

DESCRIPTION

DESCRIPTION OF A 0.06 ACRE (2499 SQUARE FOOT) TRACT OF LAND IN THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT 280 TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT AS DESCRIBED IN A MEMORANDUM OF ASSIGNMENT FROM COMMANCHE TRAIL CONSERVATION FUND TO CTE PARTNERS, LTD., AS RECORDED IN VOLUME 13340 PAGE 217 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 0.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ATTACHED EXHIBIT:

BEGINNING at a $\frac{3}{4}$ " inch iron pipe found in the south line of a call 34.85 acre tract as described in a deed to MCPMT, LTD and recorded under Document No. 2003087287 of the Official Public Records of Travis County, Texas and of the Alexander Dunlap Survey No. 805, Abstract 224, the northeast corner of a call 273.933 acre tract as described in a deed to Robert H. Theriot as recorded in Volume 13294 Page 1317 of the R.P.R.T.C.T. and of the D.J. Riordan Survey No. 76 Abstract 2618, being the northwest corner of the said Louis Fritz Survey No. 291 the Lease Site and of the herein described tract;

THENCE with the said south line of the 34.85 acre tract and the Alexander Dunlap Survey **S 61°47'43" E** for a distance of **50.01** feet to a $\frac{1}{2}$ " inch iron rod found for the most northerly northwest corner of a call 42.00 acre tract as described in a deed to John Joseph & John M. Joseph Trustees as recorded in Volume 9483 page 726 of the R.P.R.T.C.T., said iron rod being the northeast corner of the Lease Site and of the herein described tract;

THENCE departing the said south line of the 34.85 acre tract and the Alexander Dunlap Survey with a line common to the said Lease Site and the 42.00 acre tract the following two (2) courses and distances;

1. **S 26°59'05" W** for a distance of **49.97** feet to a $\frac{1}{2}$ " inch iron rod found marking an interior "ell" corner of the said 42.00 acre tract and the southeast corner of the Lease Site and of the herein described tract,
2. **N 61°48'00" W** for a distance of **50.02** feet to an iron rod with cap found in the east line of the said 273.933 acre tract same being the survey line of the D.J. Riordan Survey and the Louis Fritz Survey, said iron rod with cap marking the most westerly northwest corner of the said 42.00 acre tract and the southwest corner of the Lease Site and of the herein described tract,

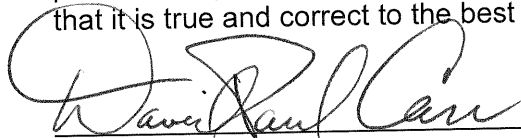
THENCE with the said survey line and the common line of the 273.933 acre tract and the Lease Site and of the herein described tract **N 26°59'52" E** for a distance of **49.97** feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.06 acres of land more or less.

EXHIBIT "____"
0.06 Acres

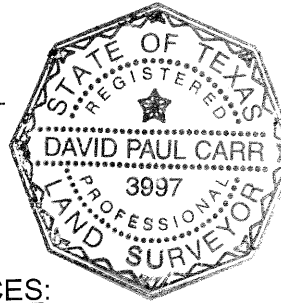
Louis Fritz Survey No. 291
Abstract 280
Travis County, Texas

Bearing Basis: The Texas Coordinate System Central Zone NAD 83 Holding CORS
Station "HOT 1" for control

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing description is based on a on the ground survey performed by Carter & Burgess in April of 2006 under my direction and supervision and that it is true and correct to the best of my belief.



David Paul Carr RPLS
Texas Registered Professional Land Surveyor
No. 3997



April 22, 2008
Date

REFERENCES:

