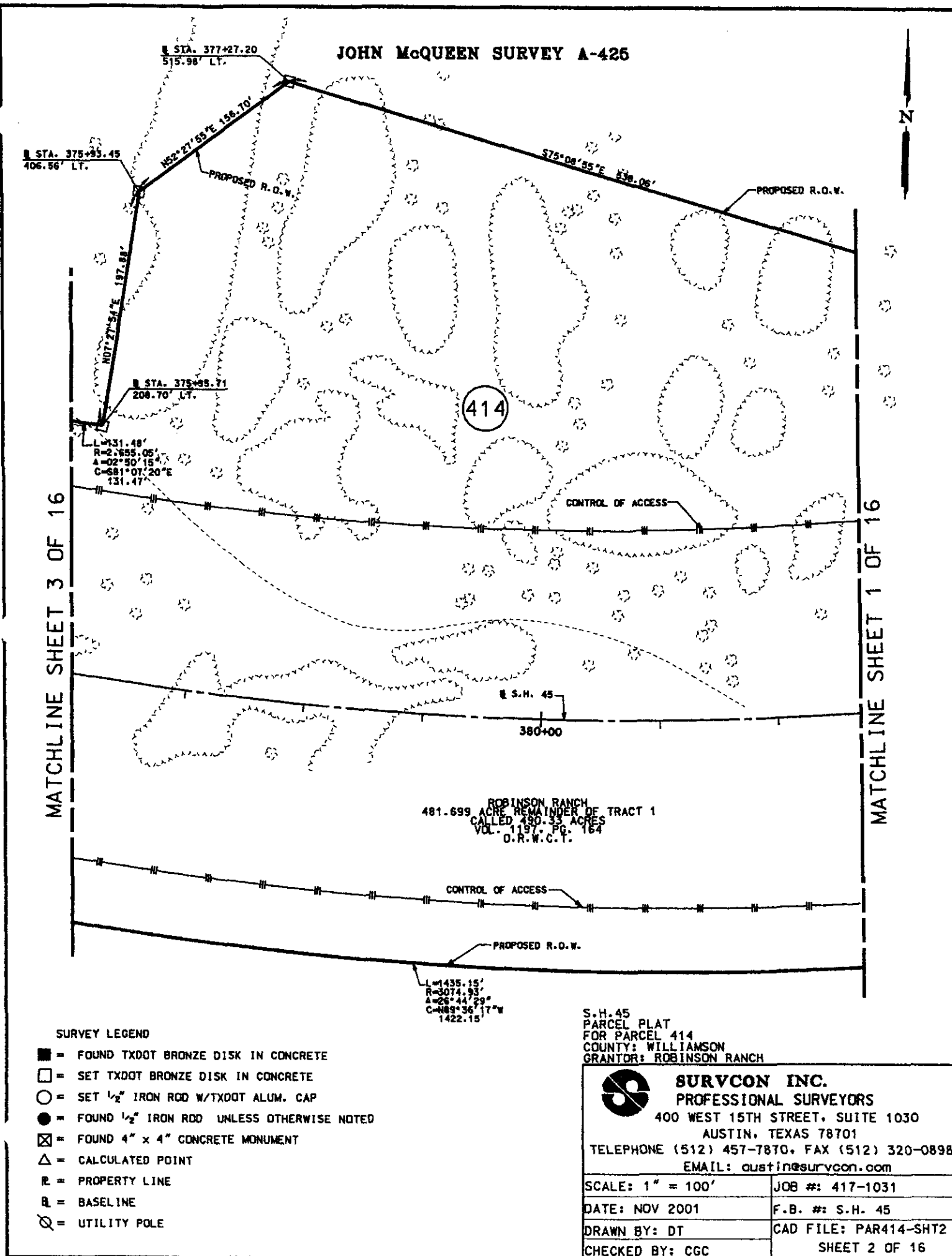
Charles G. Clark 11/19/01

Charles G. Clark
Registered Professional Land Surveyor
Texas Registration Number 3932

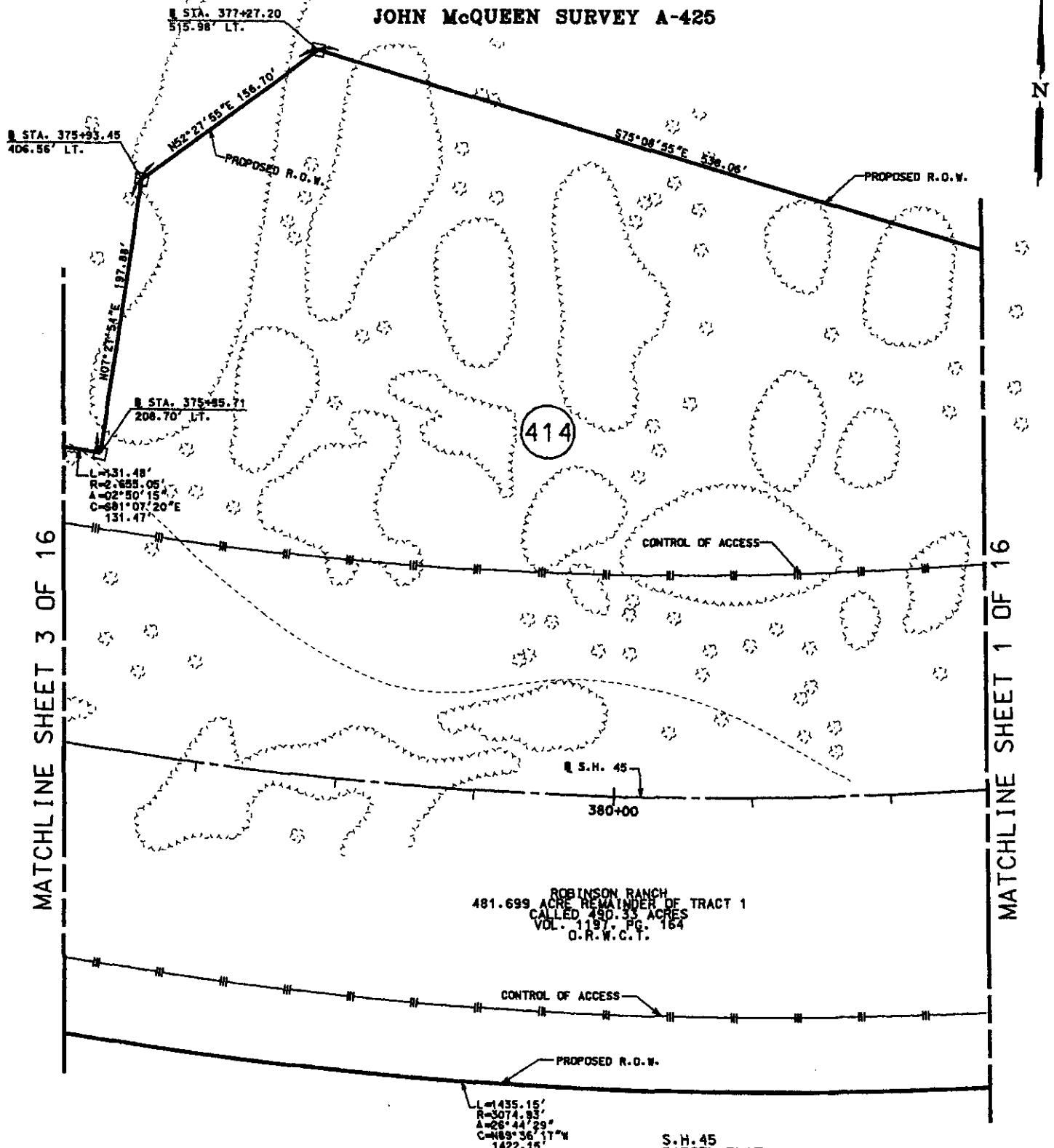
SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
November 17, 2001







JOHN McQUEEN SURVEY A-425



SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = BASELINE
- ⊗ = UTILITY POLE

ROBINSON RANCH
481.699 ACRE REMAINDER OF TRACT 1
CALLED 490.35 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.

CONTROL OF ACCESS

PROPOSED R.O.W.

L=1435.15'
R=3074.93'
A=26°44'29"
C=189°36'17"W
1422.15'

S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: NOV 2001

F.B. #: S.H. 45

DRAWN BY: DT

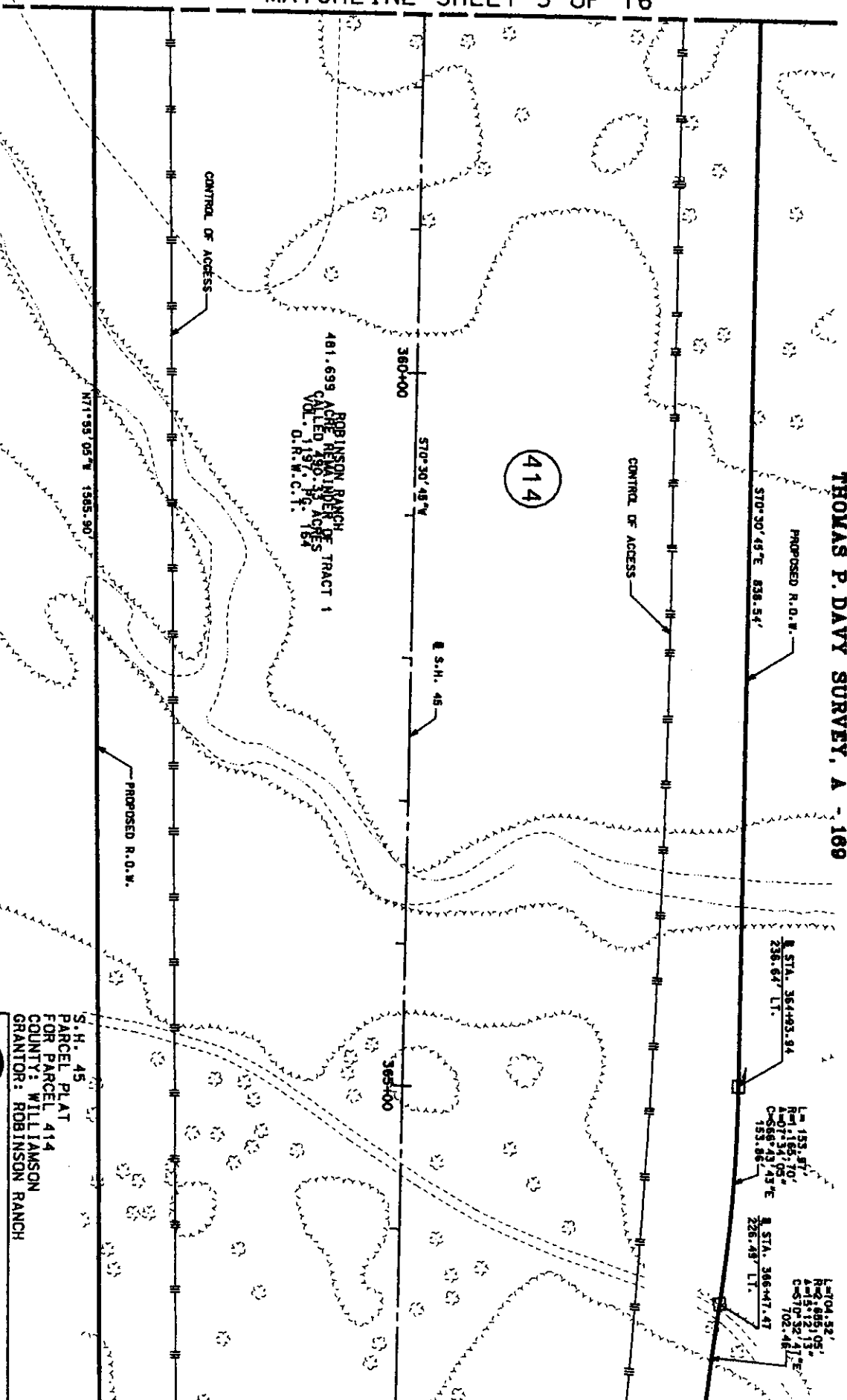
CAD FILE: PAR414-SHT2

CHECKED BY: CGC

SHEET 2 OF 16

MATCHLINE SHEET 5 OF 16

- SURVEY LEGEND**
- FOUND TYPED BRONZE DISK IN CONCRETE
 - SET TYPED BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TYPED ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE



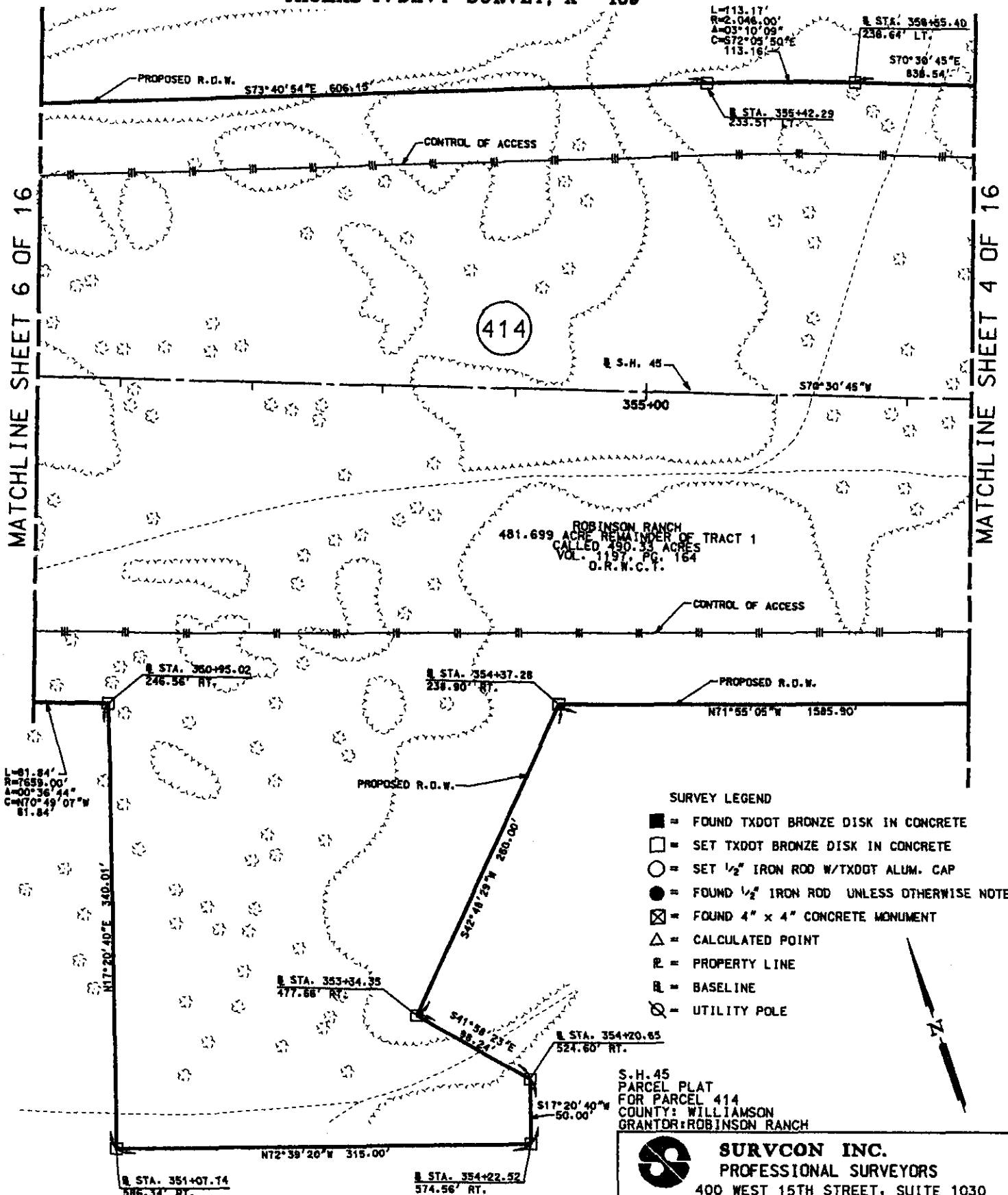
MATCHLINE SHEET 3 OF 16



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: GUSTINE@SURVCON.COM

SCALE: 1" = 100'
DATE: NOV 2001
DRAWN BY: DT
CHECKED BY: CGC
JOB #: 417-1031
F.B. #: S.H. 45
CAD FILE: PAR414SHT4
SHEET 4 OF 16

THOMAS P. DAVY SURVEY, A - 169



S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
PROFESSIONAL SURVEYORS

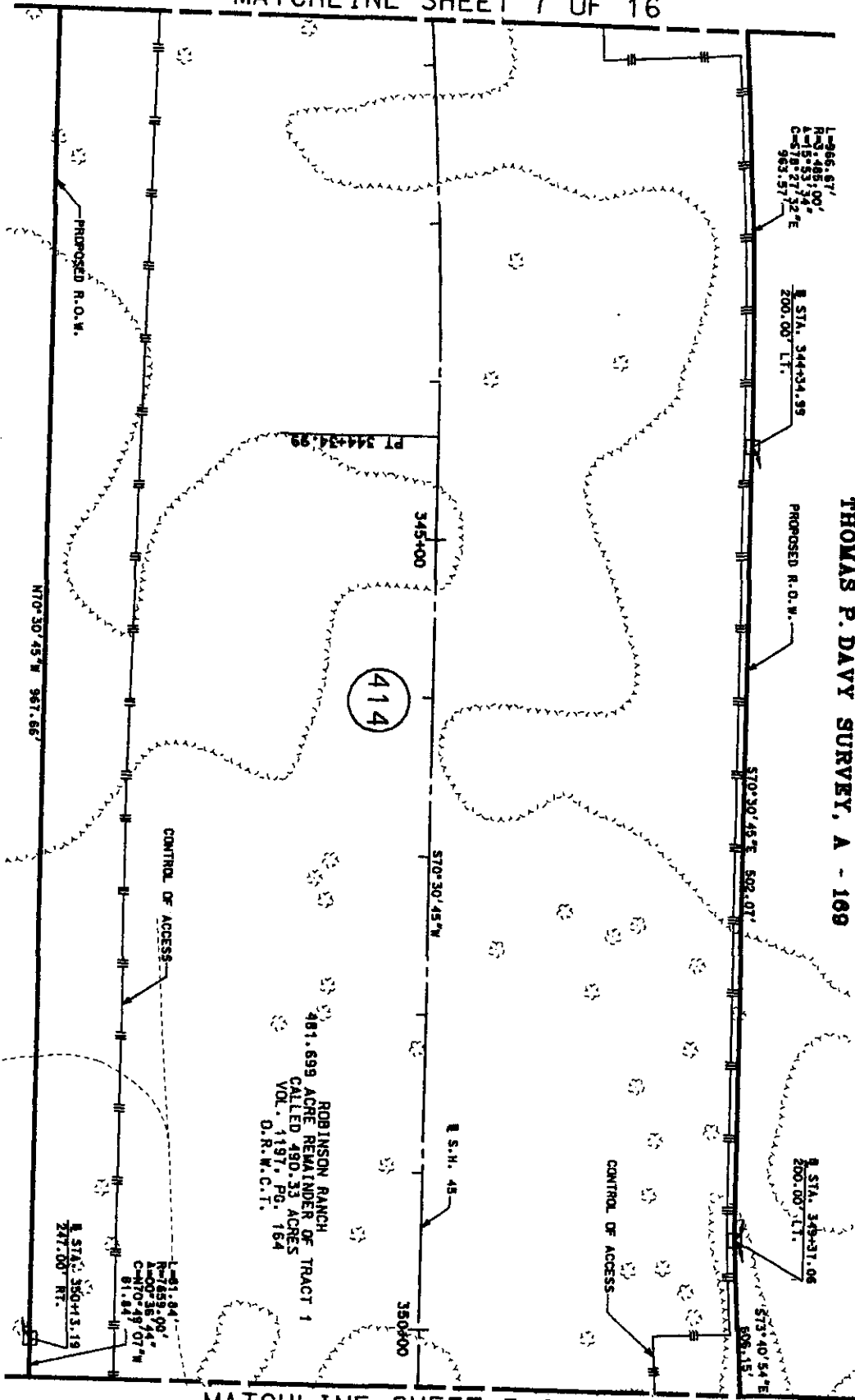
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austins@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR414SHT5
CHECKED BY: CGC	SHEET 5 OF 16

PAGE 11 OF 22 PAGES

MATCHLINE SHEET 7 OF 16

THOMAS P. DAVY SURVEY, A - 169



MATCHLINE SHEET 5 OF 16

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- A = BASELINE
- ⊗ = UTILITY POLE

S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
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EMAIL: austin@survcon.com


SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR414SHT6
CHECKED BY: CGC	SHEET 6 OF 16

MATCHLINE SHEET 8 OF 16

THOMAS P. DAVY SURVEY, A - 169

MATCHLINE SHEET 6 OF 16

- SURVEY LEGEND**
- FOUND TYPED BRONZE DISK IN CONCRETE
 - SET TYPED BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TYPED ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - △ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - ⊗ UTILITY POLE



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: cust@surgcon.com

SCALE: 1" = 100'

DATE: NOV 2001

DRAWN BY: DT

CHECKED BY: CGC

JOB #: 417-1031

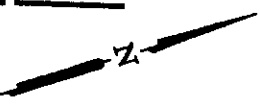
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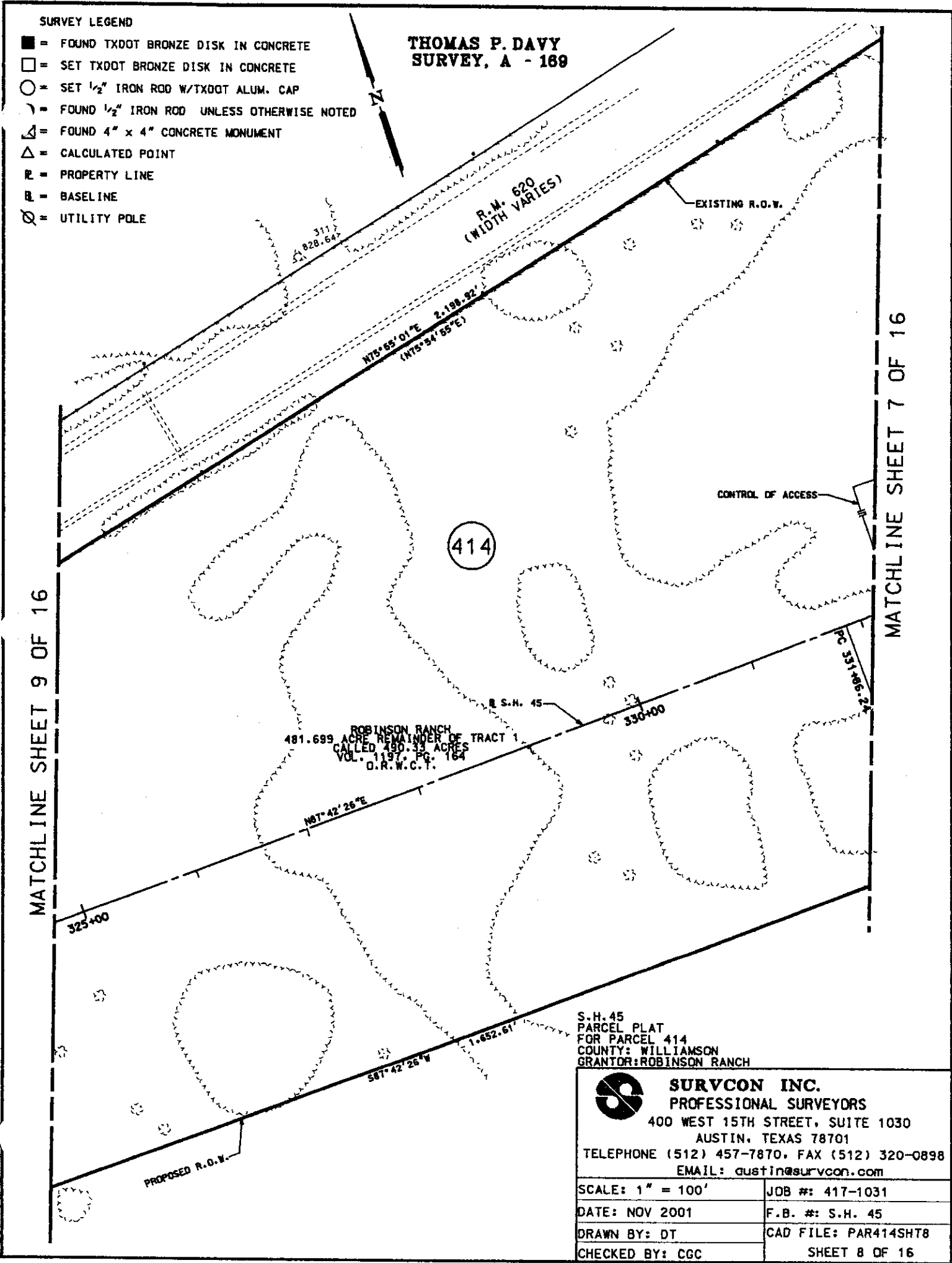
CAD FILE: PAR414SH17

SHEET 7 OF 16

S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH

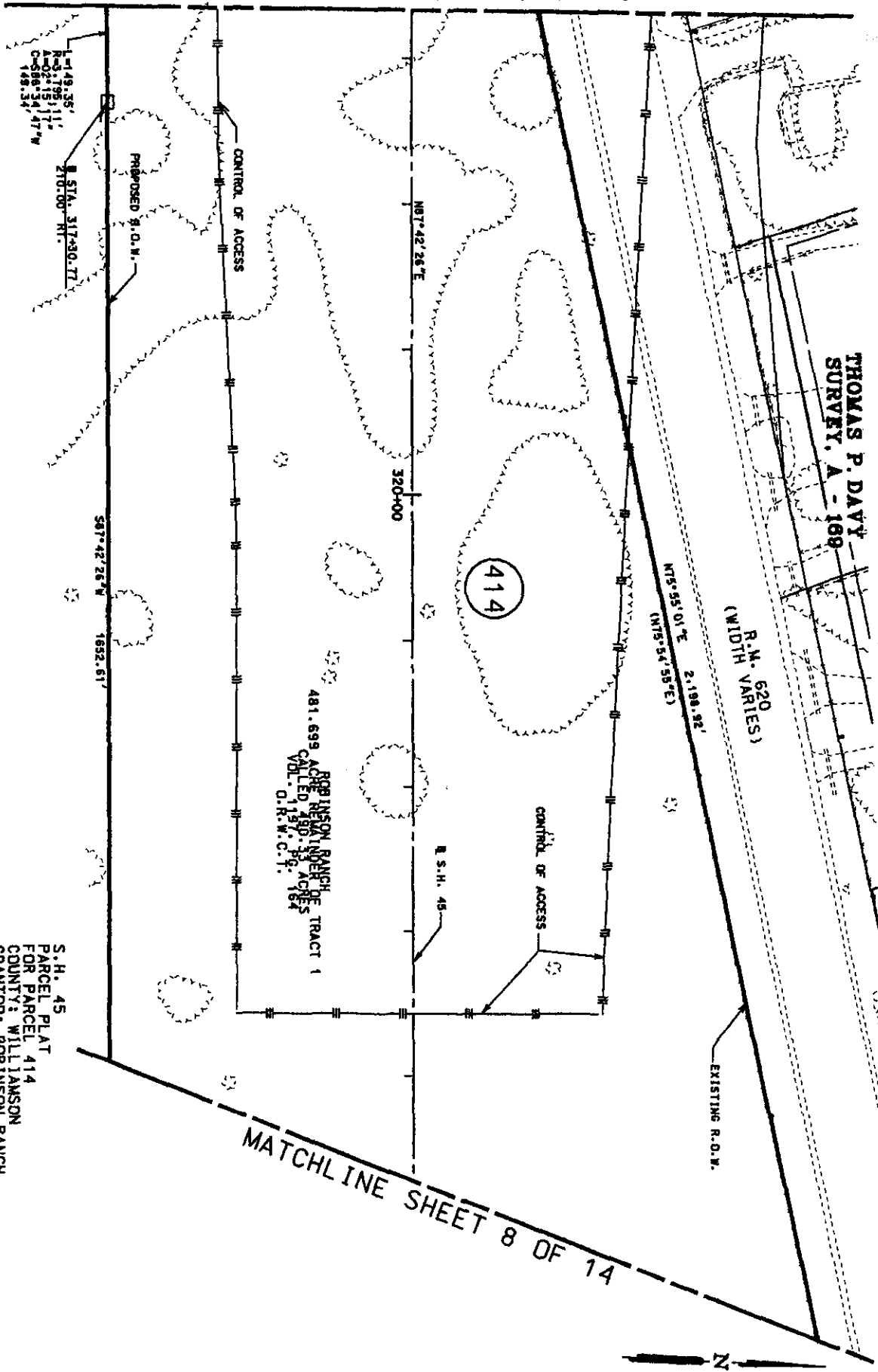
ROBINSON RANCH
481.699 ACRES
CALLED 480.33 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.





