EXHIBIT _____

DESCRIPTION

DESCRIPTION OF A 3,042 SQUARE FOOT TRACT OF LAND IN THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS AND LYING IN THE RIGHTS-OF-WAY OF GASTON AVENUE HAVING A VARIABLE WIDTH RIGHT-OF-WAY AND WOOLDRIDGE DRIVE HAVING A SIXTY FOOT (60') WIDE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FIRST SECTION PEMBERTON HEIGHTS AND RECORDED IN VOLUME 3 PAGE 136 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3,042 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ATTACHED SKETCH:

BEGINNING at a ½" inch iron pipe found in the southwesterly right-of-way line of Gaston Avenue at the most easterly corner of Lot 1 Block 20 as shown on the plat of Pemberton Heights Section 8 as recorded in Volume 4 Page 24 of the Plat Records of Travis County, Texas, said iron pipe marking the northerly corner of the remaining portion of Lot 10 Block 12 as described in a deed to Ogden B. Klein recorded in Volume 752 Page 23 of the Deed Records of Travis County, Texas and of the herein described tract, from which a ½" inch iron rod found in the south right-of-way line of McCallum Drive having a call 50 foot wide right-of-way according to the said plat of Pemberton Heights Section 8 and being the northwest corner of said Lot 1 Block 20 bears **N 66°33'12" W** for a distance of **166.51** feet,

THENCE departing the said northerly corner of the said remaining portion of Lot 10 Block 12 into and across the said right-of-ways of Gaston Avenue and Wooldridge Drive the following three courses and distances;

1. **S 55°11'33" E** for a distance of **76.25** feet to a iron rod with aluminum cap stamped "3997" set at the POINT OF CURVATURE of a curve to the right,

2. with the arc of said curve to the right passing through a central angle of **104°52'38"** to a iron rod with aluminum cap stamped "3997" set at a POINT OF TANGENCY, said curve having a radius of **60.00** feet, an arc length of **109.83** feet, and a long chord bearing **S 02°45'14" E** for a distance of **95.12** feet,

3. **S 49°41'05" W** for a distance of **16.23** feet to a calculated point at the POINT OF CURVATURE of a curve to the left in the east line of said Lot 10 Block 12 as described in Volume 752 Page 23 of the Deed Records of Travis County, Texas, from which a iron rod with aluminum cap stamped "3997" set at the southwest corner of Lot 10 Block 12 bears **S 49°41'05" W** for a distance of **21.38** feet, said calculated point being the southerly corner of the herein described tract,

THENCE departing the said north right-of-way line of Wooldridge Drive and with the said east line of Lot 10 Block 12 and the west right-of-way line of Gaston Avenue the following two (2) courses and distances;

1. with the arc of said curve to the left passing through a central angle of **64°37'29"**, said curve having a radius of **33.30** feet, an arc length of **37.56** feet, and a long chord bearing **N 17°20'00" E** for a distance of **35.60** feet to a calculated point at a POINT OF COMPOUND CURVATURE,

2. with the arc of said curve to the left passing through a central angle of **29°13'33"**, said curve having a radius of **262.30** feet, an arc length of **133.80** feet, and a long chord bearing **N 29°37'00" W** for a distance of **132.35** feet to the **POINT OF BEGINNING** of the herein described tract and containing 3,042 square feet of land more or less.

Basis of Bearings is the south line of Lot 1 Block 20 of Pemberton Heights Section 8 as recorded in Volume 4 Page 24 of the Plat Records of Travis County, Texas and being further referenced in Volume 752 page 23 of the Deed Records of Travis County, Texas.

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing metes and bounds description with attached sketch is based on an on the ground survey performed by me personally in January and February of 2008 and that it is true and correct to the best of my belief.