TCAD Parcel No. 01-5147-0101
Austin Grid C-33

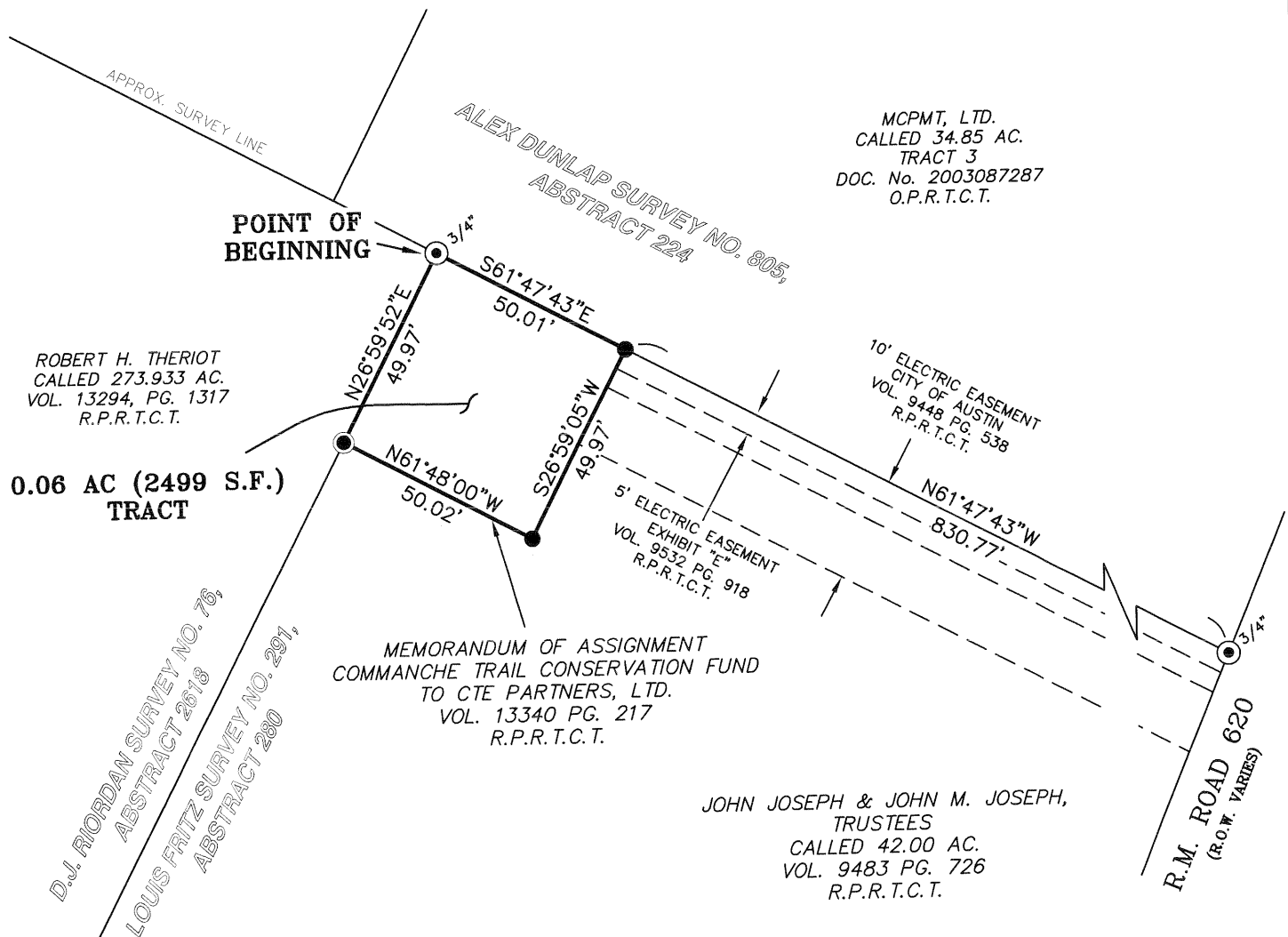
FIELD NOTES REVIEWED
By JOHN MOORE Date 4-23-2008
Engineering Support Section
Department of Public Works
and Transportation

LEGEND

- IRON ROD WITH CAP FOUND
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- 1/2" IRON ROD FOUND (OR AS NOTED)
- IRON ROD WITH CAP SET
(1/2" STAMPED CARTER & BURGESS)
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

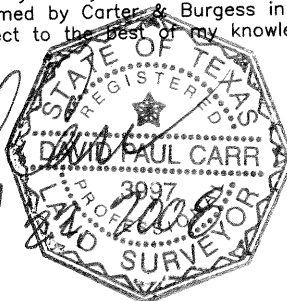


SCALE : 1" = 40'



I David Paul Carr, a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing plat or map represents a survey performed by Carter & Burgess in April of 2006 and that is true and correct to the best of my knowledge.

David Paul Carr
April 2006



JOHN JOSEPH & JOHN M. JOSEPH,
TRUSTEES
CALLED 42.00 AC.
VOL. 9483 PG. 726
R.P.R.T.C.T.

SKETCH to ACCOMPANY DESCRIPTION 0.06 AC

JE JACOBS
Carter Burgess

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