- SURVEY LEGEND**
- FOUND TYPOT BRONZE DISK IN CONCRETE
 - SET TYPOT BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TYPOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE

MATCHLINE SHEET 10 OF 16



S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR414SHT9
CHECKED BY: CGC	SHEET 9 OF 16



MATCHLINE SHEET 12 OF 16

THOMAS P. DAVY SURVEY, A - 169

MATCHLINE SHEET 14 OF 16

MATCHLINE SHEET 10 OF 16

- SURVEY LEGEND**
- FOUND TYPED BRONZE DISK IN CONCRETE
 - SET TYPED BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TYPED ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND 4" x 4" CONCRETE MONUMENT
 - CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE

S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: QUESTIONS@SURVCON.COM

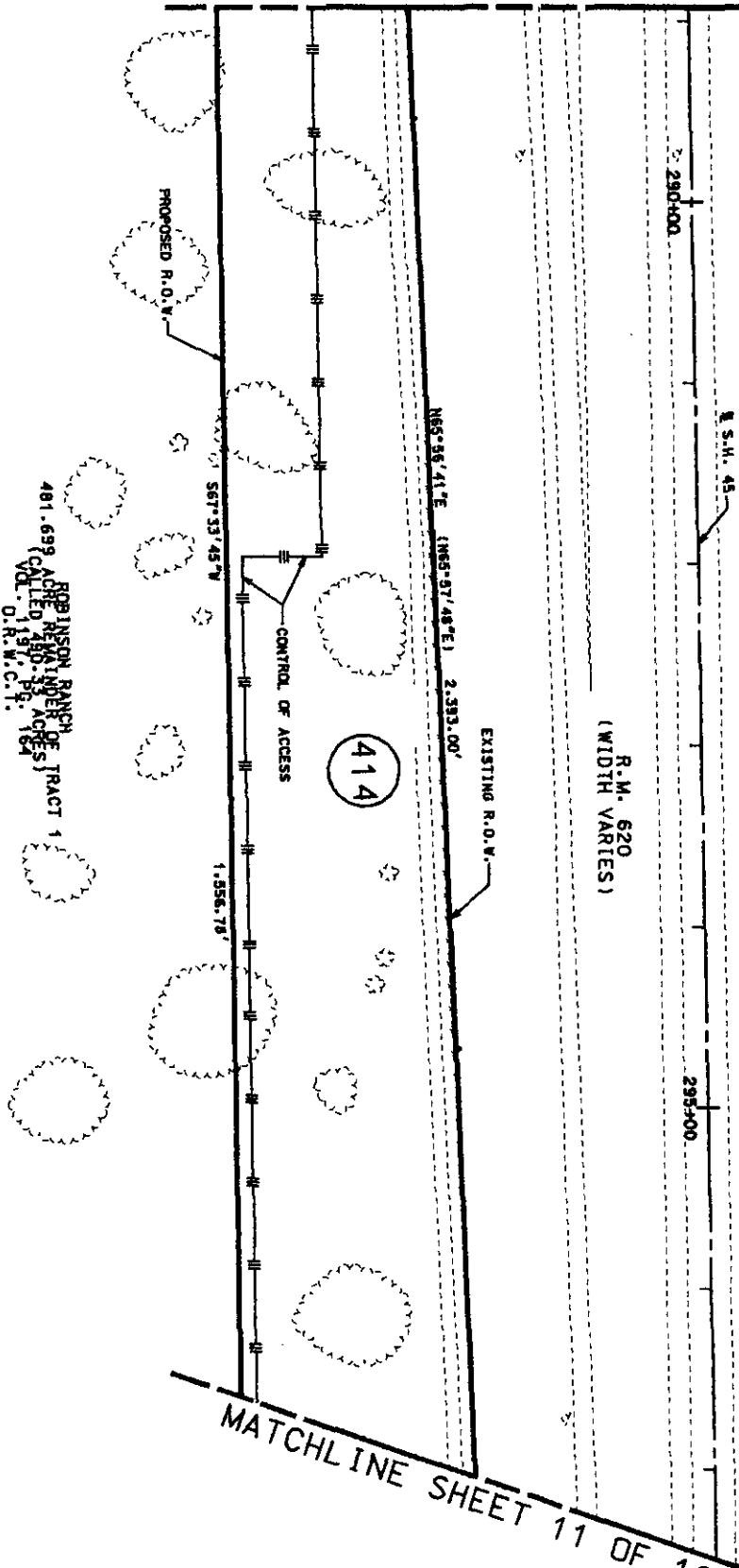
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DATE: NOV 2001
DRAWN BY: DT
CHECKED BY: CGC
JOB #: 417-1031
F.B. #: S.H. 45
CAD FILE: PAR414SHT11
SHEET 11 OF 16

THOMAS P. DAVY SURVEY, A - 169

MATCHLINE SHEET 13 OF 16

MATCHLINE SHEET 11 OF 16

- SURVEY LEGEND**
- FOUND TYPOT BRONZE DISK IN CONCRETE
 - SET TYPOT BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TYPOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - UTILITY POLE



ROBINSON RANCH
481.639 ACRES
D.R.W.C.T.

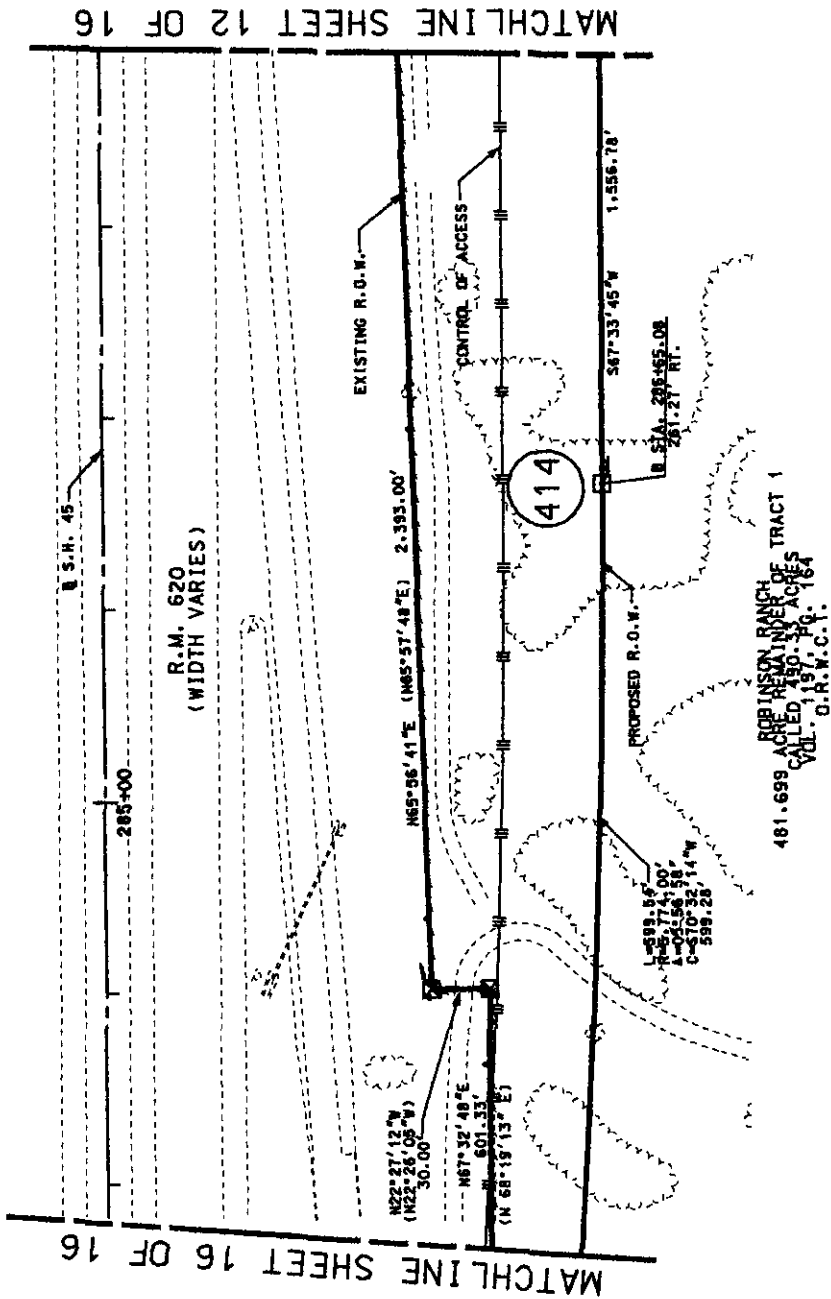
S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: GUSTINGSURVCON.COM

SCALE: 1" = 100'
DATE: NOV 2001
DRAWN BY: DT
CHECKED BY: CGC
JOB #: 417-1031
F.B. #1 S.H. 45
CAD FILE: PAR414SHT12
SHEET 12 OF 16

THOMAS P. DAVY SURVEY, A - 169



- SURVEY LEGEND**
- FOUND TIDOT BRONZE DISK IN CONCRETE
 - SET TIDOT BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TIDOT ALUM. CAP
 - FOUND 1/4" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" CONCRETE MONUMENT
 - △ CALCULATED POINT
 - PROPERTY LINE
 - BASELINE
 - ⊕ UTILITY POLE

S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



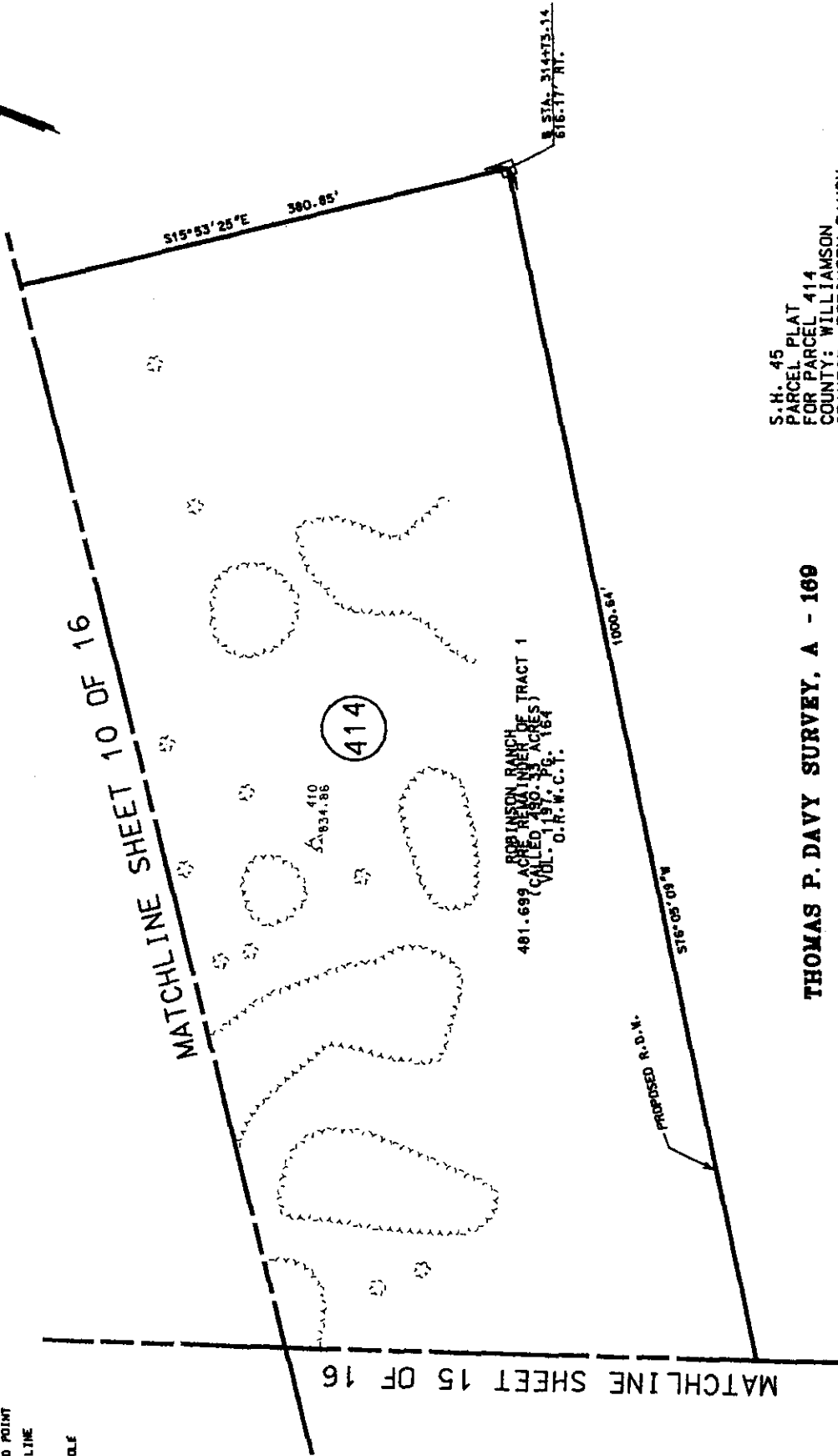
SURYCON INC.

PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@surycon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: S.H. 45
DRAWN BY: DT	CAD FILE: PAR414SHT13
CHECKED BY: CGC	SHEET 13 OF 16

- SURVEY LEGEND**
- - FOUND TYPOT BRONZE DISK IN CONCRETE
 - - SET TYPOT BRONZE DISK IN CONCRETE
 - - SET 1/2" IRON ROD W/TYPOT ALUM. CAP
 - - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ - FOUND 4" x 4" CONCRETE MONUMENT
 - Δ - CALCULATED POINT
 - - PROPERTY LINE
 - - BASELINE
 - ⊘ - UTILITY POLE



S.H. 45
PARCEL PLAT
FOR PARCEL 414
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH



SURYCON INC.

PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: JUSTIN@SURYCON.COM

SCALE: 1" = 100'

DATE: NOV 2001

DRAWN BY: DT

CHECKED BY: CGC

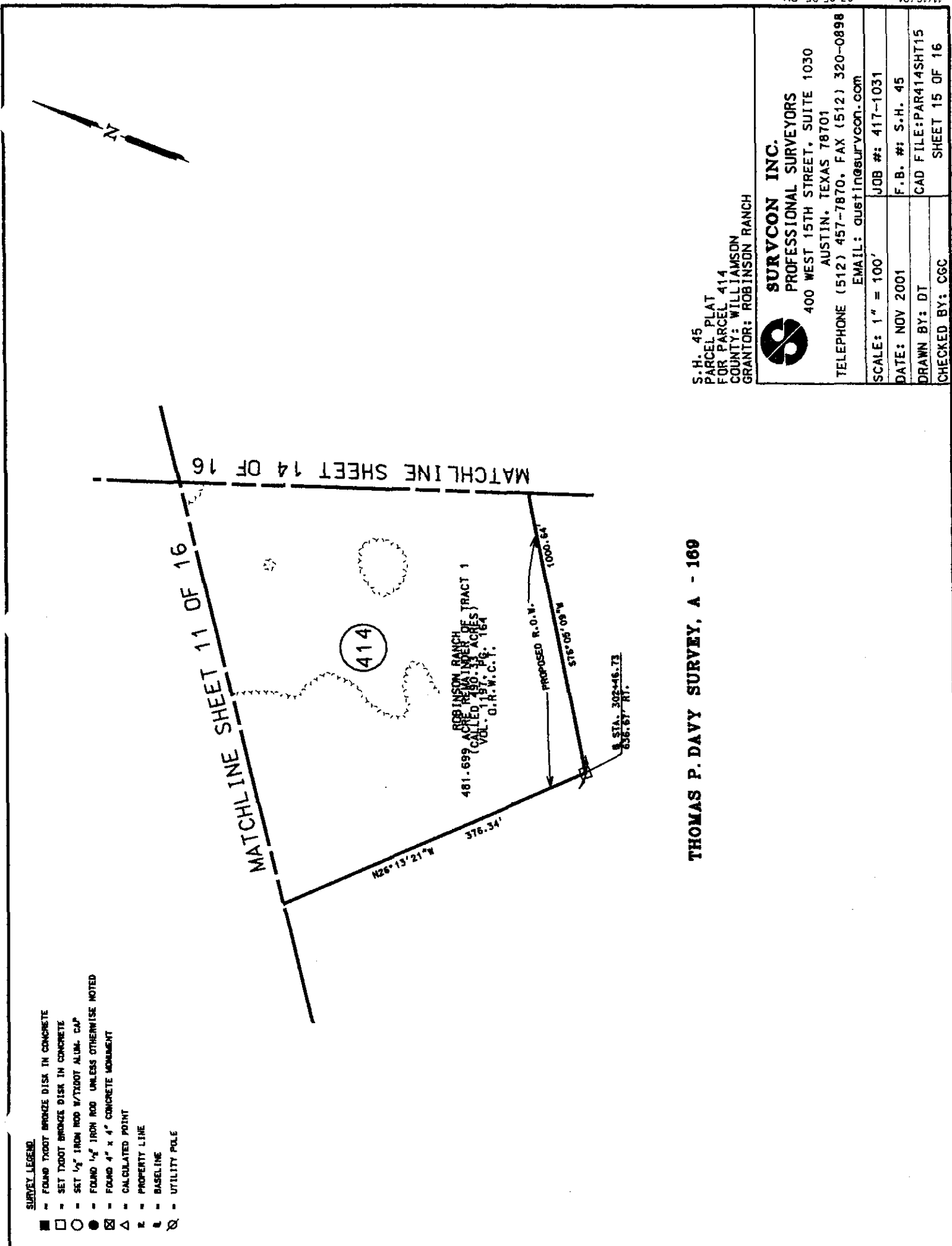
JOB #: 417-1031

F.B. #: S.H. 45

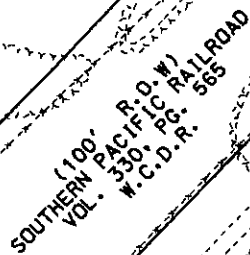
CAD FILE: PAR414SHT14

SHEET 14 OF 16

THOMAS P. DAVY SURVEY, A - 169



MATCHLINE SHEET 13 OF 16



- SURVEY LEGEND**
- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | = FOUND THOOT BRONZE DISK IN CONCRETE |
| <input type="checkbox"/> | = SET THOOT BRONZE DISK IN CONCRETE |
| <input type="checkbox"/> | = SET $\frac{1}{2}$ " IRON ROD W/THOOT ALUM. CAP |
| <input checked="" type="radio"/> | = FOUND $\frac{1}{2}$ " IRON ROD UNLESS OTHERWISE NOTED |
| <input checked="" type="radio"/> | = FOUND 4" x 4" CONCRETE MANDREL |
| <input checked="" type="radio"/> | = CALCULATED POINT |
| <input checked="" type="radio"/> | = PROPERTY LINE |
| <input checked="" type="radio"/> | = BASELINE |
| <input checked="" type="radio"/> | = UTILITY POLE |



DRAWN BY: DT	CHECKED BY: CGC	CAD FILE: PAR414.DGN
		SHEET 16 OF 16

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 414 DE 1

Being all that certain 0.279 of one acre (12,153 square feet) tract of land situated in the John McQueen Survey, A-425, Williamson County, Texas, and being a portion of Tract 1, the remainder of a called 490.33 acre tract as conveyed to ROBINSON RANCH, recorded in Volume 1197, Page 164 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.279 of one acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1-inch iron pipe found for a northeast corner of said 490.33 acre tract and the southeast corner of a called 254.5 acre tract conveyed to Eugene Beck, et al, recorded in Volume 360, Page 87 of the Williamson County Deed Records (W.C.D.R.) and being in the westerly line of a called 47.1008 acre tract conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637, O.R.W.C.T.;

THENCE, South 30°53'02" West, a distance of 1,274.76 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,116,991.70, Y=10,148,535.06) set at 207.81 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 374+98.62 in the arc of a curve to the right in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, along said proposed northerly right-of-way line of SH 45, the following five courses:

1. An arc distance of 41.45 feet along said curve to the right, with a Radius of 2,655.05 feet, a Delta Angle of 00°53'40", a Chord Bearing and Distance of North 80°09'02" West, 41.45 feet to a TxDOT brass disk in concrete set for the end of said curve to the right;
2. North 27°50'26" East, a distance of 10.49 feet to a TxDOT brass disk in concrete set for the beginning of a non-tangent curve to the right;
3. An arc distance of 72.09 feet along said curve to the right, with a Radius of 2,645.05 feet, a Delta Angle of 01°33'42", a Chord Bearing and Distance of North 78°59'28" West, 72.09 feet to a TxDOT brass disk in concrete set for the end of said curve to the right;
4. South 27°50'26" West, a distance of 10.40 feet to a TxDOT brass disk in concrete set for the beginning of a non-tangent curve to the right;

5. An arc distance of 36.50 feet along said curve to the right, with a Radius of 2,655.05 feet, a Delta Angle of $00^{\circ}47'16''$, a Chord Bearing and Distance of North $77^{\circ}45'16''$ West, 36.50 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 206.33 feet left of and perpendicular to SH 45 Baseline Station 373+36.92 for corner;

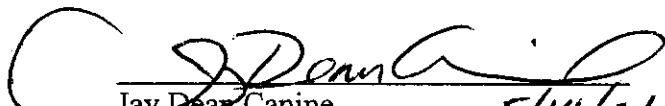
THENCE, departing the proposed northerly right-of-way line of SH 45 and crossing said Tract 1, the following three courses:

6. North $32^{\circ}38'49''$ East, a distance of 91.61 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for corner;
7. South $78^{\circ}59'00''$ East, a distance of 150.00 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for corner;
8. South $32^{\circ}38'49''$ West, a distance of 91.62 feet to the **POINT OF BEGINNING** and containing a computed area of 0.279 of one acre (12,153 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
5/14/01
Registered Professional Land Surveyor
Texas Registration Number 4345



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
April 17, 2001

SURVEY LEG

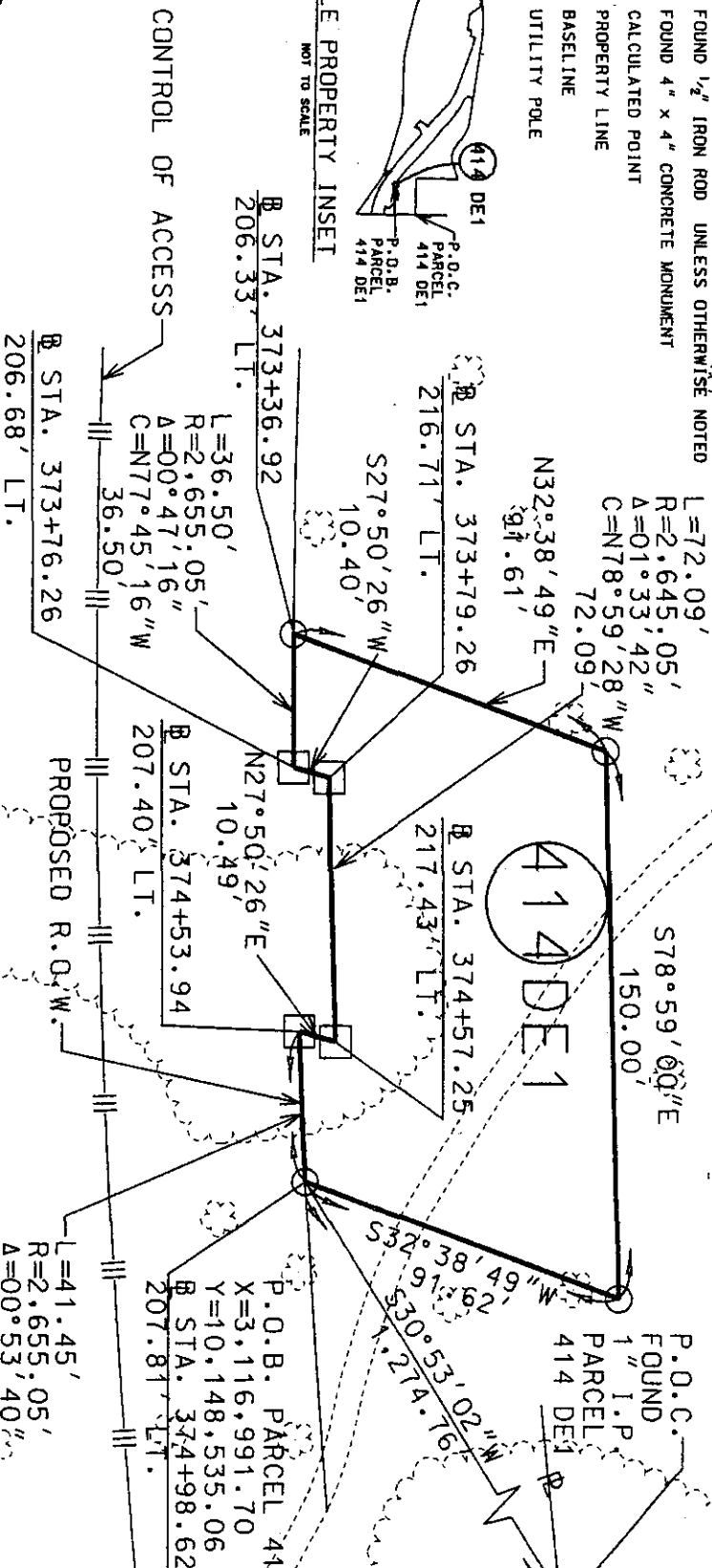
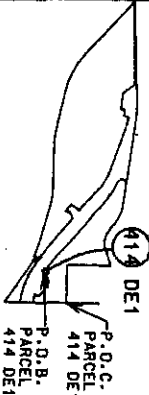
- = FOUND TYPICAL BRASS DISK IN CONCRETE
- = SET TYPICAL BRASS DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TYPICAL ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE

JOHN McQUEEN
SURVEY, A-425

EUGENE BECK, ET AL
CALLED 254.5 AC.
VOL. 360, PG. 87
W.C.D.R.