David Paul Carr RPLS
Texas Registration No. 3997

STATE OF TEXAS
REGISTERED
DAVID PAUL CARR
3997
PROFESSIONAL
LAND SURVEYOR

May 06, 2008
Date

TCAD PARCEL NO. 01-1600-1001
AUSTIN GRID MH 24

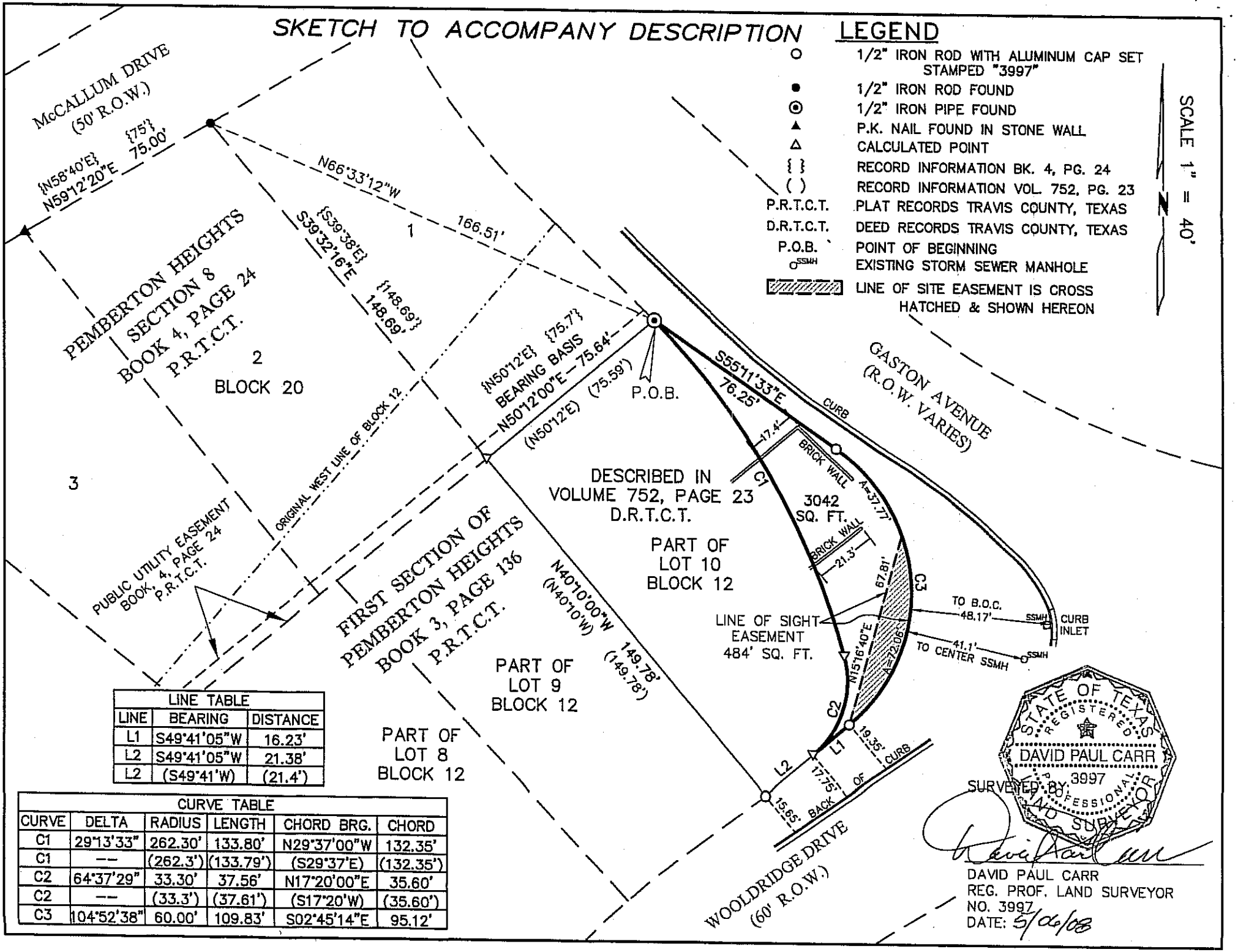
FIELD NOTES REVIEWED
By JOHN MOORE Date 5-14-2008
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION

LEGEND

○	1/2" IRON ROD WITH ALUMINUM CAP SET STAMPED "3997"
●	1/2" IRON ROD FOUND
⊙	1/2" IRON PIPE FOUND
▲	P.K. NAIL FOUND IN STONE WALL
△	CALCULATED POINT
{ }	RECORD INFORMATION BK. 4, PG. 24
( )	RECORD INFORMATION VOL. 752, PG. 23
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
SSMH	EXISTING STORM SEWER MANHOLE
▨	LINE OF SITE EASEMENT IS CROSS HATCHED & SHOWN HEREON

SCALE 1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°41'05"W	16.23'
L2	S49°41'05"W	21.38'
L2	(S49°41'W)	(21.4')

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD
C1	29°13'33"	262.30'	133.80'	N29°37'00"W	132.35'
C1	--	(262.3')	(133.79')	(S29°37'E)	(132.35')
C2	64°37'29"	33.30'	37.56'	N17°20'00"E	35.60'
C2	--	(33.3')	(37.61')	(S17°20'W)	(35.60')
C3	104°52'38"	60.00'	109.83'	S02°45'14"E	95.12'

SURVEYED BY:

DAVID PAUL CARR
REG. PROF. LAND SURVEYOR
NO. 3997
DATE: 5/06/08