FRANK JEFFREYS PREWITT
CALLED 47.1008 ACRES
VOL. 2273, PG. 637
O.R.W.C.T.

WHOLE PROPERTY INSET
NOT TO SCALE



ACREAGE
SUMMARY
(SQ. FT.)

WHOLE PROPERTY	0.279
AREA ACQUIRED (12.153)	
REMAINDER LEFT	
REMAINDER RIGHT	

ROBINSON RANCH
REMAINDER OF TRACT 1
CALLED 490.33 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.

- NOTES:
1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 4. D.E. INDICATES DRAINAGE EASEMENT
 5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
 9. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

DATE: 5/14/01



SURVCON INC.
PROFESSIONAL SURVEYORS
5316 HWY. 290 WEST, SUITE 480
AUSTIN, TEXAS 78701
TELEPHONE (512) 899-8282, FAX (512) 899-9390
EMAIL: austin@surveycon.com

SCALE: 1" = 50'
DATE: APR 2001
DRAWN BY: DT
CHECKED BY: CGC
JOB #: 417-658
F.B. #: S.H. 45
CAD FILE: PAR414DE1.DGN

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 414 DE 2

Being all that certain 0.385 of one acre (16,771 square feet) tract of land situated in the John McQueen Survey, A-425 and the Malcom M. Hornsby Survey, A-280, Williamson County, Texas, and being a portion of Tract 1, the remainder of a called 490.33 acre tract as conveyed to ROBINSON RANCH, recorded in Volume 1197, Page 164 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.385 of one acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1-inch iron pipe found for a northeast corner of said 490.33 acre tract and the southeast corner of a called 254.5 acre tract conveyed to Eugene Beck, et al, recorded in Volume 360, Page 87 of the Williamson County Deed Record (W.C.D.R.) and being in the westerly line of a called 47.1008 acre tract conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637, O.R.W.C.T.;

THENCE, South 30°29'04" West, a distance of 1,707.13 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,116,780.00, Y=10,148,157.93) set at 203.63 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 373+64.86 in the proposed southerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, crossing said Tract 1, the following three courses:

1. South 33°48'46" West, a distance of 126.54 feet to a ½-inch iron rod with TxDOT aluminum cap set for corner;
2. North 75°19'12" West, a distance of 149.63 feet to a ½-inch iron rod with TxDOT aluminum cap set for corner;
3. North 35°55'05" East, a distance of 127.96 feet to a ½-inch iron rod with TxDOT aluminum cap set at 202.18 feet left of and perpendicular to SH 45 Baseline Station 372+29.67 in the arc of a non-tangent curve to the left in the proposed southerly right-of-way line of SH 45;

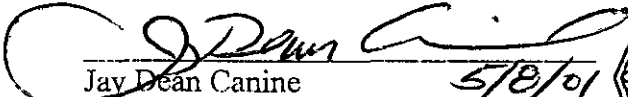
THENCE, along said proposed southerly right-of-way line of SH 45, the following five courses:

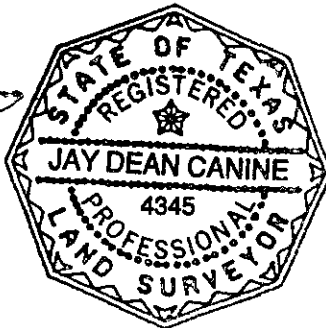
4. An arc distance of 44.57 feet along said curve to the left, with a Radius of 3,074.93 feet, a Delta Angle of $00^{\circ}49'50''$, a Chord Bearing and Distance of South $74^{\circ}29'50''$ East, 44.57 feet to a TxDOT brass disk in concrete set for the end of said curve to the left;
5. South $27^{\circ}50'26''$ West, a distance of 10.25 feet to a TxDOT brass disk in concrete set for the beginning of a non-tangent curve to the left;
6. An arc distance of 70.92 feet along said curve to the left, with a Radius of 3,084.93 feet, a Delta Angle of $01^{\circ}19'02''$, a Chord Bearing and Distance of South $75^{\circ}31'44''$ East, 70.92 feet to a TxDOT brass disk in concrete set for the end of said curve to the left;
7. North $27^{\circ}50'26''$ East, a distance of 10.31 feet to a TxDOT brass disk in concrete set for the beginning of a non-tangent curve to the left;
8. An arc distance of 29.26 feet along said curve to the left, with a Radius of 3,074.93 feet, a Delta Angle of $00^{\circ}32'43''$, a Chord Bearing and Distance of South $76^{\circ}30'24''$ East, 29.26 feet to the **POINT OF BEGINNING** and containing a computed area of 0.385 of one acre (16,771 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.


Jay Dean Canine
Registered Professional Land Surveyor
Texas Registration Number 4345



SURVCON INC.
5316 Highway 290 West, Suite 480
Austin, Texas 78735
(512) 899-8282
May 8, 2001

SURVEY LEGEND

- = FOUND TXDOT BRASS DISK IN CONCRETE
- = SET TXDOT BRASS DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP VOL. 1197, PG. 164 O.R.W.G.T. Δ=00°32'43" C=576°30'24"E
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- Δ = CALCULATED POINT
- R = PROPERTY LINE
- ⊔ = BASELINE
- ⊕ = UTILITY POLE

ROBINSON RANCH
REMAINDER OF TRACT 1
CALLED 490.33 ACRES
VOL. 1197, PG. 164 O.R.W.G.T.

EUGENE BECK, ET AL
CALLED 254.5 AC.
VOL. 360, PG. 87
W.C.D.R.

FRANK JEFFREYS PREWITT
CALLED 47.1008 ACRES
VOL. 2273, PG. 637
O.R.W.C.T.

P.O.C.
FOUND
1" I.P.
PARCEL
414 DE2

B STA. 373+37.54
203.34' RT.

L=44.57'
R=3,074.93'
Δ=00°49'50"
C=574°29'50"E
44.57'

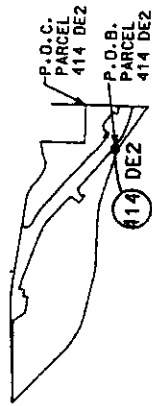
B STA. 372+71.30'
202.63' RT.

B STA. 372+29.67
202.18' RT.

S27°50'26"W
10.25'

B STA. 372+69.10
212.60' RT.

L=70.92'
R=3,084.93'
Δ=01°19'02"
C=575°31'44"E
70.92'



WHOLE PROPERTY INSET
NOT TO SCALE

P.O.B. PARCEL 414DE2
X=3,116,780.00
Y=10,148,157.93
B STA. 373+64.86
203.63' LT.

B STA. 373+35.12
213.31' RT.

JOHN McQUEEN
SURVEY, A-425

ACREAGE
SUMMARY
(SQ.FT.)

WHOLE PROPERTY	
AREA ACQUIRED	0.385 (16,771)
REMAINDER LEFT	
REMAINDER RIGHT	

APPROXIMATE SURVEY LINE

MALCOM M. HORNSBY
SURVEY, A-280

NOTES:

- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
- THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
- W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
- W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

JAY DEAN CANINE

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTR. NO. 4345

DATE: 5/2/01



SURVCON INC.

PROFESSIONAL SURVEYORS

5316 HWY. 290 WEST, SUITE 480

AUSTIN, TEXAS 78701

TELEPHONE (512) 899-8282, FAX (512) 899-9390

EMAIL: austin@survcon.com

SCALE: 1" = 50'

JOB #: 417-658

DATE: APR 2001

F.B. #: S.H. 45

DRAWN BY: DT

CHECKED BY: CGC



September 2001
Parcel 414 MS
Page 1 of 2

Page 1 of 2 Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ:

Property Description for Parcel 414 MS

Being all that certain 1.012 acre (44,083 square feet) tract of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being a portion of Tract 1, the remainder of a called 490.33 acre tract as conveyed to ROBINSON RANCH, recorded in Volume 1197, Page 164 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 1.012 acre (44,083 square feet) tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1-inch iron pipe found for a northeast corner of said 490.33 acre tract and the southeast corner of a called 254.5 acre tract conveyed to Eugene Beck, et al, recorded in Volume 360, Page 87 of the Williamson County Deed Records (W.C.D.R.) and being in the westerly line of a called 47.1008 acre tract conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637, O.R.W.C.T.;

THENCE, South 85°39'28" West, over and across said 490.33 acre tract, a distance of 4, 430.53 feet to a ½-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,113,228.22, Y=10,149,293.62) set at 197.46 feet right of and perpendicular to State Highway 45 (SH 45) Baseline Station 336+02.77 in the proposed southerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, over and across said 490.33 acre tract, the following three courses:

1. South 01°10'32" West, a distance of 209.16 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
2. North 88°49'28" West, a distance of 208.70 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
3. North 01°10'32" East, a distance of 208.78 feet to a ½-inch iron rod with TxDOT aluminum cap set in the proposed southerly right-of-way line of SH 45;
4. **THENCE**, North 87°42'26" East, a distance of 15.04 feet to a TxDOT bronze disk in concrete set at 203.69 feet right of and perpendicular to SH 45 Baseline Station 333+96.56 for the beginning of a curve to the right;

September 2001

Parcel 414 MS

Page 2 of 2

EXHIBIT ___ Page 2 of 2 Pages

5. THENCE, an arc distance of 193.81 feet along said curve to the right, with a Radius of 1, 532.00 feet, a Delta Angle of $07^{\circ}14'55''$, a Chord Bearing and Distance of South $88^{\circ}40'07''$ East, 193.68 feet to the **POINT OF BEGINNING** and containing a computed area of 1.012 acre (44,083 square feet) of land, more or less.

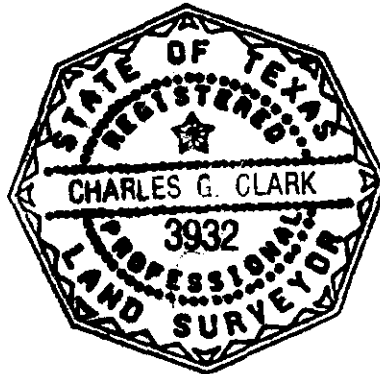
This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 9/18/01

Charles G. Clark
Registered Professional Land Surveyor
Texas Registration Number 3932



SURVCON INC.
400 West 15th St., Suite 1030
Austin, Texas 78701
(512) 457-7870
September 2001

SURVEY L:

- | | | |
|---|---|--|
| ■ | = | FOUND TYDOT BRONZE DISK IN CONCRETE |
| □ | = | SET TYDOT BRONZE DISK IN CONCRETE |
| ○ | = | SET 1/2" IRON ROD W/TYDOT ALUM. CAP |
| ● | = | FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED |
| ⊗ | = | FOUND 4" x 4" CONCRETE MONUMENT |
| △ | = | CALCULATED POINT |
| ℙ | = | PROPERTY LINE |
| ℬ | = | BASELINE |
| ⊙ | = | UTILITY POLE |

-P.O.C. PARCEL 414MS
FOUND 1" I.P.


ROBINSON RANCH
481-699 ACRE REMAINDER OF TRACT 1
CALLED 490.33 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.

CONTROL OF ACCESS

P.O.B. PARCEL 414MS
X= 3,113,228.22
Y= 10,149,293.62
B STA. 336+02.77
197.46' RT.

ROBINSON RANCH
81.699 ACRE REMAINDER
OF TRACT 1
CALLED 490.33 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.

S.H. 45
PARCEL PLAT
FOR PARCEL 414MS
COUNTY: WILLIAMSON
GRANTOR: ROBINSON



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH ST., SUITE 103
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austinsurveycon.com

SCALE: 1" = 100'

DATE: SEPT 2001	F.B. #: HWY 45
-----------------	----------------

DRAWN BY: LW	CAD FILE: par-414MS.dgn
CHECKED BY: CGC	SHEET 1 OF 1

**ACREAGE
SUMMARY
(SQ.FT.)**

WHOLE PROPERTY	481,699 (20,982,808)
AREA ACQUIRED	1,012 (44,083)
REMAINDER LEFT	—
REMAINDER RIGHT	480,687 (20,938,726)

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.

3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.

4. D.E. INDICATES DRAINAGE EASEMENT

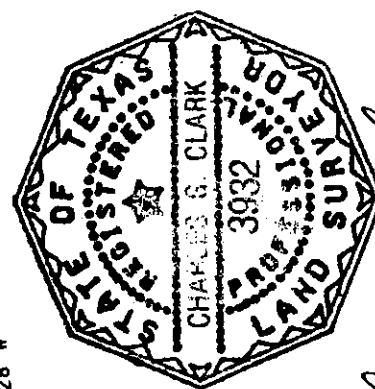
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT

6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS

7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS

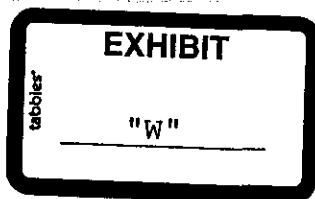
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

9. THIS PLAY IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



Charles G. Clark 9/18/61 DATE

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932



Prepared By: SURVCON INC.
Charles G. Clark
Date: 24 June, 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 415

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north and south remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

April, 2002

Parcel 415

Page 1 of 4

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 415

Being all that certain 6.633 acre (288,933 square feet) parcel of land situated in the Malcom M. Hornsby Survey, A-281, Williamson County, Texas and being a portion of a called 47.1008 acre tract as conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 6.633 acre (288,933 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING at a 1/2-inch iron rod with plastic cap found for the most northerly corner of said 47.1008 acre tract and the northwest corner of a called 53.8258 acre tract as conveyed to Sherrod Norfleet Prewitt, recorded in Volume 2273, Page 641, O.R.W.C.T.; thence as follows:

THENCE South 21°29'36" East (South 19° East), along the line common to said 47.1008 acre tract and said 53.8258 acre tract, a distance of 1,947.59 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,118,677.81, Y=10,148,764.87) set at 220.00 feet left of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 393+23.42 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

1. THENCE South 21°29'36" East (South 19° East), continuing along said common line, a distance of 441.10 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 220.00 feet right of and perpendicular to SH 45 Proposed Baseline Station 393+54.62 for corner in the proposed southerly right-of-way line of SH 45;

THENCE, along the proposed southerly right-of-way line of SH 45, the following four courses:

2. South 72°33'44" West, a distance of 485.66 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
3. Southwesterly, an arc distance of 126.74 feet with said curve to the right, having a Radius of 3,074.93 feet, a Delta Angle of 02°21'42" and a Chord Bearing and Distance of South 74°18'04" West, 126.73 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
4. South 42°20'48" East, a distance of 11.30 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;

April, 2002

Parcel 415

Page 2 of 4

EXHIBIT _____ Page _____ of _____ Pages

5. Southwesterly, an arc distance of 49.78 feet with said curve to the right, having a Radius of 3,084.93 feet, a Delta Angle of $00^{\circ}55'28''$ and a Chord Bearing and Distance of South $75^{\circ}50'46''$ West, 49.78 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 228.32 feet right of and perpendicular to SH 45 Proposed Baseline Station 387+09.94 for a corner in the westerly line of said 47.1008 acre tract and the easterly line of the remainder of Tract 1, a called 490.33 acre tract, as conveyed to Robinson Ranch, recorded in Volume 1197, Page 164, O.R.W.C.T.;
6. THENCE North $21^{\circ}02'26''$ West (North $18^{\circ}59'59''$ West), departing the proposed southerly right-of-way line of SH 45 and along the line common to said 47.1008 acre tract and said 490.33 acre tract, a distance of 450.26 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the arc of a curve to the left in the proposed northerly right-of-way line of said SH 45 at 218.25 feet left of and perpendicular to SH 45 Proposed Baseline Station 386+52.36;

THENCE, along the proposed northerly right-of-way line of SH 45, the following two courses:

7. Northeasterly, an arc distance of 175.76 feet with said curve to the left, having a Radius of 2,655.05 feet, a Delta Angle of $03^{\circ}47'34''$ and a Chord Bearing and Distance of North $74^{\circ}27'32''$ East, 175.73 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
8. North $72^{\circ}33'44''$ East, a distance of 478.74 feet to the **POINT OF BEGINNING** and containing a computed area of 6.633 acres (288,933 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 4/10/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration No. 3932

SURVCON INC.
400 West 15th St., Suite 1030
Austin, Texas 78701
April, 2002

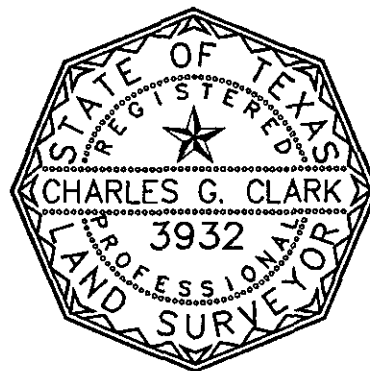
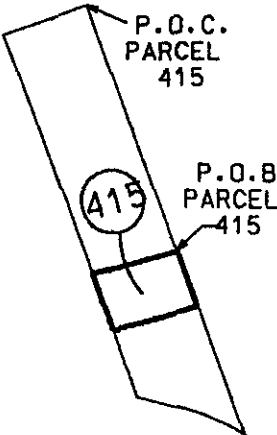
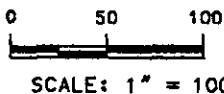


EXHIBIT PAGE OF PAGES

- SURVEY LEGEND**
- = FOUND TXDOT BRONZE DISK IN CONCRETE
 - = SET TXDOT BRONZE DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - ⤵ = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - = PROPERTY LINE
 - = PROPOSED BASELINE

MALCOM M. HORNSBY A-281



WHOLE PROPERTY INSET
NOT TO SCALE

MATCHLINE SHEET 1 OF 2

FRANK JEFFREYS PREWITT
CALLED 47.1008 ACRES
VOL. 2273, PG. 637
O.R.W.C.T.

SHERROD NORFLEET PREWITT
CALLED 53.8258 ACRES
VOL. 2273, PG. 641
O.R.W.C.T.

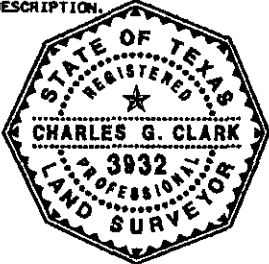
- NOTES:**
1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 4. D.E. INDICATES DRAINAGE EASEMENT
 5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
 9. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.


S.H.45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 415
COUNTY: WILLIAMSON
GRANTOR: FRANK JEFFREYS PREWITT

ACREAGE SUMMARY
(50.FT.)

WHOLE PROPERTY	47.1008 (2,051,711)
AREA ACQUIRED	6.633 (288,933)
REMAINDER LEFT	29.282 (1,275,516)
REMAINDER RIGHT	11.186 (487,262)

Charles G. Clark DATE: 4/10/02
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3832



**SURVCON INC.**
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: APRIL 2002	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR415SHT2
CHECKED BY: LWS	PAGE 3 OF 4 PAGES



April, 2002
Parcel 415M
Page 1 of 4 Pages

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 415M

Being all that certain 11.186 acre (487,262 square feet) parcel of land situated in the Malcolm M. Hornsby Survey, A-281, Williamson County, Texas, and being out of and part of the 47.1008 acre tract as conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 11.186 acre (487,262 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1-inch iron pipe found for a northeast corner of the 481.699 acre remainder of a called 490.33 acre Tract 1 as conveyed to Robinson Ranch, recorded in Volume 1197, Page 164, O.R.W.C.T. and the southeast corner of a called 254.5 acre tract as conveyed to Eugene Beck, et al, recorded in Volume 360, Page 87 of the Williamson County Deed Records (W.C.D.R.) and being in the westerly line of said Frank Jeffreys Prewitt tract; thence as follows:

South 21°02'26" East (South 18°59'59" East), along the common line between said 47.1008 acre tract and the 481.699 acre remainder of said Tract 1, a distance of 1,580.35 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,118,213.42, Y=10,148,154.09) set at 228.32 feet right of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 387+09.94 in the proposed southerly right-of-way line of SH 45 for the beginning of a non-tangent curve to the left for the **POINT OF BEGINNING**;

1. **THENCE** Northeasterly, an arc distance of 49.78 feet with said non-tangent curve to the left, having a Radius of 3,084.93 feet, a Delta Angle of 00°55'28" and a Chord Bearing and Distance of North 75°50'46" East, 49.78 feet to a TxDOT bronze disk in concrete set in the proposed northerly right-of-way line of said SH 45 and for the end of said curve to the left;
2. **THENCE** North 42°20'48" West, along said proposed right-of-way line for SH 45 a distance of 11.30 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the left;

April, 2002
Parcel 415M
Page 2 of 4 Pages

EXHIBIT _____ Page _____ of _____ Pages

3. THENCE Northeasterly, an arc distance of 126.74 feet with said non-tangent curve to the left, having a Radius of 3,074.93 feet, a Delta Angle of 02°21'42" and a Chord Bearing and Distance of North 74°18'04" East, 126.73 feet to TxDOT bronze disk in concrete set at 220.00 feet right of and perpendicular to SH 45 Proposed Baseline Station 388+68.96 for the end of said non tangent curve to the left;
4. THENCE North 72°33'44" East, along said proposed right-of-way line of SH 45 a distance of 485.66 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the easterly line of said 47.1008 acre tract, the westerly line of a called 53.8258 acre tract, as conveyed to Sherrod Norfleet Prewitt and recorded in Volume 2273, Page 641, O.R.W.C.T. for corner;
5. THENCE South 21°29'38" East, a distance of 1,023.05 feet to a 1/2-inch iron rod with TxDOT aluminum cap set in the southerly line of said 53.8258 acre tract, being the existing northeasterly right-of-way line for Southern Pacific Railroad as recorded in Volume 330, Page 565 W.C.D.R., for an angle point;

THENCE, along the existing northeasterly right-of-way line of the Southern Pacific Railroad, the following eight courses:

6. North 56°38'52" West (North 54°09'16" West), a distance of 17.32 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
7. North 60°50'27" West (North 58°20'51" West), a distance of 101.59 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
8. North 64°43'59" West (North 62°14'23" West), a distance of 101.02 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
9. North 68°53'40" West (North 66°24'04" West), a distance of 101.60 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
10. North 72°47'00" West (North 70°17'24" West), a distance of 101.28 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
11. North 75°43'13" West (North 73°13'37" West), a distance of 101.84 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;
12. North 77°14'41" West (North 74°45'05" West), a distance of 100.56 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for an angle point;

April, 2002
Parcel 415M
Page 3 of 4 Pages

EXHIBIT _____ Page _____ of _____ Pages

13. North 77°57'15" West (North 75°32'29" West), a distance of 236.17 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the southwest corner of the called 47.1008 acre tract;
14. THENCE, North 21°02'26" West, along the common line between the said 47.1008 acre tract and said Tract 1, a distance of 520.97 feet to the **POINT OF BEGINNING** and containing a computed area of 11.186 acres (487,262 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner Collie and Braden Inc.

Charles G. Clark 4/10/02
Charles G. Clark Date

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th St., Suite 1030
Austin, Texas 78701
(512) 457-7870
April, 2002

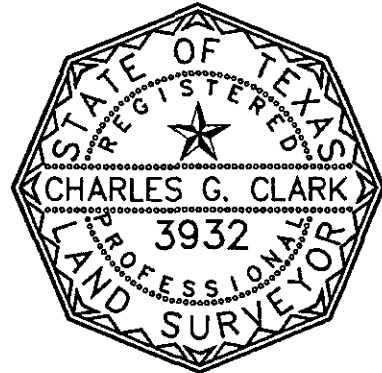


EXHIBIT PAGE OF PAGES

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUMINUM CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = PROPOSED BASELINE

EUGENE BECK, ET AL
CALLED 254.5 AC.
VOL. 360, PG. 87
W.C.D.R.

P.O.C.
PARCEL 415M
FOUND 1" I.P.

L=126.74
R=3074.93
A=02°21'42"
C=N74°18'04"E
126.73

S21°02'26"E
1,580.35'
(S18°59'59"E)

SEE DETAIL "A"

ROBINSON RANCH
481.699 ACRE REMAINDER
OF TRACT 1
CALLED 490.33 ACRES
VOL. 1197, PG. 164
O.R.W.C.T.

SHERROD NORFLEET PREWITT
CALLED 53.8258 ACRES
VOL. 2273, PG. 641
O.R.W.C.T.

MALCOLM M.
HORNSBY
SURVEY, A-281

JOHN MCQUEEN
SURVEY, A-425

FRANK JEFFREYS PREWITT
CALLED 47.1008 ACRES
VOL. 2273, PG. 637
O.R.W.C.T.

APPROXIMATE SURVEY LINE

B STA. 387+58.76
746.17' RT.

PROPOSED R.O.W.

(N74°45'05"W) N77°14'41"W
(100.56') 100.56'

(N70°17'24"W) N72°47'00"W
(101.28') 101.28'

(N66°24'04"W) N68°53'40"W
(101.60') 101.60'

(N62°14'23"W) N64°43'59"W
(101.02') 101.02'

(N58°20'51"W) N60°50'27"W
(101.59') 101.59'

SEE DETAIL "B"

SOUTHERN PACIFIC RR
VOL. 330, PG. 565
W.C.D.R.

WHOLE PROPERTY INSET
N.T.S.

P.O.C.
PARCEL
415M
P.O.B.
PARCEL
415M

P.O.B. PARCEL 415M
X=3,118.213.42
Y=10,148.154.09
B STA. 387+09.94
228.32' RT.

DETAIL "A"
N.T.S.

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

(N54°03'16"W) N56°38'52"W
(17.32') 17.32'

B STA. 394+26.99
1240.49' RT.

DETAIL "B"
N.T.S.

ACREAGE
SUMMARY
(SQ. FT.)

WHOLE PROPERTY	47.1008 (2,051,711)
AREA ACQUIRED	11.186 (487,262)
REMAINDER LEFT	35.915 (1,564,448)

S.H. 45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 415M
COUNTY: WILLIAMSON
GRANTOR: FRANK JEFFREYS PREWITT



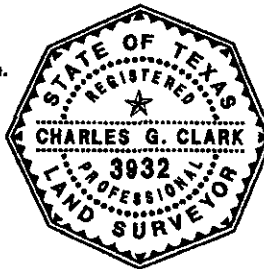
SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 300'	JOB #: 417-1031
DATE: APRIL 2002	F.B. #: SH 45
DRAWN BY: LW	CAD FILE: par415M
CHECKED BY: CGC	PAGE 4 OF 4 PAGES

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932



Charles G. Clark DATE: 4/10/02



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 416

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 416
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 416

Being all that certain 0.0797 of one acre (3,472 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of a called 1.98 acre tract as conveyed to Larry H. Lugo and wife, Diane H. Lugo, recorded in Volume 939, Page 861 of the Williamson County Deed Records (W.C.D.R.). Said 0.0797 of one acre (3,472 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1/2-inch iron rod found for the northeast corner of a called 0.55 acre tract of land as conveyed to Karen A. Motloch, recorded in Volume 584, Page 210, W.C.D.R., a southeast corner of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren living trust, recorded in Document No. 9857028 of the Official Records of Williamson County, Texas (O.R.W.C.T.) and being in the westerly line of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23, O.R.W.C.T.; thence as follows:

South 28°03'51" East, along the line common to the westerly line of said 5.5 acre tract and the easterly line of said 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed northerly right-of-way line of State Highway No. 45 (SH 45);

South 75°53'51" West, along the proposed northerly right-of-way line of SH 45, a distance of 346.16 feet to a 1/2-inch iron rod with TxDOT aluminum cap (X=3,113,126.16, Y=10,150,103.98) set at 604.81 feet left of and perpendicular to SH 45 Proposed Baseline Station 334+57.54 in the line common to the easterly line of said 1.98 acre tract and the westerly line of a 0.8390 acre remainder of a called 10 acre tract as conveyed to Robert E. Warren and Nellie Warren, Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857030, O.R.W.C.T. for the **POINT OF BEGINNING**;

1. **THENCE** South 29°21'59" East (South 27°12' East), along said common line, a distance of 17.42 feet to a point for the southeast corner of said 1.98 acre tract, the southwest corner of said 0.8390 acre remainder tract and being in the existing northerly right-of-way line of RM 620 (width varies);

May, 2002

Parcel 416

Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE South 75°55'01" West (South 78°15' West), along said existing northerly right-of-way line of RM 620 and the southerly line of said 1.98 acre tract, a distance of 206.98 feet (207.15 feet) to a point for the southwest corner of said 1.98 acre tract and the southeast corner of a 19.6 acre remainder of a called 388.22 acre tract as conveyed to Claretta England, Trustee, recorded in Volume 637, Page 535, W.C.D.R.;
3. THENCE North 29°47'59" West (North 27°38' West), along the line common to the easterly line of said 19.6 acre tract and the westerly line of said 1.98 acre tract, a distance of 17.38 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set at 550.99 feet left of and perpendicular to SH 45 Baseline Station 332+87.45 in the proposed northerly right-of-way line of SH 45;
4. THENCE North 75°53'51" East, crossing said 1.98 acre tract and along the proposed northerly right-of-way line of SH 45, a distance of 207.10 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0797 acre (3,472 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Chas. S. Chubb 5/20/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002

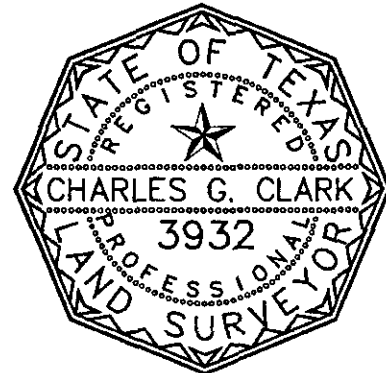


EXHIBIT PAGE 2 OF 3 PAGES
THOMAS P. DAVY SURVEY, A - 169

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = PROPOSED BASELINE

CALLLED 1.98 ACRES
LARRY H. LUGO AND WIFE,
DIANE H. LUGO
VOL. 939, PG. 861
W.C.D.R.

19.6 ACRE REMAINDER OF A
CALLLED 388.22 ACRES
CLARETTA ENGLAND, TRUSTEE
VOL. 637, PG. 535
W.C.D.R.

0.8390 ACRE REMAINDER OF A
CALLLED 10 ACRES FOR
ROBERT E. WARREN AND
NELLIE WARREN, TRUSTEES
THE R. AND N.
WARREN LIVING TRUST
DOC. #9857030 D.R.W.C.T.

CALLLED 3.51 ACRES
ROBERT E. WARREN &
NELLIE WARREN, TRUSTEES FOR
THE R. AND N. WARREN
LIVING TRUST
DOC. #9857028
D.R.W.C.T.

P.O.B. PARCEL 416
X= 3,113.126.16
Y=10,150,103.98
@ STA. 334+57.54
604.81' LT.

CALLLED 5.5 ACRES
EDWARD A. WARREN AND
KAREN A. WARREN, TRUSTEES
VOL. 1822, PG. 23
D.R.W.C.T.

CALLLED
0.55 ACRES
KAREN A.
NOTLOCH
VOL. 1210
PG. D.R.
W.C.D.R.

P.O.C.
PARCEL
416

P.O.B.
PARCEL
416

P.O.C.
PARCEL
416

ACREAGE
SUMMARY
(SQ. FT.)

WHOLE PROPERTY	1.98 (86,249)
AREA ACQUIRED	0.0797 (3,472)
REMAINDER LEFT	1.9003 (82,777)
REMAINDER RIGHT	—

WHOLE PROPERTY INSET
NOT TO SCALE

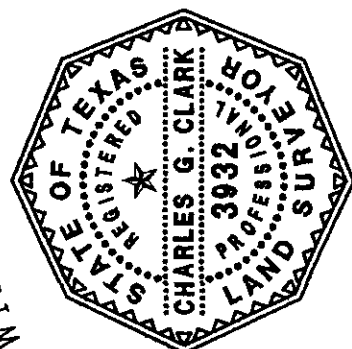
S.H.45
PARCEL PLAT
FOR PARCEL 416
CSJ: 0683-06-010
COUNTY: WILLIAMSON
GRAND LARRY H. LUGO AND WIFE, DIANE H. LUGO



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: qusting@survcon.com

SCALE: 1" = 50'	JOB #: 417-1031
DATE: MAY 2002	F.B. #: S.H. 45
DRAWN BY: BM	CAD FILE: PAR416.DGN
CHECKED BY: PJY	PAGE 3 OF 3 PAGES



NOTES:

- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
- THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
- W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
- W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

Charles G. Clark DATE: *5/30/02*

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002
Updated: 02, December 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 417

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

Revised December, 2002
May, 2002
Parcel 417
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 417

Being all that certain 0.0576 of one acre (2,509 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of that certain tract of land conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857030 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.0576 of one acre (2,509 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for a point of reference at a 1/2-inch iron rod found for the northeast corner of a called 0.55 acre tract of land conveyed to Karen A. Motloch, recorded in Volume 584, Page 210 of the Williamson County Deed Records (W.C.D.R.), a southeast corner of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857028, O.R.W.C.T. and being in the westerly line of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23, O.R.W.C.T.; thence as follows:

South 28°03'51" East, along the line common to the westerly line of said 5.5 acre tract and the easterly line of said 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed northerly right-of-way line of SH 45;

South 75°53'51" West, along the proposed northerly right-of-way line of SH 45, a distance of 197.50 feet to a 1/2-inch iron rod with TxDOT aluminum cap (X=3,113,270.34, Y=10,150,140.21) set at 649.72 feet left of and perpendicular to State Highway SH 45 Baseline Station 335+76.54 in the easterly line of said 3.51 acre tract for the **POINT OF BEGINNING**;

1. **THENCE** South 32°19'21" East (South 27° East), along said easterly line, a distance of 17.74 feet to a point for the most southerly southwest corner of said 3.51 acre tract and being in the existing northerly right-of-way line of RM 620 (width varies);

Revised December, 2002
May, 2002
Parcel 417
Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE South 75°55'01" West (South 81°30' West), along said existing northerly right-of-way line of RM 620, a distance of 149.62 feet (150 feet) to a point for the southeast corner of a called 1.98 acre tract as conveyed to Larry H. Lugo and wife, Diane H. Lugo, recorded in Volume 939, Page 861, W.C.D.R.;
3. THENCE North 29°21'59" West (North 27° West), along the easterly line of said 1.98 acre tract, a distance of 17.42 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 604.81 feet left of and perpendicular to SH 45 Baseline Station 334+57.54 in the proposed northerly right-of-way line of SH 45;
4. THENCE North 75°53'51" East, along said proposed northerly right-of-way line of SH 45, a distance of 148.66 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0576 acre (2,509 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

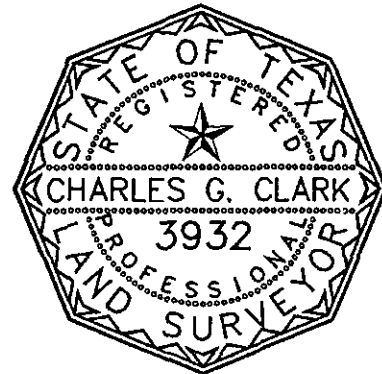
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 12/02/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
Revised December, 2002

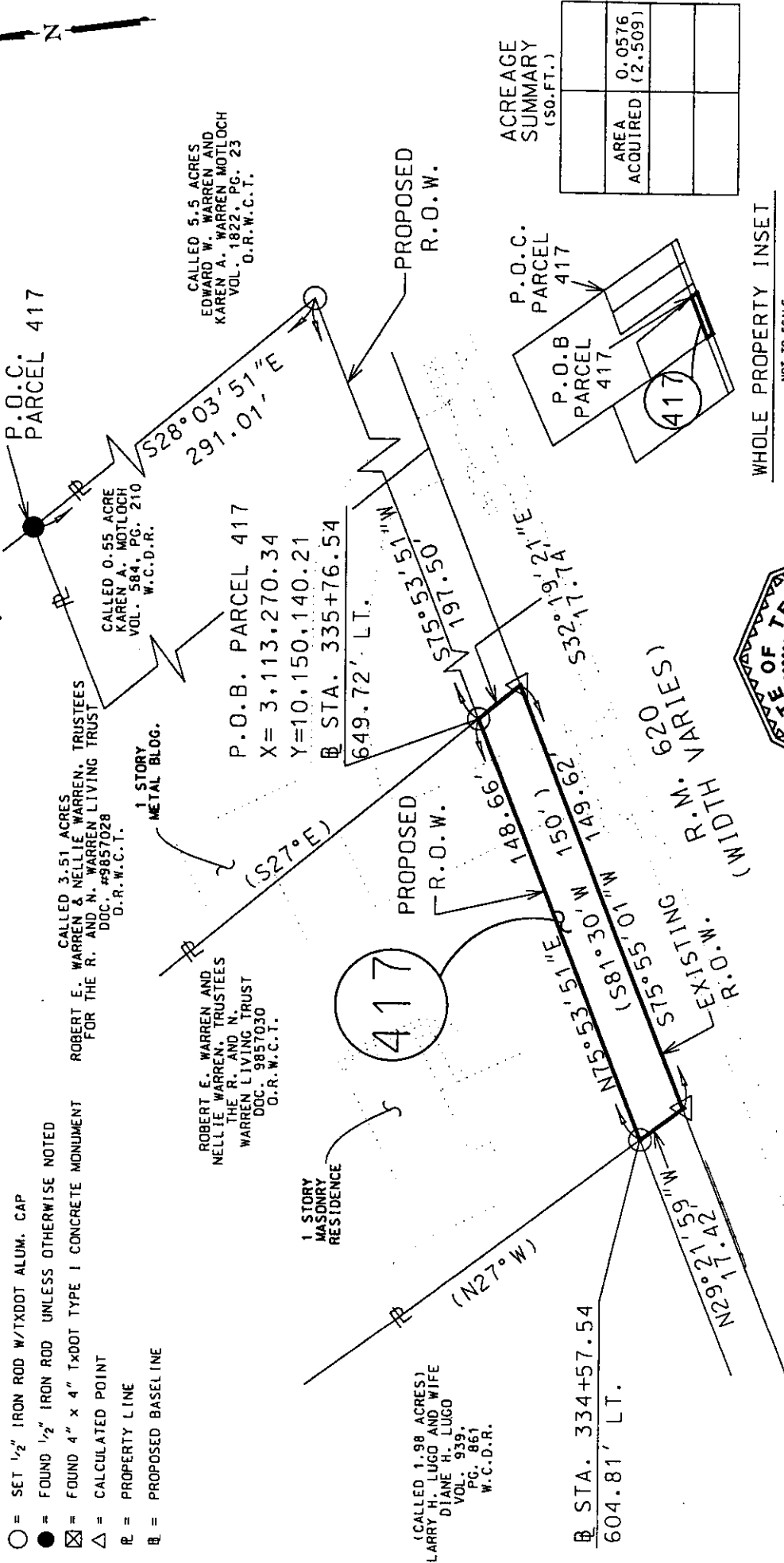


SURVEY LEGL

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = PROPOSED BASELINE

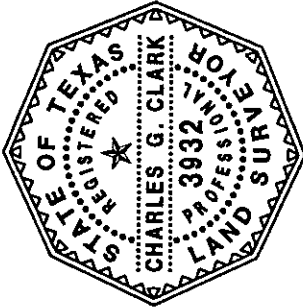
EXHIBIT PAGE OF PAGES

THOMAS P. DAVY SURVEY, A - 169



NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION



Charles G. Clark DATE: 12/26/02
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

ACREAGE SUMMARY (SQ. FT.)	
AREA ACQUIRED	0.0576 (2.509)

WHOLE PROPERTY INSET

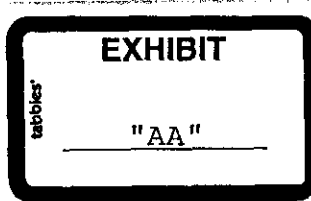
NOT TO SCALE

S-H-45
PARCEL PLAT
FOR PARCEL 417
CSI: 0683-06-010
COUNTY: WILLIAMSON
GRANTOR: ROBERT E. WARREN & NELLIE WARREN, TRUSTEES
REVISED: DECEMBER 2002



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: gustin@survcon.com

SCALE: 1" = 50'	JOB #: 417-1031
DATE: MAY 2002	F.B. #: S.H. 45
DRAWN BY: BM	CAD FILE: PAR417.DGN
CHECKED BY: PJY	PAGE 3 OF 3 PAGES



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 418

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 418
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 418

Being all that certain 0.0137 acre (597 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren as Trustees under the R. and N. Warren Living Trust, recorded in Document No. 9857028 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.0137 acre (597 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1/2-inch iron rod found for the northeast corner of a called 0.55 acre tract of land conveyed to Karen A. Motloch, recorded in Volume 584, Page 210 of the Williamson County Deed Record (W.C.D.R.), a southeast corner of a said 3.51 acre tract and being in the westerly line of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23, O.R.W.C.T.; thence as follows:

South 28°03'51" East, along the line common to the westerly line of said 5.5 acre tract and the easterly line of said 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed northerly right-of-way line of SH 45;

South 75°53'51" West, along the proposed northerly right-of-way line of SH 45, a distance of 161.34 feet to a 1/2-inch iron rod with TxDOT aluminum cap (X=3,113,305.41, Y=10,150,149.02) set at 661.41 feet left of and perpendicular to SH 45 Baseline Station 336+05.07 in the line common to a easterly line of said 3.51 acre tract and being the westerly line of a called 0.55 acre tract as conveyed to Edward W. Warren, recorded in Volume 584, Page 213, W.C.D.R. for the **POINT OF BEGINNING**;

1. **THENCE** South 28°03'51" East (South 29°39' East), along said common line, a distance of 17.38 feet to a point for the most southerly southeast corner of said 3.51 acre tract and the southwest corner of said Edward W. Warren 0.55 acre tract and being in the existing northerly right-of-way line of RM 620 (width varies);

May, 2002

Parcel 418

Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE South 75°55'01" West (South 74°17'18" West), along the existing northerly right-of-way line of RM 620 and the southerly line of said 3.51 acre tract, a distance of 34.81 feet (34.76 feet), to a point for the most southerly southwest corner of said 3.51 acre tract and the southeast corner of a 0.8390 acre remainder of a called 10 acre tract as conveyed to Robert E. Warren and Nellie Warren as Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857030, O.R.W.C.T.;
3. THENCE North 32°19'21" West (North 33°54'30" West), along the line common to the easterly line of said 10 acre tract and the westerly line of said 3.51 acre tract, a distance of 17.74 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 649.72 feet left of and perpendicular to SH 45 Baseline Station 335+76.54 in the proposed northerly right-of-way line of SH 45;
4. THENCE North 75°53'51" East, crossing said 3.51 acre tract and along the proposed northerly right-of-way line of SH 45, a distance of 36.16 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0137 acre (597 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Chubb 5/20/02

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002

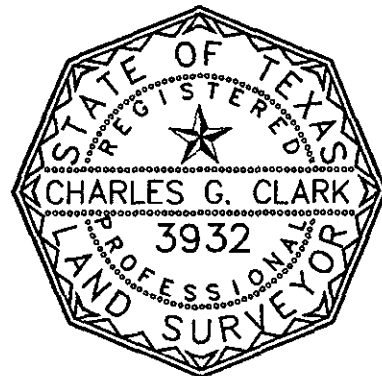


EXHIBIT PAGE OF PAGES
THOMAS P. DAVY SURVEY, A 169

SURVEY LEG.

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = PROPOSED BASELINE

CALLLED 3.51 ACRES
ROBERT E. WARREN & NELLIE WARREN, TRUSTEES
VOL. 584, PG. 210
W.C.D.R.
D.R.W.C.T.

CALLLED 0.55 ACRE
EDWARD W. WARREN
VOL. 584, PG. 213
W.C.D.R.

CALLLED 5.5 ACRES
EDWARD W. WARREN AND
KAREN A. MOTLOCH
VOL. 1822, PG. 23
D.R.W.C.T.

P.O.C.
PARCEL 418

CALLLED 0.55 ACRE
KAREN A. MOTLOCH
VOL. 584, PG. 210
W.C.D.R.

P.O.B. PARCEL 418

X= 3,113,305.41
Y= 10,150,149.02
B STA. 336+05.07

PROPOSED
R.O.W.

BILLBOARD

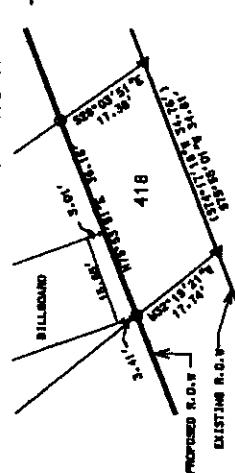
418

0.8390 ACRE REMAINDER OF A
CALLLED 10 ACRES
ROBERT E. WARREN &
NELLIE WARREN, TRUSTEES
VOL. 584, PG. 210
W.C.D.R.
D.R.W.C.T.

N75°53'51"E
36.16'

B STA. 335+76.54
649.72' LT.

SEE DETAIL
"A"



DETAIL "A"

PROPOSED
R.O.W.

EXISTING
R.O.W.

P.O.C.
PARCEL 418

P.O.B.
PARCEL 418

(S74°17'18"W)
(34.76')
S75°55'01"W
34.81'

WHOLE PROPERTY INSET

S.N. 45 PLAT
FOR PARCEL 418
C.S. 0863-06-010
COUNTY: WILLIAMSON
GRANTOR: ROBERT E. WARREN AND NELLIE WARREN, TRUSTEES

NOT TO SCALE

WHOLE PROPERTY INSET

ACREAGE
SUMMARY
(SQ. FT.)

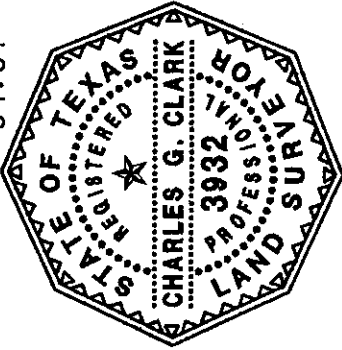
WHOLE PROPERTY	3.51
AREA ACQUIRED	0.0137 (597)
REMAINDER LEFT	3.4963 (152,299)
REMAINDER RIGHT	---



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: QUESTIONS@SURVCON.COM

SCALE: 1" = 50'	JOB #: 417-1031
DATE: MAY 2002	F.B. #1 S.H. 45
DRAWN BY: BM	CAD FILE: PAR418.DGN
CHECKED BY: PJY	PAGE 3 OF 3 PAGES



NOTES:

- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83. CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
- THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
- W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
- W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

Charles G. Clark DATE: 5/20/02

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 419

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 419
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 419

Being all that certain 0.0313 of one acre (1,363 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of a called 0.55 acre tract as conveyed to Edward W. Warren, recorded in Volume 584, Page 213 of the Williamson County Deed Records (W.C.D.R.). Said 0.0313 of one acre (1,363 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1/2-inch iron rod found for the northeast corner of a called 0.55 acre tract of land conveyed to Karen A. Motloch, recorded in Volume 584, Page 210, W.C.D.R., a southeast corner of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857028 of the Official Records of Williamson County, Texas (O.R.W.C.T.) and being in the westerly line of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23, O.R.W.C.T.; thence as follows:

South 28°03'51" East, along the line common to the westerly line of said 5.5 acre tract and the easterly line of said Motloch 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set in the proposed northerly right-of-way line of State Highway No. 45 (SH 45);

South 75°53'51" West, along the proposed northerly right-of-way line of SH 45, a distance of 80.67 feet to a 1/2-inch iron rod with TxDOT aluminum cap (X=3,113,383.66, Y=10,150,168.67) set at 688.56 feet left of and perpendicular to SH 45 Baseline Station 336+68.09 in the line common to the easterly line of said Edward W. Warren 0.55 acre tract and the westerly line said Motloch 0.55 acre tract for the **POINT OF BEGINNING**;

1. **THENCE** South 28°03'51" East (South 29°39' East), along said common line, a distance of 17.41 feet to a point for the southeast corner of said Edward W. Warren 0.55 acre tract, the southwest corner of said Motloch 0.55 acre tract and being in the existing northerly right-of-way line of RM 620 (width varies);

May, 2002

Parcel 419

Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE South 75°55'01" West (South 74°17'18" West), along the existing northerly right-of-way line of RM 620, and the southerly line of said Edward W. Warren 0.55 acre tract, a distance of 80.68 feet (80.65 feet) to a point for the southwest corner of said Edward W. Warren 0.55 acre tract and the most southerly southeast corner of said 3.51 acre tract;
3. THENCE North 28°03'51" West (North 29°39' West), along the line common to the easterly line of said 3.51 acre tract and the westerly line of said Edward W. Warren 0.55 acre tract, a distance of 17.38 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 661.41 feet left of and perpendicular to SH 45 Baseline Station 336+05.07 in the proposed northerly right-of-way line of SH 45;
4. THENCE North 75°53'51" East, crossing said 0.55 acre tract and along said proposed northerly right-of-way line of SH 45, a distance of 80.67 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0313 of one acre (1,363 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

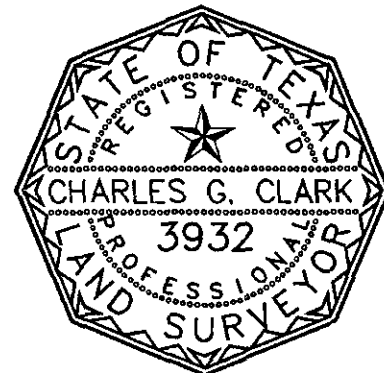
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Chah 5/20/02

Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002





Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 420

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 420
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 420

Being all that certain 0.0313 of one acre (1,363 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of a called 0.55 acre tract as conveyed to Karen A. Motloch, recorded in Volume 584, Page 210 of the Williamson County Deed Records (W.C.D.R.). Said 0.0313 of one acre (1,363 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1/2-inch iron rod found for the northeast corner of said Motloch 0.55 acre tract, a southeast corner of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren Living Trust, recorded Document No. 9857028 of the Official Records of Williamson County, Texas (O.R.W.C.T.) and being in the westerly line of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23, O.R.W.C.T.; thence as follows:

South 28°03'51" East (South 29°39' East), along the line common to the westerly line of said 5.5 acre tract and the easterly line of said Motloch 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,113,461.90, Y=10,150,188.33) set at 717.15 feet left of and perpendicular to State Highway (SH 45) Proposed Baseline Station 337+30.23 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

1. THENCE South 28°03'51" East (South 29°39' East), continuing along said common line, a distance of 17.43 feet to a point for the southeast corner of said Motloch 0.55 acre tract, the southwest corner of said 5.5 acre tract and being in the existing northerly right-of-way line of RM 620 (width varies);
2. THENCE South 75°55'01" West (South 74°17'18" West), along said existing northerly right-of-way line of RM 620 and the southerly line of said Motloch 0.55 acre tract, a distance of 80.68 feet (80.65 feet) to a point for the southwest corner of said Motloch 0.55 acre tract and the southeast corner of a called 0.55 acre tract as conveyed to Edward W. Warren, recorded in Volume 584, Page 213, W.C.D.R.;

May, 2002
Parcel 420
Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

3. THENCE North 28°03'51" West (North 29°39' West), along the line common to the easterly line of said Edward W. Warren 0.55 acre tract and the westerly line of said Motloch 0.55 acre tract, a distance of 17.41 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 688.56 feet left of and perpendicular to SH 45 Baseline Station 336+68.09;
4. THENCE North 75°53'51" East, crossing said 0.55 acre tract and along the proposed northerly right-of-way line of SH 45, a distance of 80.67 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0313 of one acre (1,363 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 5/20/02
Charles G. Clark Date
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002

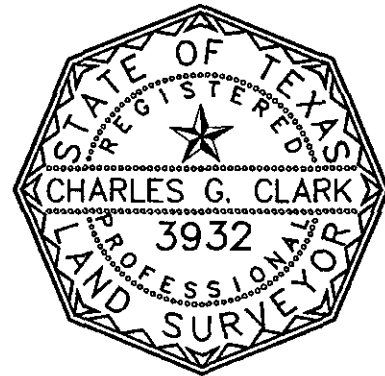


EXHIBIT _____ PAGE _____ OF _____ PAGES

THOMAS P. DAVY SURVEY, A - 169

- CALLED 5.5 ACRES
 EDWARD W. WARREN
 AND KAREN A. WARREN MOTLOCH
 VOL. 1822, PG. 23
 O.R.W.C.T.

P.O.B.
PARCEL 420
X= 3,113,461.90
Y=10,150,188.33
STA. 337+30.23

CALLED 0.55 ACRE
 KAREN A. MOTLOCH
 VOL. 584, PG. 210
 W.C.D.R.

CALLED 0.55 ACRE
 EDWARD W. WARREN
 VOL. 584, PG. 213
 W.C.D.R.


PROPOSED
R.O.W.

P.O.C.
PARCEL

P.O. 8
PARCEL
420

WHOLE PROPERTY INSET
NOT TO SCALE

NOT TO SCALE

- NOTES:
1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 4. D.E. INDICATES DRAINAGE EASEMENT
 5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
 9. THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION
- 
CHARLES G. WILLIAMS
REGISTERED SURVEYOR
TEXAS REG. NO. 11450

S.H. 45
PARCEL PLAT
FOR PARCEL 420
CSJ: 0683-06-010
COUNTY: WILLIAMSON
GRANTOR: KAREN A. MOULTON



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870. FAX (512) 320-0898
EMAIL: qstingsurvey@aol.com

SCALE: 1" = 50'

SCALE: 1" = 50'

DATE: MAY 2002

DRAWN BY: BM

CHECKED BY: P.J.Y

WHOLE PROPERTY	0.5500 (23,958)
AREA ACQUIRED	0.0313 (1,363)
REMAINDER LEFT	—
REMAINDER RIGHT	0.5187 (22,595)

**ACREAGE
SUMMARY**
(SQ. FT.)



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 421

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

May, 2002
Parcel 421
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 421

Being all that certain 0.0206 of one acre (897 square feet) parcel of land situated in the Thomas P. Davy Survey, A-169, Williamson County, Texas, and being out of and a part of a called 5.5 acre tract as conveyed to Edward W. Warren and Karen A. Warren Motloch, recorded in Volume 1822, Page 23 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.0206 of one acre (897 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference at a 1/2-inch iron rod found in the westerly line of said 5.5 acre tract for the northeast corner of a called 0.55 acre tract of land conveyed to Karen A. Motloch, recorded in Volume 584, Page 210 of the Williamson County Deed Records, (W.C.D.R.) and a southeast corner of a called 3.51 acre tract as conveyed to Robert E. Warren and Nellie Warren, as Trustees for the R. and N. Warren Living Trust, recorded in Document No. 9857028, O.R.W.C.T.; thence as follows:

South 28°03'51" East (South 27° East), along the line common to the westerly line of said 5.5 acre tract and the easterly line of said 0.55 acre tract, a distance of 291.01 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,113,461.90, Y=10,150,188.33) set at 717.15 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 337+30.23 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, crossing said 5.5 acre tract and along the proposed northerly right-of-way line of SH 45, the following two courses:

1. North 75°53'51" East, a distance of 50.40 feet to TxDOT bronze disk in concrete set for an angle point;
2. South 43°38'40" East, a distance of 19.47 feet to a TxDOT bronze disk in concrete set at 723.64 feet left of and perpendicular to SH 45 Baseline Station 337+81.08 in the existing northerly right-of-way line of RM 620 (width varies);

May, 2002

Parcel 421

Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

3. THENCE South 75°55'01" West (South 74° West), along said existing northerly right-of-way line of RM 620 and the southerly line of said 5.5 acre tract, a distance of 55.79 feet to a point for the southwest corner of said 5.5 acre tract and the southeast corner of said 0.55 acre tract;
4. THENCE North 28°03'51" West (North 27° West), along the line common to the easterly line of said 0.55 acre tract and the westerly line of said 5.5 acre tract, a distance of 17.43 feet to the **POINT OF BEGINNING** and containing a computed area of 0.0206 of one acre (897 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

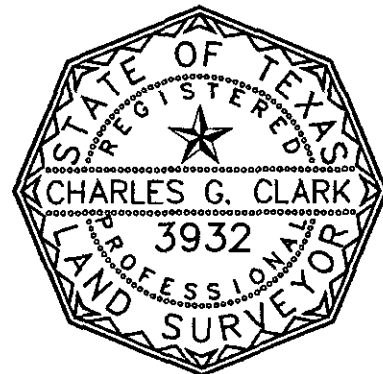
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 5/20/02
Charles G. Clark Date

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
May, 2002



SURVEY LEG

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" TXDOT TYPE 1 CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- ⊥ = PROPOSED BASELINE

EXHIBIT PAGE OF PAGES

THOMAS P. DAVY SURVEY, A - 169

P.O.B.

PARCEL 421

X= 3,113,461.90

Y= 10,150,188.33

B STA. 337+30.23

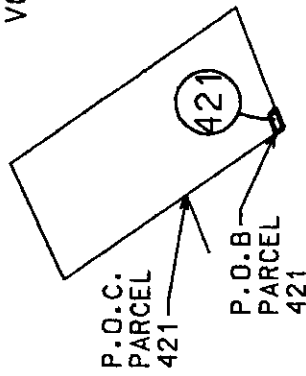
EDWARD W. WARREN
AND KAREN A. WARREN MOTLOCH
CALLED 5.5 ACRES
VOL. 1822, PG. 23
O.R.W.C.T.

P.O.C.
PARCEL 421

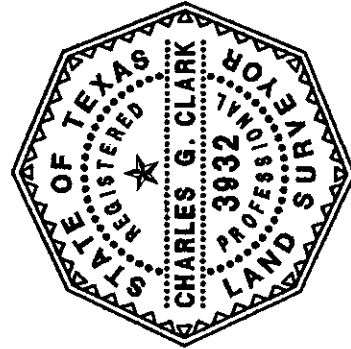
WARREN & TRUSTEES
WARREN & TRUSTEES
WARREN & TRUSTEES

ROBERT E. WARREN, N. 1/4 ACRES T. 1
THE R. 1/4 ACRES T. 1
THE R. 1/4 ACRES T. 1
FOR THE L. 1/4 ACRES T. 1
CALLED 3.51 ACRES T. 1
O.C. 182028 O.R.W.C.T.

KAREN A. MOTLOCH
CALLED 0.55 ACRE
VOL. 584, PG. 210
W.C.D.R.



WHOLE PROPERTY INSET
NOT TO SCALE



NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREIN IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

ACREAGE SUMMARY
(SQ. FT.)

WHOLE PROPERTY (239,580)	5.500
AREA ACQUIRED (897)	0.0206
REMAINDER LEFT (238,683)	5.4794
REMAINDER RIGHT	

S.H. 45 PLAT
FOR PARCEL 421
COUNTY: WILLIAMSON
GRANTED EDWARD W. WARREN AND KAREN A. WARREN MOTLOCH



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 50'	JOB #: 417-1031
DATE: MAY 2002	F.B. #: S.H. 45
DRAWN BY: BM	CAD FILE: PAR421.DGN
CHECKED BY: PJY	PAGE 3 OF 3 PAGES

Charles G. Clark DATE: *5/30/02*

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932



Prepared By: SURVCON INC.
Charles G. Clark
Date: 24 June, 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 422

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility from the beginning of the first call to a point being N 72° 33' 44" E a distance of 450 feet from the beginning of the first call.

To the south remainder abutting the highway facility from a point being S 72° 33' 44" W a distance of 226 feet from the beginning of the fourth call to the end of the fourth call.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility from a point being N 72° 33' 44" E a distance of 450 feet from the beginning of the first call to the end of the first call.

To the south remainder abutting the highway facility from the beginning of the fourth call to a point being S 72° 33' 44" W a distance of 226 feet from the beginning of the fourth call.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

November 2001

Parcel 422

Page 1 of 2

EXHIBIT ___ Page 1 of 4 Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 422

Being all that certain 6.443 acre (280,657 square feet) parcel of land situated in the Malcom M. Hornsby Survey, A-281, Williamson County, Texas and being a portion of a called 53.8258 acre tract as conveyed to Sherrod Norfleet Prewitt, recorded in Volume 2273, Page 641 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 6.443 acre (280,657 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING, at a 1/2-inch iron rod with plastic cap found for the northwest corner of said 53.8258 acre tract and the most northerly corner of a called 47.1008 acre tract as conveyed to Frank Jeffreys Prewitt, recorded in Volume 2273, Page 637, O.R.W.C.T.;

THENCE, along the line common to said 53.8258 acre tract and said 47.1008 acre tract, South 21°29'36" East (S 19° E), a distance of 1,947.59 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,118,677.81, Y=10,148,764.87) set at 220.00 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 393+23.42 in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

1. THENCE, along the proposed northerly right-of-way line of SH 45, North 72°33'44" East, a distance of 640.16 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 220.00 feet left of and perpendicular to SH 45 Baseline Station 399+63.59 in the line common to the easterly line of said 53.8258 acre tract and the westerly line of a called 64.601 acre tract as conveyed to Gene Allen Taylor, recorded in Volume 2549, Page 596, O.R.W.C.T.;

THENCE, along said common line, the following two courses:

2. South 20°53'11" East (S 18°24'14" E), a distance of 438.87 feet to an angle point;
3. South 21°29'19" East (S 18°22'26" E), a distance of 1.93 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 220.00 feet right of and perpendicular to SH 45 Baseline Station 399+90.12 in the proposed southerly right-of-way line of SH 45;
4. THENCE, along the proposed southerly right-of-way line of SH 45, South 72°33'44" West, a distance of 635.50 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 220.00 feet right of and perpendicular to SH 45 Baseline Station 393+54.62 in the line common to the easterly line of said 47.1008 acre tract and the westerly line of said 53.8258 acre tract;

November 2001

Parcel 422

Page 2 of 2

EXHIBIT ___ Page 2 of 4 Pages

5. THENCE, along said common line, North 21°29'36" West (N 19° W), a distance of 441.10 feet to the **POINT OF BEGINNING** and containing a computed area of 6.443 acres (280,657 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

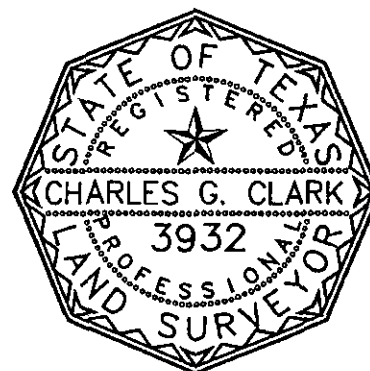
The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 11/19/01

Charles G. Clark

Registered Professional Land Surveyor

Texas Registration No. 3932



SURVCON INC.

400 West 15th St., Suite 1030

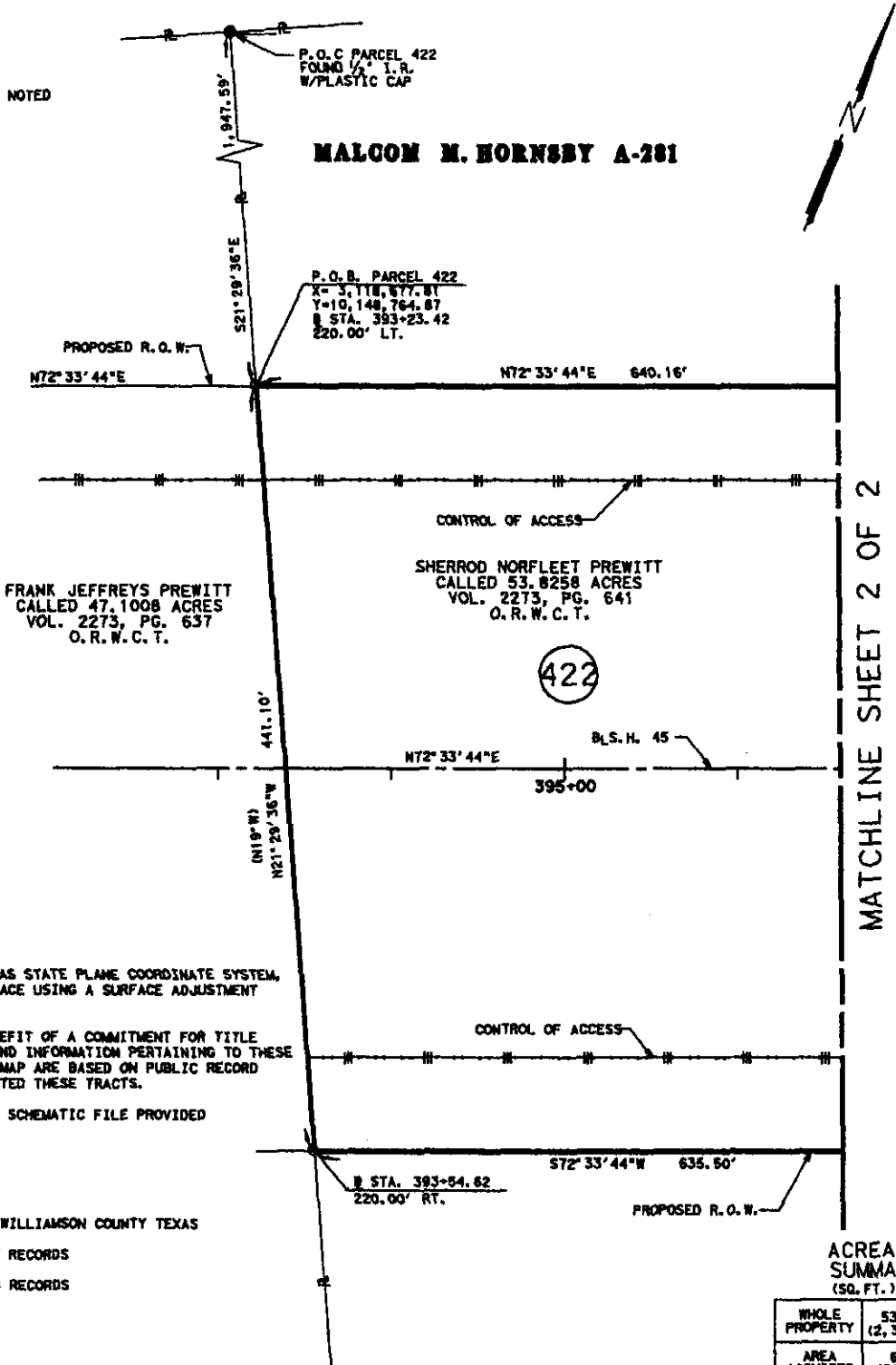
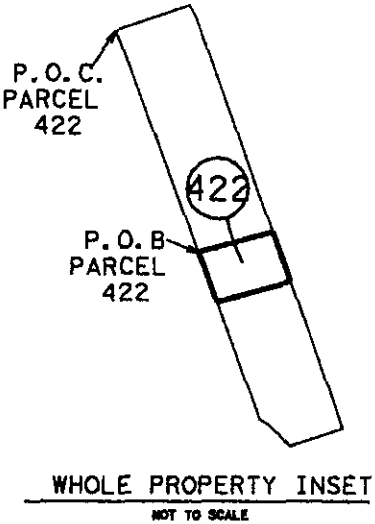
Austin, Texas 78701

(512) 457-7870

November 1, 2000

SURVEY LEGEND

- - FOUND TXDOT BRONZE DISK IN CONCRETE
- - SET TXDOT BRONZE DISK IN CONCRETE
- - SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ - FOUND 4" x 4" CONCRETE MONUMENT
- △ - CALCULATED POINT
- - PROPERTY LINE
- - BASELINE
- ⊗ - UTILITY POLE

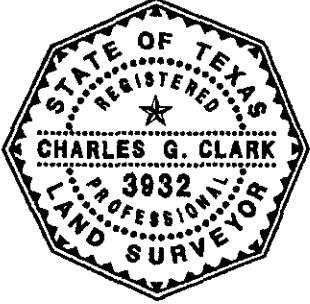



- NOTES:
1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
 3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
 4. D.E. INDICATES DRAINAGE EASEMENT
 5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
 8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

ACREAGE SUMMARY (SQ. FT.)

WHOLE PROPERTY	53.8258 (2,344,652)
AREA ACQUIRED	6.443 (280,657)
REMAINDER RIGHT	29.280 (1,274,557)
MITIGATION PARCEL	18.123 (789,438)

S.H. 45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 422
COUNTY: WILLIAMSON
GRANTOR: SHERROD NORFLEET PREWITT



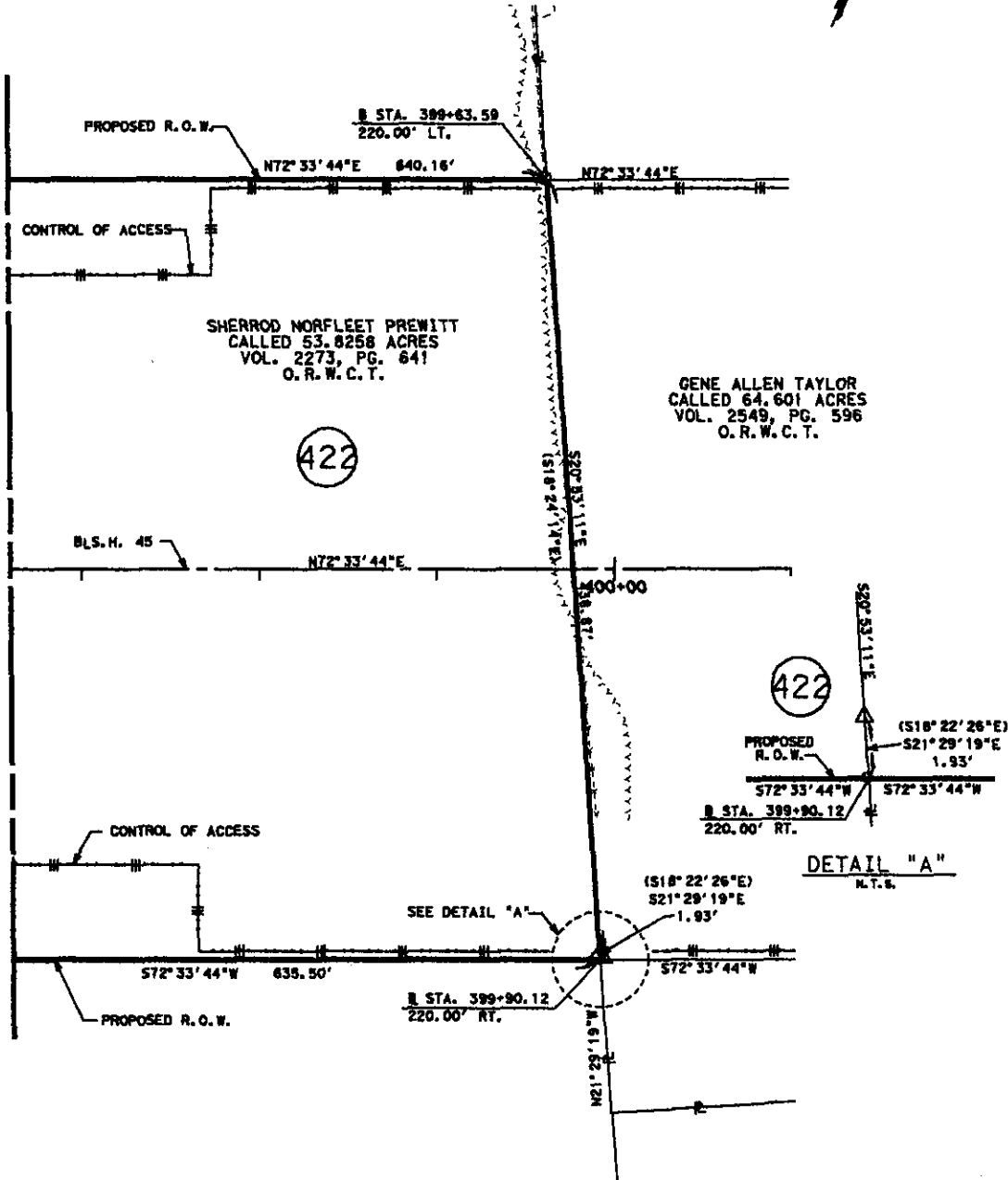
**SURVCON INC.**
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR422SHT1
CHECKED BY: LWS	SHEET 1 OF 2


Charles G. Clark 11/19/01
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

MALCON M. HORNSBY A-281

MATCHLINE SHEET 2 OF 2

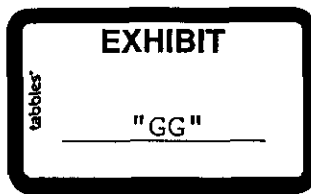


S. H. 45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 422
COUNTY: WILLIAMSON
GRANTOR: SHERROD NORFLEET PREWITT



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-658
DATE: NOV 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR422SHT2
CHECKED BY: LWS	SHEET 2 OF 2



Prepared By: SURVCON INC.
Charles G. Clark
Date: 10, April, 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 423

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility from a point being N 72°33'44" E a distance of 245 feet from the beginning of the third call to the end of the sixth call.

To the south remainder abutting the highway facility from the beginning of the tenth call to a point being S 72°33'44" W a distance of 477 feet from the beginning of the eleventh call.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility from the beginning of the third call to a point being N 72°33'44" E a distance of 245 feet from the beginning of the third call.

To the south remainder abutting the highway facility from a point being S 72°33'44" W a distance of 477 feet from the beginning of the eleventh call to the end of the eleventh call.

April, 2002

Parcel 423

Page 1 of 6

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 423

Being all that certain 10.562 acre (460,081 square feet) parcel of land situated in the Malcom M. Hornsby Survey, A-281, Williamson County, Texas and being a portion of a called 64.601 acre tract as conveyed to Gene Allen Taylor, recorded in Volume 2549, Page 596 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 10.562 acre (460,081 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for point of reference, at a 1/2-inch iron rod with plastic cap found for the southwest corner of said 64.601 acre tract, the northwest corner of a called 48.984 acre tract as conveyed to Robinson Land Limited Partnership, et al, recorded in Volume 2587, Page 236, O.R.W.C.T. and being in the easterly line of a called 53.8258 acre tract as conveyed to Sherrod Norfleet Prewitt, recorded in Volume 2273, Page 641, O.R.W.C.T.; thence as follows:

North 21°29'19" West (North 19°28'58" West), along the line common to the westerly line of said 64.601 acre tract and the easterly line of said 53.8258 acre tract, a distance of 86.87 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,119,445.72, Y=10,148,544.88) set at 220.00 feet right of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 399+90.12 in the proposed southerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, continuing along said common line, the following two courses:

1. North 21°29'19" West (North 19°28'58" West), a distance of 1.93 feet to an angle point;
2. North 20°53'11" West (North 19°44'10" West, 18.34' then North 18°52'02" West), a distance of 438.87 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 220.00 feet left of and perpendicular to SH 45 Baseline Station 399+63.59 for corner and being in the proposed northerly right-of-way line of said SH 45;

April, 2002

Parcel 423

Page 2 of 6

EXHIBIT _____ Page _____ of _____ Pages

THENCE, along the proposed northerly right-of-way line of SH 45, the following four courses:

3. North 72°33'44" East, a distance of 892.65 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the right;
4. Northeasterly, an arc distance of 1.12 feet with said curve to the right, having a Radius of 4,386.39 feet, a Delta Angle of 00°00'53" and a Chord Bearing and Distance of North 72°34'11" East, 1.12 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
5. North 17°52'05" West, a distance of 152.40 feet to a TxDOT bronze disk in concrete set for an angle point;
6. North 75°10'52" East, a distance of 103.34 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 368.95 feet left of and perpendicular to SH 45 Baseline Station 409+50.37 for corner and being in the line common to the easterly line of said 64.601 acre tract and the westerly line of a called 612.5 acre tract as conveyed to Robinson Associates, et al, recorded in Volume 2251, Page 635, O.R.W.C.T.;

THENCE, along said common line, the following three courses:

7. South 20°16'59" East (South 18°16'38" East), a distance of 271.20 feet to an angle point;
8. South 24°29'28" East (South 22°29'07" East), a distance of 236.67 feet (236.68 feet) to an angle point;
9. South 20°52'11" East (South 19°16'13" East), a distance of 86.48 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 221.22 feet right of and perpendicular to SH 45 Baseline Station 410+16.47 and being in the arc of a non-tangent curve to the left in the proposed southerly right-of-way line of said SH 45;

THENCE, along the proposed southerly right-of-way line of SH 45, the following two courses:

10. Southwesterly, an arc distance of 179.26 feet with said curve to the left, having a Radius of 3,659.23 feet, a Delta Angle of 02°48'25" and a Chord Bearing and Distance of South 73°57'57" West, 179.24 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;

April, 2002

Parcel 423

Page 3 of 6

EXHIBIT _____ Page _____ of _____ Pages

11. South 72°33'44" West, a distance of 837.84 feet to the **POINT OF BEGINNING** and containing a computed area of 10.562 acres (460,081 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 4/10/02

Charles G. Clark

Date

Registered Professional Land Surveyor

Texas Registration No. 3932

SURVCON INC.

400 West 15TH Street.

Austin, Texas 78701

(512) 457-7870

April, 2002

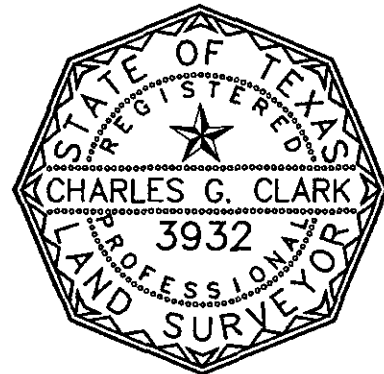
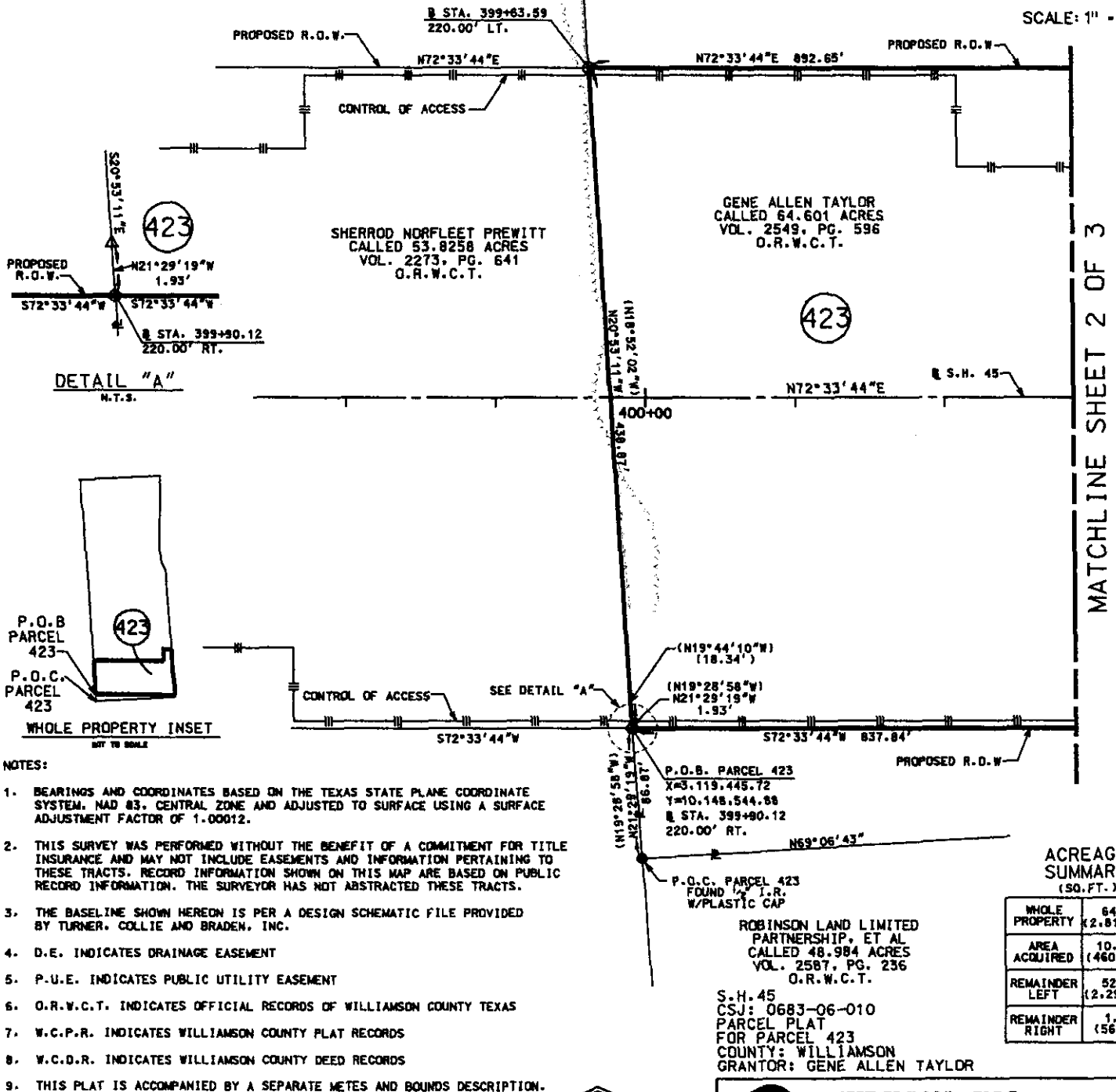


EXHIBIT _____ PAGE _____ OF _____ PAGES

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⌈ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = PROPOSED BASELINE

MALCOM M. HORNSBY A-281

 0 50 100
 SCALE: 1" = 100'


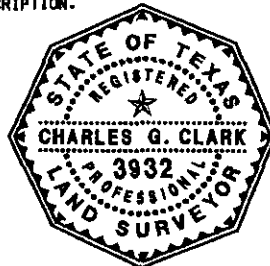
NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

ACREAGE SUMMARY (SQ. FT.)

WHOLE PROPERTY	64.601 (2,814,020)
AREA ACQUIRED	10.562 (460,081)
REMAINDER LEFT	52.735 (2,297,137)
REMAINDER RIGHT	1.304 (56,802)

Charles G. Clark
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 3932



SURVCON INC.

PROFESSIONAL SURVEYORS

400 WEST 15th STREET, SUITE 1030

AUSTIN, TEXAS 78701

TELEPHONE (512) 457-7870, FAX (512) 320-0898

EMAIL: austin@survcon.com

SCALE: 1" = 100'

DATE: APR 2002

DRAWN BY: DT

CHECKED BY: CGC

JOB #: 417-1031

F.B. #: SH 45

CAD FILE: PAR423SHT1

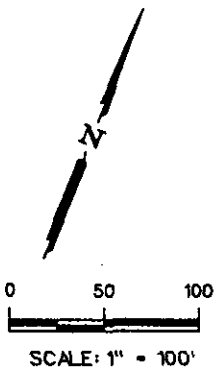
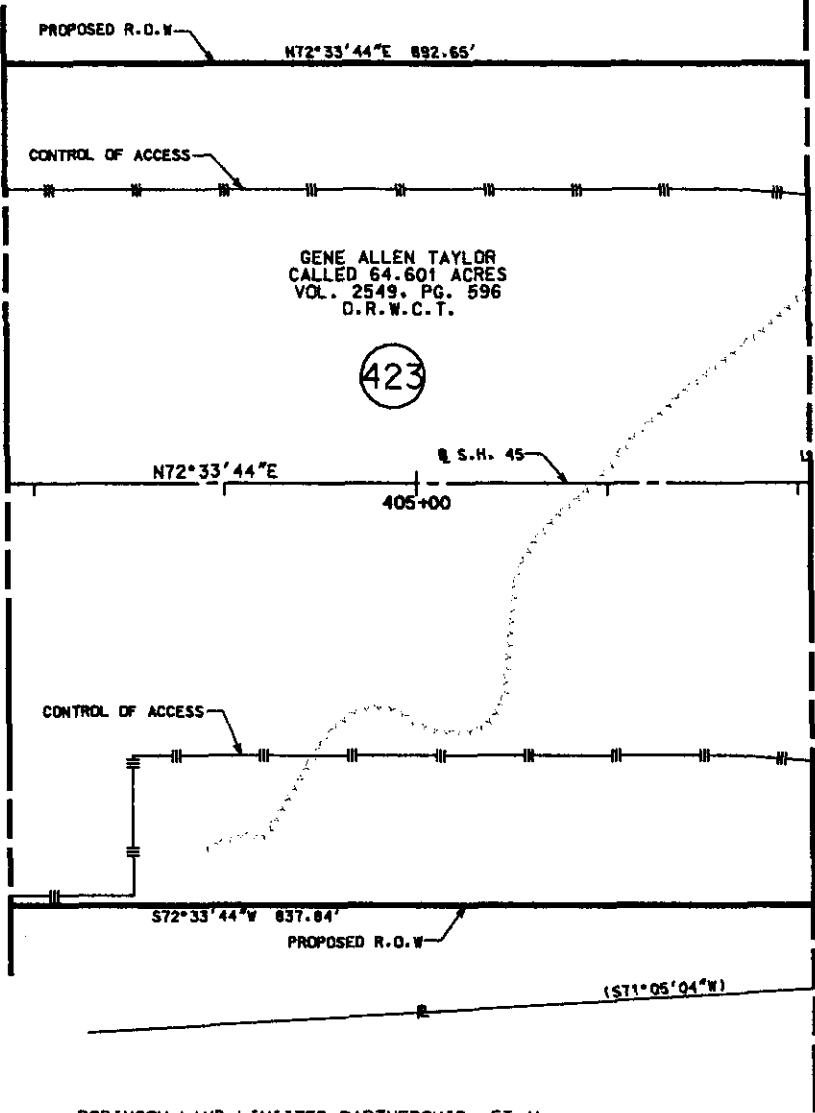
PAGE 4 OF 6 PAGES

EXHIBIT _____ PAGE ____ OF ____ PAGES

MALCOM M. HORNSBY A-281

MATCHLINE SHEET 1 OF 3

MATCHLINE SHEET 3 OF 3



GENE ALLEN TAYLOR
CALLED 64.601 ACRES
VOL. 2549, PG. 596
O.R.W.C.T.

423

ROBINSON LAND LIMITED PARTNERSHIP, ET AL
CALLED 48.984 ACRES
VOL. 2587, PG. 236
O.R.W.C.T.

S.H. 45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 423
COUNTY: WILLIAMSON
GRANTOR: GENE ALLEN TAYLOR


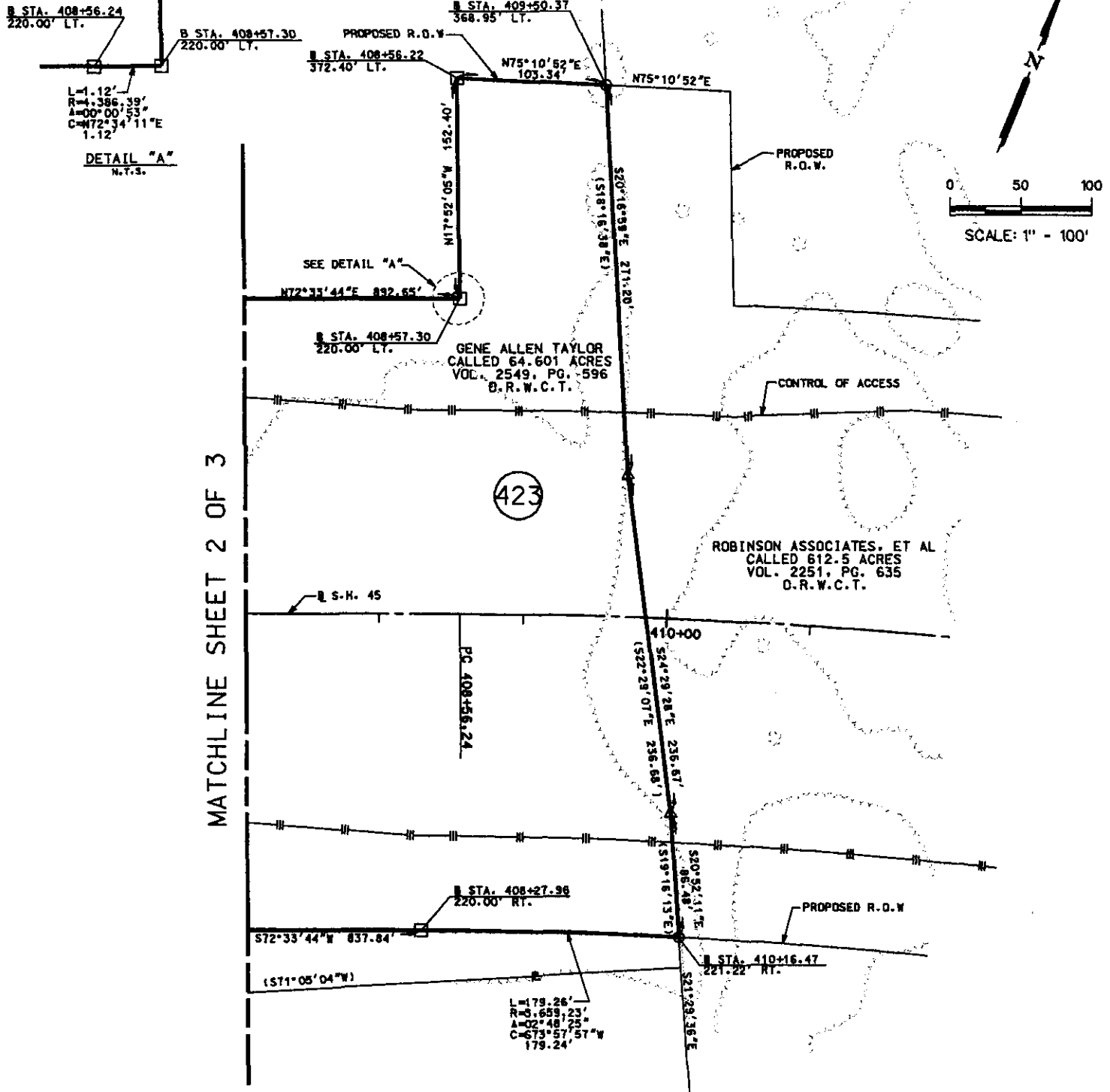
 SURVCON INC. PROFESSIONAL SURVEYORS 400 WEST 15th STREET, SUITE 1030 AUSTIN, TEXAS 78701 TELEPHONE (512) 457-7870, FAX (512) 320-0898 EMAIL: austin@survcon.com	
SCALE: 1" = 100'	JOB #: 417-1031
DATE: APR 2002	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR423SHT2
CHECKED BY: CGC	PAGE 5 OF 6 PAGES

EXHIBIT PAGE OF PAGES

MALCOM M. HORNSBY A-281



MATCHLINE SHEET 2 OF 3

ROBINSON LAND LIMITED PARTNERSHIP, ET AL
CALLED 48.984 ACRES
VOL. 2587, PG. 236
O.R.W.C.T.

S.H. 45
CSJ: 0683-06-010
PARCEL PLAT
FOR PARCEL 423
COUNTY: WILLIAMSON
GRANTOR: GENE ALLEN TAYLOR



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: APR 2002	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR423SHT3
CHECKED BY: CGC	PAGE 6 OF 6 PAGES



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002
Updated: 21, January 2003
Page 1 of 2 Pages

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 425A

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility from the beginning of the fourth call to a point being easterly a distance of 400 feet along the arc of a curve with a Radius of 2,884.79 feet from the beginning of the seventh call; also being between a point being easterly a distance of 80 feet along the arc of a curve with a Radius of 2,889.56 feet from the beginning of the eighth call and a point being South 70°16'48" East a distance of 50 feet from the beginning of the tenth call; also being between a point being South 70°16'48" East a distance of 392 feet from the beginning of the fifteenth call and the end of the sixteenth call.

To the south remainder abutting the highway facility from the beginning of the eighteenth call to a point being North 70°16'48" West a distance of 512 feet from the beginning of the twentieth call; also being between a point being westerly a distance of 250 feet along the arc of a curve with a Radius of 2,315.64 feet from the beginning of the twenty-second call and a point being westerly a distance of 182 feet along the arc of a curve with a Radius of 3,647.23 feet from the beginning of the twenty-fourth call; also being between the beginning of the twenty-sixth and the end of the twenty-sixth call.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility between a point being easterly a distance of 400 feet along the arc of a curve with a Radius of 2,884.79 feet from the beginning of the seventh call to a point being easterly a distance of 80 feet along the arc of a curve with a Radius of 2,889.56 feet from the beginning of the eighth call; also being between a point being South 70°16'48" East a distance of 50 feet from the beginning of the tenth call and a point being South 70°16'48" East a distance of 392 feet from the beginning of the fifteenth call.

To the south remainder abutting the highway facility between a point being North 70°16'48" West a distance of 512 feet from the beginning of the twentieth call to a point being westerly a distance of 250 feet along the arc of a curve with a Radius of 2,315.64 feet from the beginning of the twenty-second call; also being between a point being westerly a distance of 182 feet along the arc of a curve with a Radius of 3,647.23 feet from the beginning of the twenty-fourth call and the end of the twenty-fifth call.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

December 2001
Parcel 425 A
Page 1 of 5

EXHIBIT __ Page 1 of 13 Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 425 A

Being all that certain 49.78 acre (2,168,417 square feet) parcel of land situated in the Malcolm M. Hornsby Survey, A-281 and the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of the 329.42 acre remainder of Tract 1, being a called 631.95 acre tract as conveyed to Robinson Ranch, et al, recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 49.78 acre (2,168,417 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1/2-inch iron rod with plastic cap found for the most westerly southwest corner of said 631.95 acre tract and the southeast corner of a called 48.984 acre tract as conveyed to Robinson Land Limited Partnership, et al, recorded in Volume 2587, Page 236, O.R.W.C.T.;

THENCE North 21°14'11" West, along the common line between said 631.95 acre tract and the said 48.984 acre tract, at a distance of 1,192.44 feet passing the northeast corner of said 48.984 acre tract and the southeast corner of a called 64.601 acre tract as conveyed to Gene Allen Taylor, recorded in Volume 2549, Page 596, O.R.W.C.T., continuing along said common line for a total distance of 1,213.71 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,120,417.32, Y=10,148,845.47) set at 221.22 feet right of and perpendicular to State Highway 45 (SH 45) Baseline Station 410+16.47 and being in the proposed southerly right-of-way line of SH 45 for the **POINT OF BEGINNING**;

THENCE, continuing along said common line, the following three courses:

1. North 20°52'11" West, a distance of 86.48 feet to an angle point;
2. North 24°29'28" West, a distance of 236.67 feet to an angle point;

December 2001
Parcel 425 A
Page 2 of 5

EXHIBIT __ Page 2 of 13 Pages

3. North 20°16'59" West, a distance of 271.20 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 368.95 feet left of and perpendicular to SH 45 Baseline Station 409+50.37 for the northwest corner of the herein described parcel and lying in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following eight courses:

4. North 75°10'52" East, a distance of 86.85 feet to a TxDOT bronze disk in concrete set for an angle point;
5. South 17°56'33" East, a distance of 147.89 feet to a TxDOT bronze disk in concrete set for the beginning of a non-tangent curve to the right;
6. Northeasterly, an arc distance of 1,354.18 feet along said curve to the right, having a Radius of 4,386.39 feet, with a Delta Angle of 17°41'19" and a Chord Bearing and Distance of North 83°54'21" East, 1,348.81 feet to a TxDOT bronze disk in concrete set for a point of compound curvature;
7. Southeasterly, an arc distance of 747.04 feet along said curve to the right, having a Radius of 2,884.79 feet, with a Delta Angle of 14°50'14" and a Chord Bearing and Distance of South 79°49'53" East, 744.95 feet to a TxDOT bronze disk in concrete set for a point of compound curvature;
8. Southeasterly, an arc distance of 106.95 feet along said curve to the right, having a Radius of 2,889.56 feet, with a Delta Angle of 02°07'15" and a Chord Bearing and Distance of South 72°46'21" East, 106.95 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
9. South 71°42'43" East, at a distance of 229.47 feet passing a TxDOT bronze disk in concrete set at 233.39 feet left of and perpendicular to SH 45 Baseline Station 433+33.42 Equation Station, continuing a total distance of 374.01 feet to a TxDOT bronze disk in concrete set for an angle point;
10. South 70°16'48" East, a distance of 300.24 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;

December 2001
Parcel 425 A
Page 3 of 5

EXHIBIT __ Page 3 of 13 Pages

11. Southeasterly, an arc distance of 110.68 feet along said curve to the left, having a Radius of 2,281.11 feet, with a Delta Angle of 02°46'48" and a Chord Bearing and Distance of South 71°40'12" East, 110.67 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set in the southwesterly line of a called 241.13 acre tract of land as conveyed to 304 Joint Venture, as Tract Two, by a deed recorded in Document Number 2001080208 of the O.R.W.C.T.;
12. THENCE South 20°04'16" East along said common line between said 329.42 acre remainder and said 241.13 acre tract, a distance of 163.21 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "SURVCON INC." set for an angle point;
13. THENCE North 67°55'44" East continuing along the common line between said 329.42 acre remainder tract and said 241.13 acre tract, a distance of 221.45 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set at the intersection with the proposed northerly right-of-way line of said SH 45;

THENCE continuing along the proposed northerly right-of-way line of SH 45, the following three courses:

14. Southeasterly, an arc distance of 180.60 feet along said curve to the right, having a Radius of 2,887.79 feet, with a Delta Angle of 03°34'59" and a Chord Bearing and Distance of South 72°04'18" East, 180.57 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
15. South 70°16'48" East, a distance of 1,017.56 feet to a TxDOT bronze disk in concrete set for an angle point;
16. South 86°51'21" East, a distance of 113.18 feet to a TxDOT bronze disk in concrete set at 299.72 feet left of and perpendicular to SH 45 Baseline Station 453+40.65, in the existing westerly right-of-way line of McNeil Road (width varies) and the easterly line of said 631.95 acre tract;
17. THENCE South 27°51'48" West, along the line common of said existing westerly right-of-way line of McNeil Road and the easterly line of said 631.95 acre tract, a distance of 623.51 feet to a TxDOT bronze disk in concrete set at 317.43 feet right of and perpendicular to SH 45 Baseline Station 452+50.15 in the proposed southerly right-of-way line of SH 45;

December 2001
Parcel 425 A
Page 4 of 5

EXHIBIT __ Page 4 of 13 Pages

THENCE, along the proposed southerly right-of-way line of SH 45, the following nine courses:

18. North 43°35'52" West, a distance of 110.70 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the right;
19. Northwesterly, an arc distance of 101.29 feet along said curve to the right, having a Radius of 2,887.79 feet, with a Delta Angle of 02°00'35" and a Chord Bearing and Distance of North 71°17'05" West, 101.28 feet to a TxDOT bronze disk in concrete set for the end of said curve to the right;
20. North 70°16'48" West, a distance of 1,155.02 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the right;
21. Northwesterly, an arc distance of 322.94 feet along said curve to the right, having a Radius of 2,887.79 feet, with a Delta Angle of 06°24'26" and a Chord Bearing and Distance of North 67°04'37" West, 322.77 feet to a TxDOT bronze disk in concrete set for a point of reverse curvature;
22. Northwesterly, an arc distance of 258.96 feet along said curve to the left, having a Radius of 2,315.64 feet, with a Delta Angle of 06°24'26" and a Chord Bearing and Distance of North 67°04'35" West, 258.82 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
23. North 70°16'48" West, a distance of 93.86 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;
24. Northwesterly, at an arc distance of 13.41 feet passing a TxDOT bronze disk in concrete set at 237.00 feet right of and perpendicular to SH 45 Baseline Station 433+33.42 Equation Station, continuing for a total arc distance of 205.18 feet along said curve to the left, having a Radius of 3,647.23 feet, with a Delta Angle of 03°13'24" and a Chord Bearing and Distance of North 71°53'30" West, 205.16 feet to a TxDOT bronze disk in concrete set for the end of said curve to the left;
25. North 72°42'39" West, a distance of 249.93 feet to a TxDOT bronze disk in concrete set for the beginning of a curve to the left;

December 2001
Parcel 425 A
Page 5 of 5

EXHIBIT __ Page 5 of 13 Pages

26. Southwesterly, an arc distance of 1,737.88 feet along said curve to the left, having a Radius of 3,659.23 feet, with a Delta Angle of 27°12'41" and a Chord Bearing and Distance of South 88°58'30" West, 1,721.59 feet to the **POINT OF BEGINNING** and containing a computed area of 49.78 acres (2,168,417 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

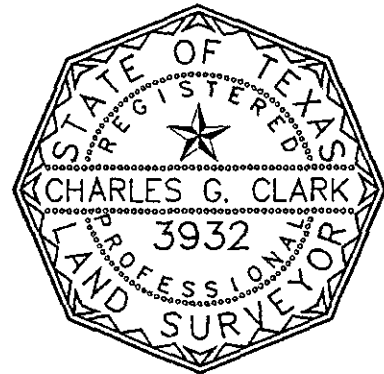
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

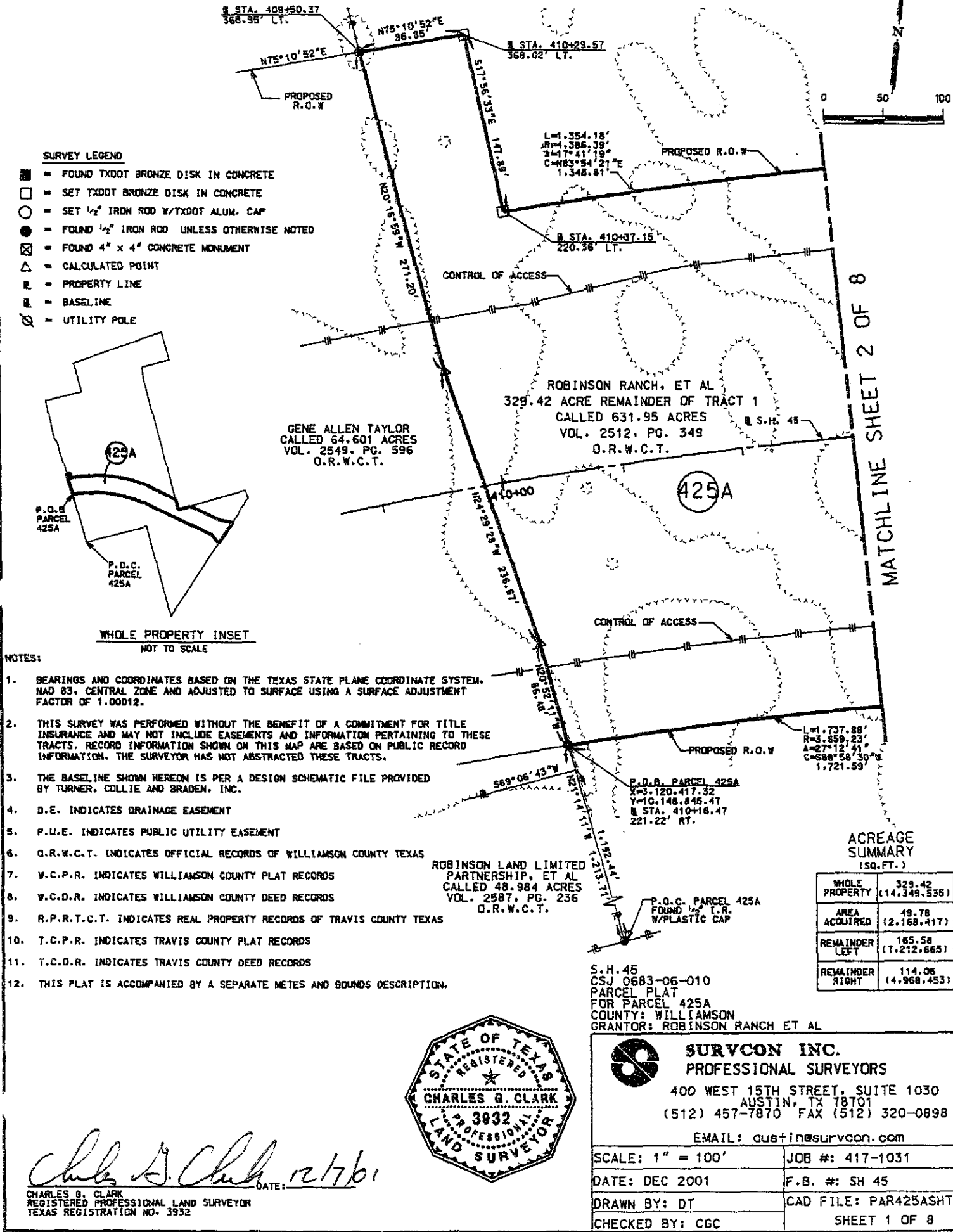
Charles G. Clark 12/7/01

Charles G. Clark
Registered Professional Land Surveyor
Texas Registration No. 3932

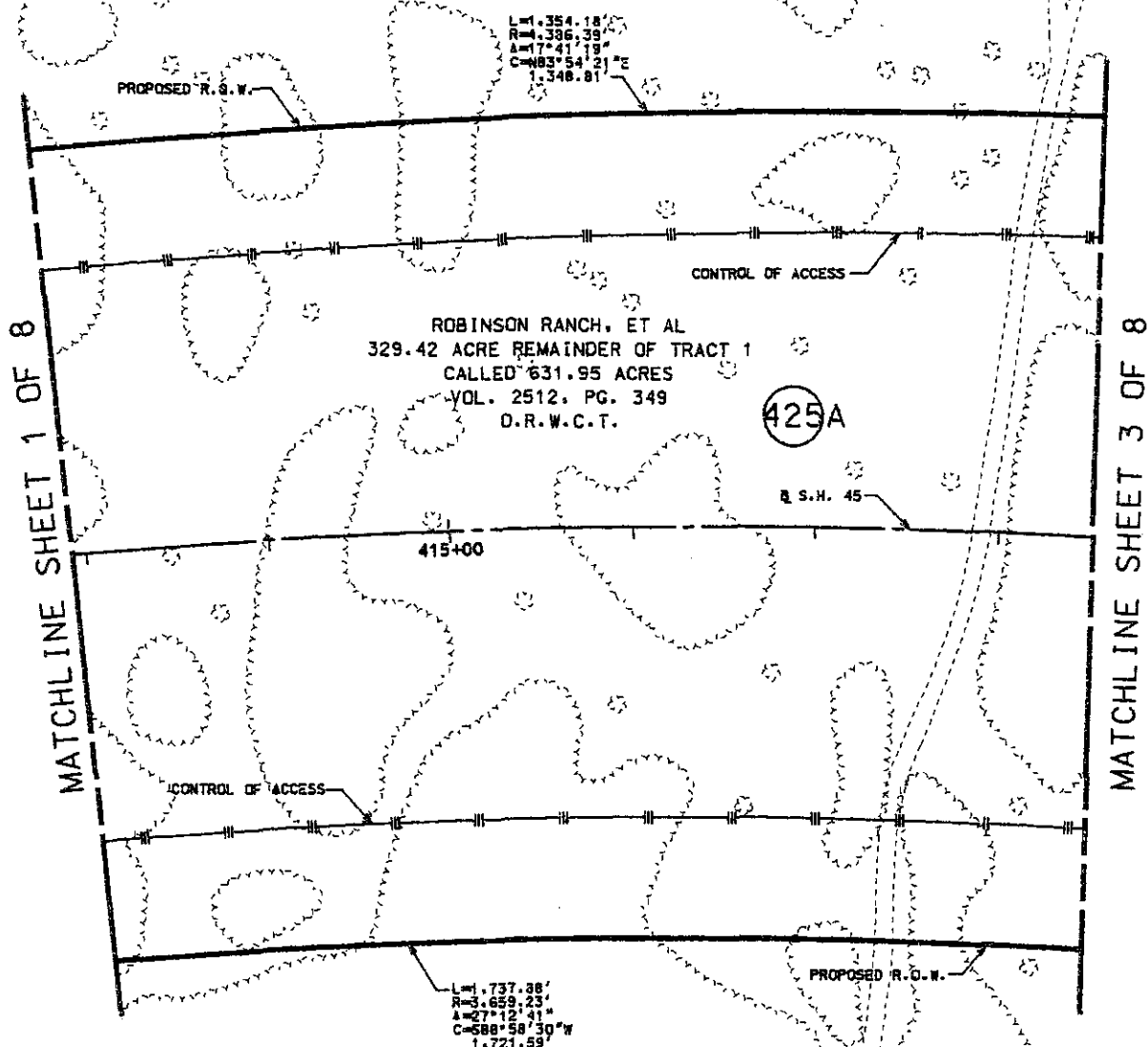
SURVCON INC.
400 West 15th St., Suite 1030
Austin, TX 78701
(512) 457-7870
December, 2001



MALCOM M. HORNSBY, A-281



MALCOM M. HORNSBY, A-261



N

S.H. 45
CSJ 0683-06-010
PARCEL PLAT
FOR PARCEL 425A
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = FOUND 4" x 4" CONCRETE MONUMENT
- = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- = UTILITY POLE

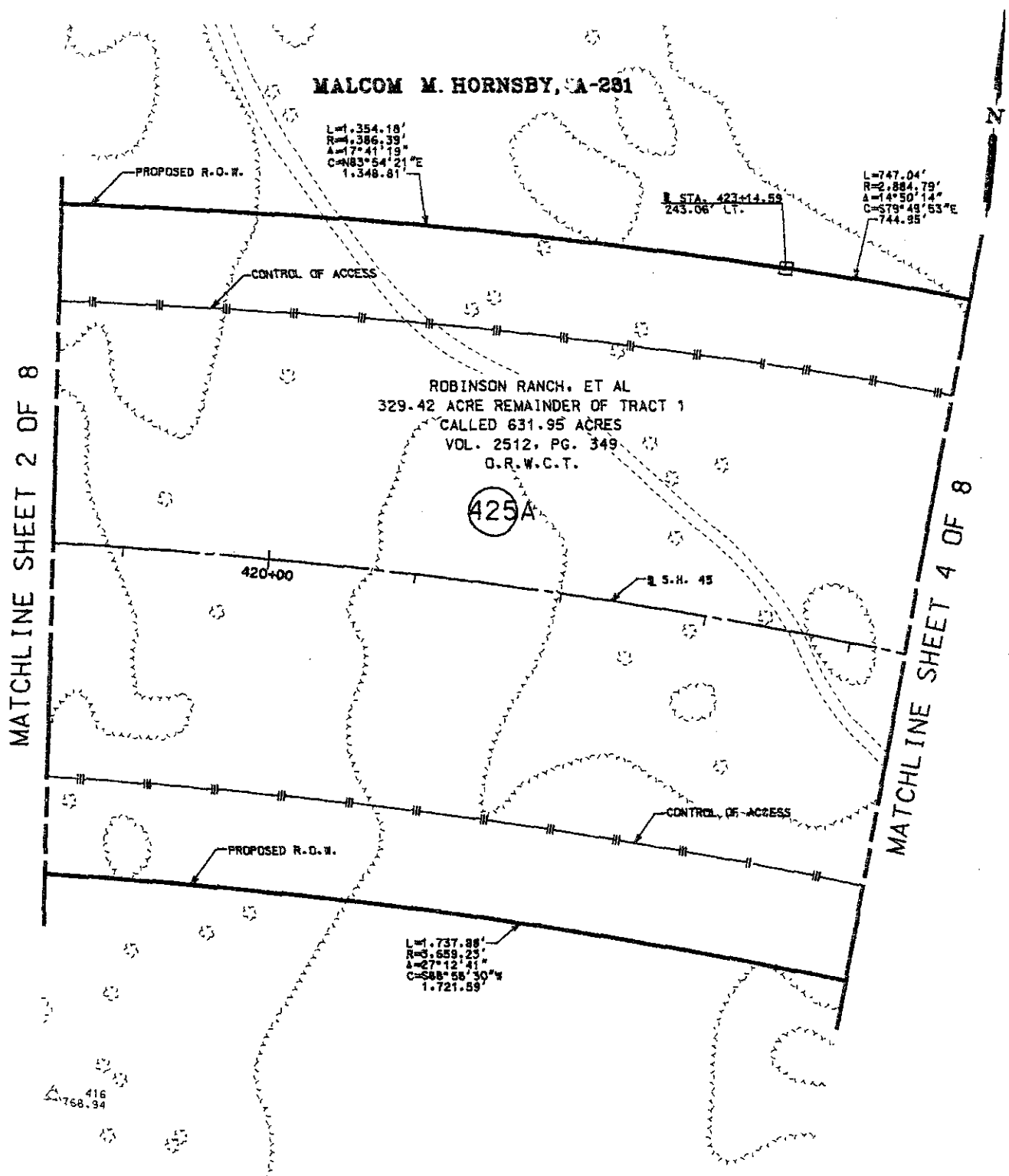


SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898

EMAIL: austine@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT2
CHECKED BY: CGC	SHEET 2 OF 8



S.H. 45
CSJ NO. 0683-06-010
PARCEL PLAT
FOR PARCEL 425A
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE

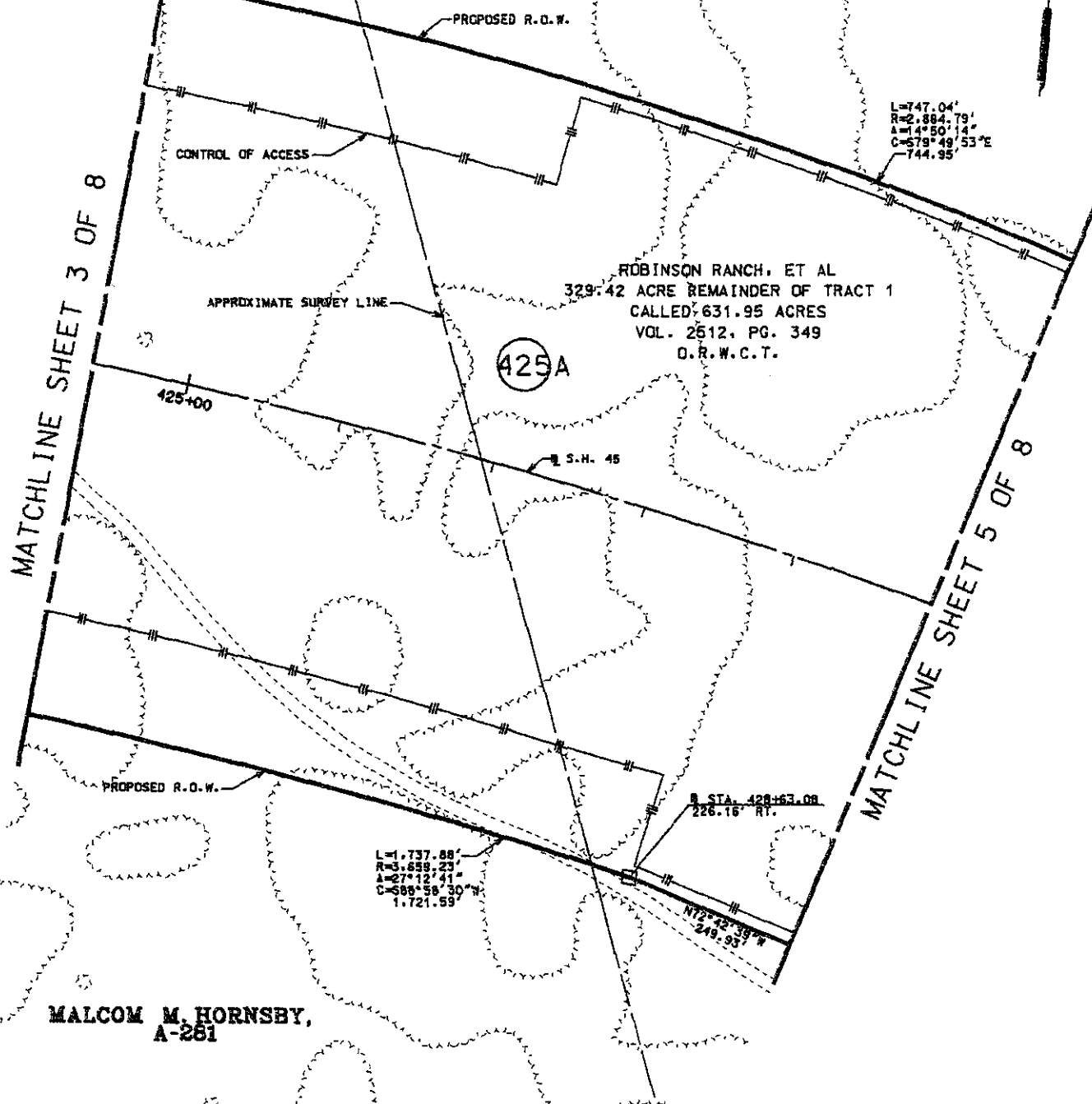


SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT3
CHECKED BY: CGC	SHEET 3 OF 8

JACOB M. HARRELL SURVEY, A-284

MALCOM M. HORNSBY,
A-281

S.H. 45
 CSJ NO. 0683-06-010
 PARCEL PLAT
 FOR PARCEL 425A
 COUNTY: WILLIAMSON
 GRANTOR: ROBINSON RANCH ET AL

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
-) = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- ⌋ = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE



SURVCON INC.
 PROFESSIONAL SURVEYORS

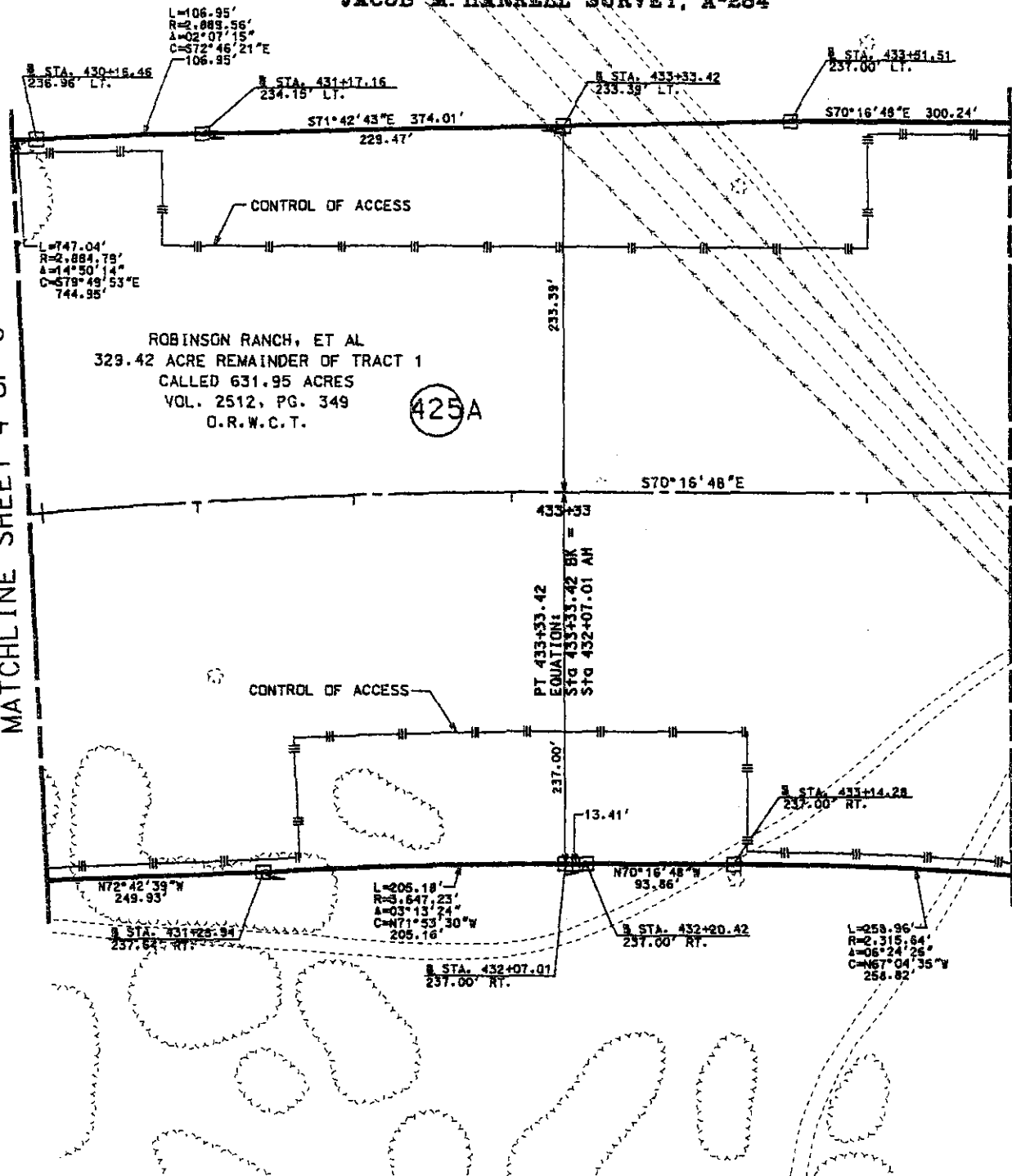
400 WEST 15TH STREET, SUITE 1030
 AUSTIN, TX 78701
 (512) 457-7870 FAX (512) 320-0898
 EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT4
CHECKED BY: CGC	SHEET 4 OF 8

JACOB M. HARRELL SURVEY, A-284

MATCHLINE SHEET 4 OF 8

MATCHLINE SHEET 6 OF 8



S.H.45
CSJ NO. 0683-06-010
PARCEL PLAT
FOR PARCEL 425A
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL



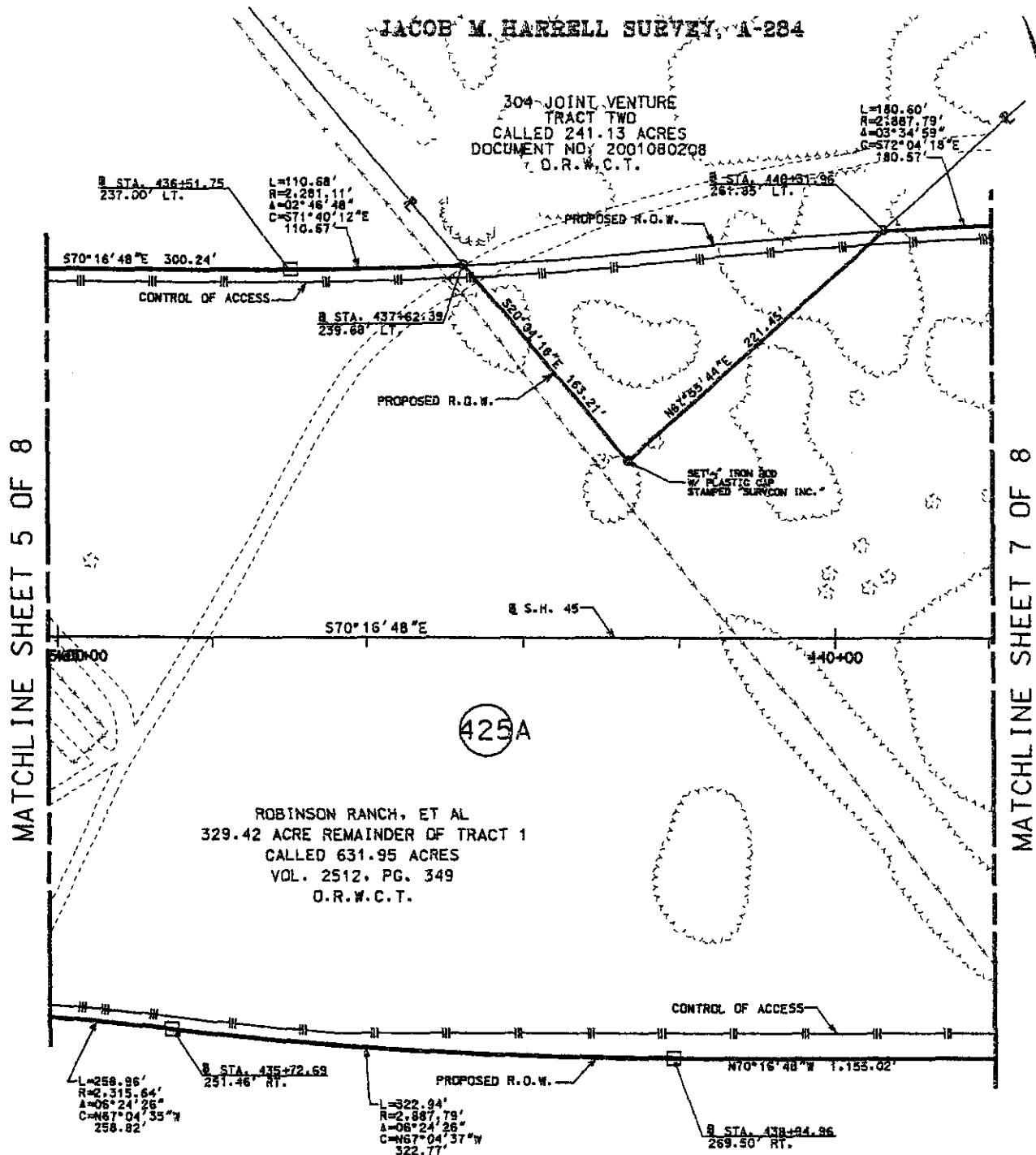
SURVCON INC.
PROFESSIONAL SURVEYORS

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AUSTIN, TX 78701
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EMAIL: austin@survcon.com










SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT5
CHECKED BY: CGC	SHEET 5 OF 8

- SURVEY LEGEND**
- = FOUND TXDOT BRONZE DISK IN CONCRETE
 - = SET TXDOT BRONZE DISK IN CONCRETE
 - ⌒ = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
 - ⌒ = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - = PROPERTY LINE
 - = BASELINE
 - ⊗ = UTILITY POLE



S.H.45
CSJ NO. 0683-06-010
PARCEL PLAT
FOR PARCEL 425A
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL

SURVEY LEGEND

-  = FOUND TXDOT BRONZE DISK IN CONCRETE
-  = SET TXDOT BRONZE DISK IN CONCRETE
-  = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
-  = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
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-  = CALCULATED POINT
-  = PROPERTY LINE
-  = BASELINE
-  = UTILITY POLE



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AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898

EMAIL: dustin@survcon.com

SCALE: 1" = 100'

JOB #: 417-1031

DATE: DEC 2001

F.B. #: SH 45

DRAWN BY: DT

CAD FILE: PAR425ASHT6

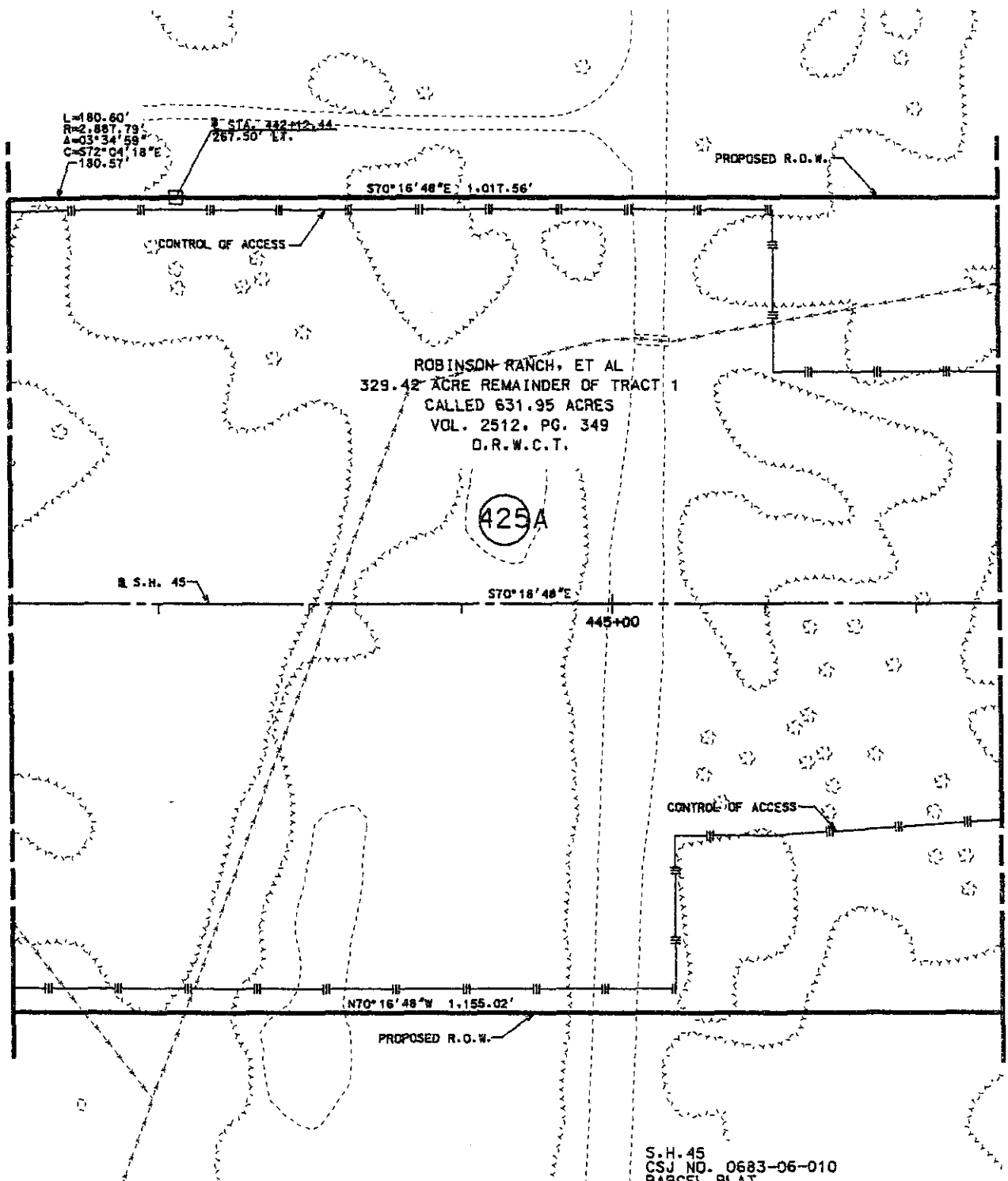
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SHEET 6 OF 8

JACOB M. HARRELL SURVEY, A-284

MATCHLINE SHEET 6 OF 8

MATCHLINE SHEET 8 OF 8



SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
-) = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- Δ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE

S.H. 45
 CSJ NO. 0683-06-010
 PARCEL PLAT
 FOR PARCEL 425A
 COUNTY: WILLIAMSON
 GRANTOR: ROBINSON RANCH ET AL



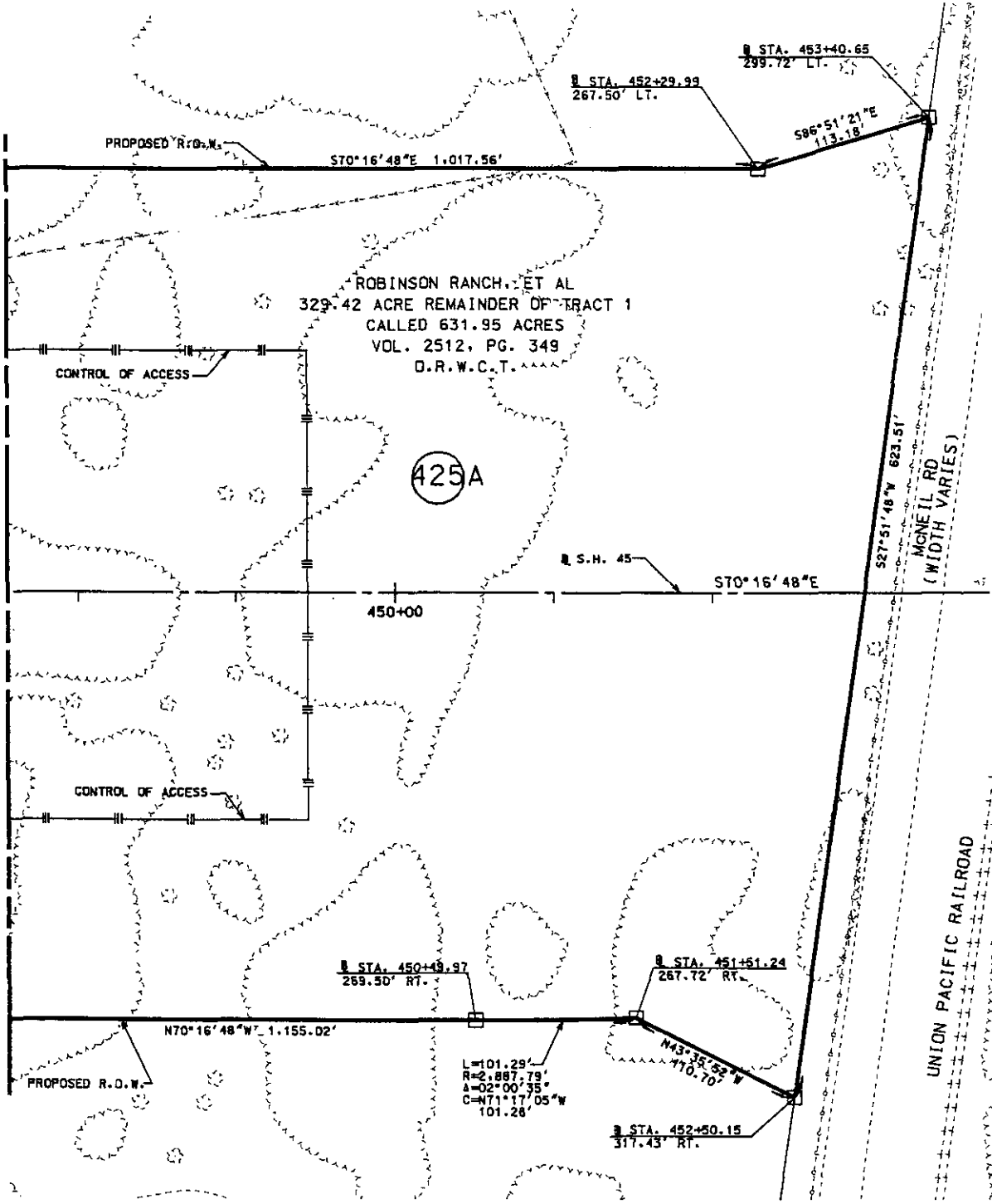
SURVCON INC.
 PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
 AUSTIN, TX 78701
 (512) 457-7870 FAX (512) 320-0898
 EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT7
CHECKED BY: CGC	SHEET 7 OF 8

JACOB M. HARRELL SURVEY, A-284

MATCHLINE SHEET 7 OF 8



S.H. 45
CSJ NO. 0683-06-010
PARCEL PLAT
FOR PARCEL 425A
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
-) = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- = UTILITY POLE

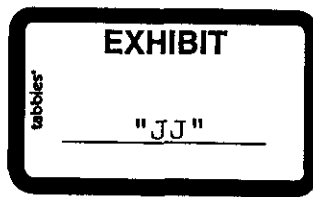


SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH STREET, SUITE 1030
AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898

EMAIL: gustine@survcon.com

SCALE: 1" = 100'	JOB #: 417-1031
DATE: DEC 2001	F.B. #: SH 45
DRAWN BY: DT	CAD FILE: PAR425ASHT8
CHECKED BY: CGC	SHEET 8 OF 8



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, June 2002

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ:

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 425B

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

Access will not be permitted

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the north remainder abutting the highway facility.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

December 2001
Parcel 425 B
Page 1 of 2

EXHIBIT __ Page 1 of 3 Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 425 B

Being all that certain 0.4126 acre (17,973 square feet) parcel of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of the 241.13 acre Tract Two as conveyed to 304 Joint Venture recorded in Document Number 2001080208 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.4126 of one acre (17,973 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

COMMENCING at a 1/2-inch iron rod with a yellow plastic cap stamped "SURVCON INC." set for the most easterly southeast corner of said 241.13 acre tract and lying in the existing northwesterly right of way line of Farm to Market Road Number 1325 (FM 1325); thence as follows:

South 27°51'48" West, with the common line between said 241.13 acre tract and said northwesterly right of way line of FM 1325 a distance of 280.95 feet to an exterior ell corner of said 241.13 acre tract, same being the most easterly southeast corner of a called 631.95 acre tract as conveyed to Robinson Ranch, et al, recorded in Volume 2512, Page 349 of the O.R.W.C.T.;

North 24°04'16" West along the line common to both the said 241.13 acre tract and said 631.95 acre tract, a distance of 246.16 feet to an interior ell corner of the said 241.13 acre tract and the most westerly southeast corner of said 631.95 acre tract;

South 67°55'44" West continuing along the line common to both the said 241.13 acre tract and said 631.95 acre tract, a distance of 1,699.89 feet to a 1/2-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap (X=3,123,504.54, Y=10,148,933.99) set at 261.85 feet left of and perpendicular to State Highway 45 (SH 45) Baseline Station 440+31.96 and being in the proposed northerly right-of-way line of SH 45 for the **POINT OF BEGINNING** of the herein described parcel;

1. **THENCE** South 67°55'44" West, continuing along the line common to both the said 241.13 acre tract and said 631.95 acre tract, a distance of 221.45 feet to 1/2-inch iron rod with a yellow plastic cap stamped "SURVCON INC." set for an angle point;

December 2001
Parcel 425 B
Page 2 of 2

EXHIBIT __ Page 2 of 3 Pages

2. THENCE North 20°04'16" West, a distance of 163.21 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set at 239.68 feet left of and perpendicular to SH 45 Baseline Station 437+62.39 in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following two courses:

3. Southeasterly, an arc distance of 137.24 feet along said curve to the left, having a Radius of 2,281.11 feet, a Delta Angle of 03°26'50" and a Chord Bearing and Distance of South 74°47'01" East, 137.22 feet to a TxDOT bronze disk in concrete set for a point of reverse curvature;
4. Southeasterly, an arc distance of 133.27 feet along said curve to the right, having a Radius of 2,887.79 feet, a Delta Angle of 02°38'39" and a Chord Bearing and Distance of South 75°11'07" East, 133.26 feet to the **POINT OF BEGINNING** and containing a computed area of 0.4126 acres (17,973 square feet) of land, more of less.

This Metes and Bounds description is accompanied by a separate plat.

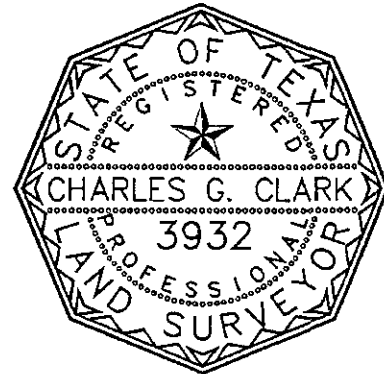
Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Charles G. Clark 12/7/01

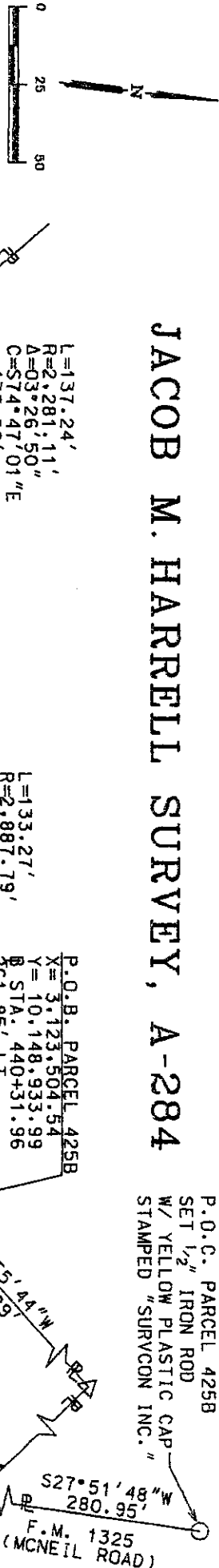
Charles G. Clark
Registered Professional Land Surveyor
Texas Registration No. 3932

SURVCON INC.
400 West 15th St., Suite 1030
Austin, TX 78701
(512) 457-7870
December, 2001



JACOB M. HARRELL SURVEY, A-284

P.O.C. PARCEL 425B
SET 1/2" IRON ROD
W/ YELLOW PLASTIC CAP
STAMPED "SURVCON INC."

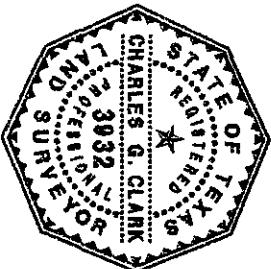


SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊠ = FOUND 4" x 4" CONCRETE MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = BASELINE
- ⊙ = UTILITY POLE

NOTES:

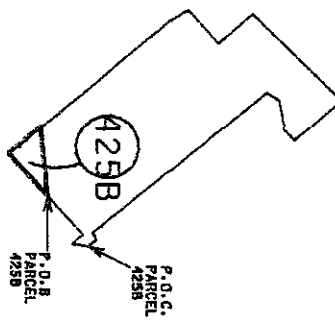
1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 13N, AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLETT AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. O.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS
12. THIS PLAT COMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



Charles G. Clark
CHARLES G. CLARK
REGISTERED PROFESSIONAL SURVEYOR
TEXAS REGISTRATION NO. 3832
DATE: 12/7/01

425B
304 JOINT VENTURE
TRACT TWO
CALLED 241.13 ACRES
DOCUMENT NO. 2001080208
D.R.W.C.T.
ROBINSON RANCH, ET AL
329.42 ACRE REMAINDER OF TRACT 1
CALLED 631.95 ACRES
VOL. 2512, PG. 349
O.R.W.C.T.

WHOLE PROPERTY INSET
NOT TO SCALE



ACREAGE
SUMMARY
(SQ. FT.)

TRACT	241.13
PROPERTY	(110,503,623)
AREA	(9,413)
ACQUIRED	(11,513)
REMAINDER	240.72
LEFT	(110,485,650)
REMAINDER	RIGHT



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: gus@surveycon.com

SCALE: 1" = 50'
DATE: DEC 2001
DRAWN BY: LW
CHECKED BY: CGC
JOB #: 417-1031
F.B. #: SH 45
CAD FILE: pdr-425B.dgn
T 1 OF 1



Prepared By: SURVCON INC.
Charles G. Clark
Date: 26, March 2003
Page 1 of 2

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-010

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From El Salido Parkway to RM 685

PARCEL NO: 425 C Parts 1 & 2

Part 1:

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the south remainder abutting the highway facility.

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

Part 2:

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

To the north remainder abutting the highway facility.

Parcel 425C COA
Page 2 of 2

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

Access will not be denied.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

March 2003
Parcel 425C
Page 1 of 5

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-010

Property Description for Parcel 425C

Being all that certain 43,777 square feet (1.005 acre) parcel of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of the 329.42 acre remainder of Tract 1, a called 631.95 acre tract as conveyed to Robinson Ranch, et al, by a deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 43,777 square feet (1.005 acre) parcel of land being more particularly described by metes and bounds in two parts as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

PART ONE:

COMMENCING for a point of reference at a 1/2-inch iron rod set in the existing westerly right-of-way line of McNeil Road (width varies) for the northeast corner of said 329.42 acre remainder tract and the southerly corner of Lot 20, Block B of Cimarron Section 8A, as shown on the map or plat thereof, recorded in Cabinet E, Slide 342 of the Williamson County Plat Records and conveyed to Luis A. Cantu, et ux, by a deed recorded in Volume 533, Page 194 of the Williamson County Deed Records; thence as follows:

South 27°51'48" West, along the line common to said 329.42 acre remainder tract and the existing westerly right-of way line of said McNeil Road, a distance of 1,831.01 feet to a 1/2-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap (X=3,124,455.83, Y=10,147,977.63) set at 317.43 feet right of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 452+50.15, for the **POINT OF BEGINNING**;

1. **THENCE**, South 27°51'48" West, continuing along the easterly line of said 329.42 acre remainder tract and the westerly right-of-way line of said McNeil Road, a distance of 801.84 feet to a TxDOT bronze disk in concrete set at 1,111.19 feet right of and perpendicular to SH 45 Proposed Baseline Station 451+36.57 for an angle point;

March 2003
Parcel 425C
Page 2 of 5

EXHIBIT _____ Page _____ of _____ Pages

THENCE leaving the westerly right-of-way line of said McNeil Road and crossing the remainder of said 329.42 acre remainder tract the following three courses:

2. North 15°35'47" East, a distance of 233.02 feet to a TxDOT bronze disk in concrete set for an angle point;
3. North 25°57'16" East, a distance of 300.31 feet to a TxDOT bronze disk in concrete set for an angle point;
4. North 27°34'05" East, a distance of 294.47 feet to a TxDOT bronze disk in concrete set in the proposed southerly right-of-way line of SH 45;
5. THENCE South 43°35'52" East, along the proposed southerly right-of-way line of SH 45, a distance of 64.37 feet to the **POINT OF BEGINNING** and containing a computed area of 39,121 square feet (0.8981 of one acre) of land for part one of the herein described parcel.

PART TWO:

COMMENCING for a point of reference at a 1/2-inch iron rod set in the existing westerly right-of-way line of McNeil Road (width varies) for the northeast corner of said 329.42 acre tract, same being the southerly corner of Lot 20, Block B of Cimarron Section 8A, as shown on the map or plat thereof, recorded in Cabinet E, Slide 342 of the Williamson County Plat Records and conveyed to Luis A. Cantu, et ux, by a deed recorded in Volume 533, Page 194 of the Williamson County Deed Records; thence as follows:

South 27°51'48" West, along the common line between said 329.42 acre tract and said existing westerly right-of way line of McNeil Road, a distance of 904.92 feet to a TxDOT bronze disk in concrete (X=3,124,888.65, Y=10,148,796.35) set at 598.48 feet left of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 453+97.59, for the **POINT OF BEGINNING**;

1. THENCE, South 27°51'48" West, continuing along the common line between said 329.42 acre tract and said westerly right-of-way line of McNeil Road, a distance of 302.58 feet to a 1/2-inch iron rod with TxDOT aluminum cap set at 299.72 feet left of and perpendicular to SH 45 Proposed Baseline Station 453+40.65;

March 2003
Parcel 425C
Page 3 of 5

EXHIBIT _____ Page _____ of _____ Pages

2. THENCE, North 86°51'21" West, along the proposed northerly right-of-way line for SH 45, a distance of 20.97 feet to a TxDOT bronze disk in concrete set for an angle point;

THENCE crossing said 329.42 acre remainder tract the following two courses:

3. North 28°16'45" East, a distance of 211.50 feet to a TxDOT bronze disk in concrete set for an angle point;
4. North 37°48'35" East, a distance of 101.37 feet to the **POINT OF BEGINNING** and containing a computed area of 4,656 square feet (0.1069 of one acre) of land for part two of the herein described parcel in all a total of 43,777 square feet (1.005 acre) of land, more or less.

This Metes and Bounds description is accompanied by a survey plat having the same date.

Calls in parenthesis denote record information for the parent tract.

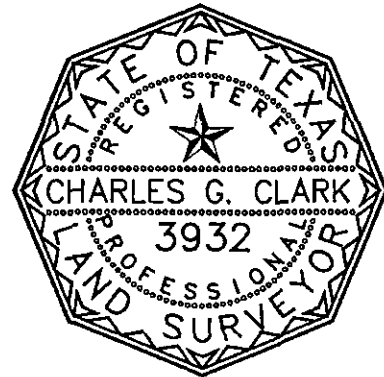
The proposed baseline referenced herein is per a design schematic provided by Turner, Collie and Braden, Inc.

Charles G. Clark 3/26/03

Charles G. Clark Date

Registered Professional Land Surveyor
Texas Registration Number 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
March 2003



JACOB M. HARRELL SURVEY, A-284

329.42 ACRE REMAINDER OF
TRACT 1
A CALLED 631.95 ACRES
ROBINSON RANCH, ET AL
VOL. 2512, PG. 349
O.R.W.C.T.

LUIS A. CANTU ET UX
LOT 20 BLOCK B
VOL. 533 PG. 194
W.C.D.R.

CIMARRON SEC 8A
CABINET E,
SLIDE 342
W.C.P.R.

PROPOSED SH-45

PROPOSED
R.O.W.

P.O.C. PARCEL 425C PT1
SET 1/2" I.R.

B STA. 451+52.43
580.24' RT.

B STA. 451+92.64
288.53' RT.

PROPOSED
R.O.W.

425C PT1

B STA. 451+19.81
878.77' RT.

B STA. 451+36.57
1,111.19' RT.

N25°57'16"E 300.31'

233.02'

N15°35'41"E

S27°51'48"W
EXISTING R.O.W.

801.84'

MCNEIL RD
(WIDTH VARIES)

P.O.B. PARCEL 425C PT1
X=3,124,455.83
Y=10,147,977.83

B STA. 452+50.15
317.43' RT.

ACREAGE
SUMMARY
(ACRES)

WHOLE PROPERTY	12.181,118 (279.64)
AREA ACQUIRED 425C PT1	39.121 (0.8981)
AREA ACQUIRED 425C PT2	4.656 (0.1069)
REMAINDER LEFT	7.208,009 (165.47)
REMAINDER RIGHT	4,929,332 (113.16)

S.H. 45 0683-06-010
PARCEL PLAT
FOR PARCEL 425C
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH ST., SUITE 1030
AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 100'	JOB #: 417-1032
DATE: MAR 2003	F.B. #: S.H. 45
DRAWN BY: BM	SHEET 1 OF 2
CHECKED BY: CJC	PAGE 4 OF 5 PAGES

Charles G. Clark
DATE: 3/26/03

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83. CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TXDOT TYPE 1 CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℞ = PROPERTY LINE
- ▬ = PROPOSED BASELINE

JACOB M. HARRELL SURVEY, A-284

329.42 ACRE REMAINDER OF

TRACT 1

A CALLED 631.95 ACRES
ROBINSON RANCH, ET AL
VOL. 2512, PG. 349
O.R.W.C.T.

PROPOSED SH-45

PROPOSED
R.O.W.

ST. STA. 453+18.38
293.81' LT.

N28°16'45"E

211.50'

N86°51'21"W
20.97'

S27°51'48"W 302.58'

ST. STA. 453+40.65
299.72' LT.

MCNEIL RD
(WIDTH VARIES)

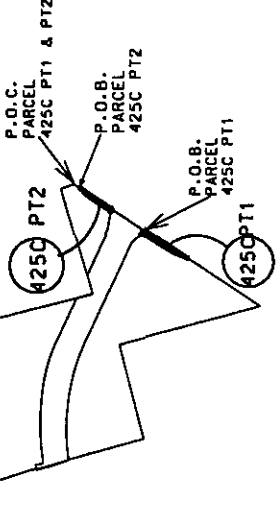
P.O.C.
PARCEL 425C PT1 & PT2
SET 1/2" I.R.

LUIS A. CANTU, ET UX
LOT 20 BLOCK B
VOL. 533 PG. 194
W.C.D.R.

CIMARRON SEC 8A
CABINET E.
SLIDE 342
W.C.P.R.

- SURVEY LEGEND
- = FOUND TxDOT BRONZE DISK IN CONCRETE
 - = SET TxDOT BRONZE DISK IN CONCRETE
 - = SET 1/2" IRON ROD W/TxDOT ALUM. CAP
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊗ = FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
 - △ = CALCULATED POINT
 - P = PROPERTY LINE
 - B = PROPOSED BASELINE

WHOLE PROPERTY INSET
NOT TO SCALE



S.H. 45
CS-1
PARCEL PLAT
FOR PARCEL 425C
COUNTY: WILLIAMSON
GRANTOR: ROBINSON RANCH ET AL



SURVCON INC.
PROFESSIONAL SURVEYORS

400 WEST 15TH ST., SUITE 1030
AUSTIN, TX 78701
(512) 457-7870 FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 50'	JOB #: 417-1031
DATE: MAR 2003	F.B. #: S.H. 45
DRAWN BY: BM	SHEET 2 OF 2
CHECKED BY: CJC	PAGE 5 OF 5 PAGES

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR
RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC,
MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT
THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
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Prepared By: SURVCON INC.
Charles G. Clark
Date: 23 September 2002
Page 1 of 1 Pages

CONTROL OF ACCESS CLAUSE

ACCOUNT NO:

CSJ: 0683-06-011

COUNTY: Williamson

HIGHWAY: S.H. 45

LIMITS: From McNeil Rd./CR 171 to Greenlawn Blvd.

PARCEL NO: 443

A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE PERMITTED:

Will not be permitted to the west remainder abutting the highway facility

B. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY WILL BE DENIED:

To the west remainder abutting the highway facility.

C. ACCESS TO AND FROM GRANTORS REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED:

September 2002
Parcel 443
Page 1 of 3

EXHIBIT _____ Page _____ of _____ Pages

County: Williamson
Highway: State Highway 45
Limits: From El Salido Parkway to RM 685
CSJ: 0683-06-011

Property Description for Parcel 443

Being all that certain 217,813 square feet (5.000 acres) parcel of land situated in the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being all of that called 5.00 acre tract as conveyed to Flora Robinson Cosper by deed recorded in Document No. 2002065202 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 217,813 square feet (5.000 acres) of land being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for a point of reference at a 1/2-inch iron rod found for the southernmost corner of a called 11.431 acre tract as conveyed to Haynes Cosper, et ux by deed recorded in Volume 936, Page 791 O.R.W.C.T., thence as follows:

North 41°02'57" East (North 43°22'20" East), along the southeasterly boundary line of said 11.431 acre tract, a distance of 800.05 feet (800.07 feet) to a point (X = 3,125,461.73, Y = 10,146,445.71) on the proposed westerly right-of-way line of Loop 1, being a non-tangent curve to the right, at 1,641.19 feet right of and perpendicular to State Highway 45 (SH 45) Proposed Baseline Station 462+20.97 at the easternmost corner of said 11.431 acre tract for the **POINT OF BEGINNING** from which a found 1/2-inch iron rod bears South 88°27' East, 0.44 feet;

1. **THENCE** Northwesterly, an arc distance of 264.04 feet with said proposed westerly right-of-way line of Loop 1 and said non-tangent curve to the right, having a Radius of 23,118.31 feet, a Delta Angle of 00°39'16" and a Chord Bearing and Distance of North 09°04'47" West, 264.03 feet to a 1/2-inch iron rod with an Austin Survey cap found for the northwest corner of this parcel;
2. **THENCE** North 81°13'55" East (North 83°31'02" East), a distance of 400.00 feet (399.94 feet) to a 1/2-inch iron rod with an Austin Survey cap found in the proposed easterly right-of-way line of Loop 1 being a non-tangent curve to the left for the northeast corner of this parcel;

September 2002

Parcel 443

Page 2 of 3

EXHIBIT _____ Page _____ of _____ Pages

3. THENCE Southeasterly, an arc distance of 539.84 feet with said non-tangent curve to the left, having a Radius of 22,718.31 feet, a Delta Angle of 01°21'41" and a Chord Bearing and Distance of South 09°25'59" East, 539.82 feet to a 1/2-inch iron rod with an Austin Survey cap found for the southeast corner of this parcel;
4. THENCE South 79°53'12" West (South 82°10'05" West), a distance of 400.00 feet (399.98 feet) to a 1/2-inch iron rod with an Austin Survey cap found on the proposed westerly right-of-way line of Loop 1 being a non-tangent curve to the right for the southwest corner of this parcel;
5. THENCE Northwesterly, an arc distance of 285.19 feet with said non-tangent curve to the right, having a Radius of 23,118.31 feet, a Delta Angle of 00°42'25" and a Chord Bearing and Distance of North 09°45'37" West, 285.19 feet to the **POINT OF BEGINNING** and containing a computed area of 217,813 square feet (5.000 acres) of land, more or less.

This Metes and Bounds description is accompanied by a survey plat having the same date. Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by Turner, Collie and Braden, Inc.

Chas. G. Chas 9/23/02

Charles G. Clark Date _____
Registered Professional Land Surveyor
Texas Registration No. 3932

SURVCON INC.
400 West 15th Street, Suite 1030
Austin, Texas 78701
(512) 457-7870
September 2002

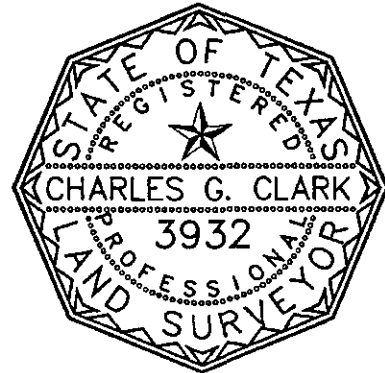


EXHIBIT PAGE OF PAGES

SCALE: 1" = 200'

- SURVEY LEGEND**
- FOUND TxDOT BRONZE DISK IN CONCRETE
 - SET TxDOT BRONZE DISK IN CONCRETE
 - SET 1/2" IRON ROD W/TxDOT ALUM. CAP
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - ⊠ FOUND 4" x 4" TxDOT TYPE 1 CONCRETE MONUMENT
 - △ CALCULATED POINT
 - R = PROPERTY LINE
 - PROPOSED BASELINE

**JACOB M. HARRELL
SURVEY A-284**

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

HAYNES COSPER, ET LUX
CALLED 11.431 ACRES
936/791
O.R.W.C.T.

FLORA ROBINSON COSPER
CALLED 0.035 ACRES
DOC. NO. 2002065202
O.R.W.C.T.

B STA. 462+54.88
1921.03' RT.
FND. 1/2" I.R.
W/AUSTIN SURVEY CAP

PROPOSED
R.O.W.
LOOP 1

P.O.B. PARCEL 443
X=3,125,463.73
Y=10,146,445.71
SMA3 B STA. 462+20.97
1641.19' RT.

B STA. 461+87.56
1382.10' RT.
FND. 1/2" I.R.
W/AUSTIN SURVEY CAP

443

FLORA ROBINSON COSPER
CALLED 5.00 ACRES
DOC. NO. 2002065202
O.R.W.C.T.

PROPOSED R.O.W. LOOP 1

CONTROL OF ACCESS

B STA. 464+93.11
1860.14' RT.
FND. 1/2" I.R.
W/AUSTIN SURVEY CAP

ROBINSON RANCH, ET AL
CALC. 518.70 ACRE REMAINDER
OF A CALLED 523.74 ACRES
TRACT 2(A)
2512/349
2512/394
2512/408
2512/425
O.R.W.C.T.

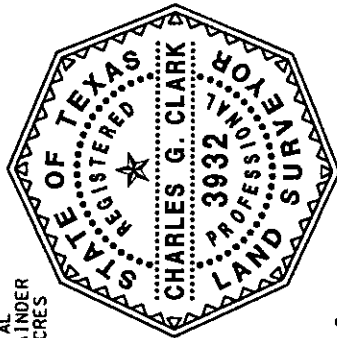
L=539.84'
R=22,718.31'
A=01°21'41"
C=508°25'59"E
539.82'18"E 539.83'
(C=507°08'18"E 539.83')

B STA. 464+55.52
1351.11' RT.
FND. 1/2" I.R.
W/AUSTIN SURVEY CAP

**AQUISITION
SUMMARY
(ACRES)**

WHOLE PROPERTY	219.338 (5.035)
AREA ACQUIRED	217.813 (5.000)
REMAINDER LEFT	-
REMAINDER RIGHT	1525 (0.035)

S.H. 45
PARCEL PLAT
FOR PARCEL 443
COUNTY: WILLIAMSON
GRANTOR: FLORA ROBINSON COSPER



SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15TH STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com



DATE: 9/23/02

Charles G. Clark

CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

NOTES:

- BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
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- THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
- D.E. INDICATES DRAINAGE EASEMENT
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.O.B. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
- W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
- W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
- THIS PLAT ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION

NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVCON INC.
23 SEP 2002 14:09:08
Z:\4171031\145\graffing\SH45\PARCELS\PAR443-SHT1.dgn

SCALE: 1" = 200'
DATE: SEP 2002
DRAWN BY: DT
CHECKED BY: PY

JOB #: 417-1031
F.B. #: SH 45
SHEET 1 OF 1
PAGE 3 OF 3 PAGES