

C7L-10-003

Area to be annexed for limited purpose.

Approximately 2,066.284 acres out of the Oliver Buckman Survey No. 40, Abstract No. 60, the John Burleson Survey No. 33, Abstract No. 5 and the James Gilliland Survey No. 13, Abstract No. 12 in Travis County, Texas. (Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING APPROXIMATELY 2,066.284 ACRES OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT I CONTAINING APPROXIMATELY 1819.188 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60 AND THE JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5 IN TRAVIS COUNTY, TEXAS, AND THE TRACT HEREINAFTER DESCRIBED AS TRACT II CONTAINING APPROXIMATELY 247.096 ACRES OF LAND OUT OF THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 2,066.284 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 2,066.284 ACRES BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT ``A'' ATTACHED HERETO:

Tract 1:

Being all that certain tract of land called 1819.188 acres as surveyed by Abe C. Dashner, R.P.L.S. No. 5901, State of Texas and signed May 17, 2010.

Tract 2:

Being all that certain tract of land called 247.096 acres as surveyed by Abe C. Dashner, R.P.L.S. No. 5901, State of Texas and signed May 17, 2010.

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

LEGAL DESCRIPTION: Mary P. Hawkins

07-07-2010

Mary P. Hawkins 7/7/10

APPROVED: Mary P. Hawkins, RPLS NO. 4433
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP 2-0260, 2-1050, 2-1060, 2-1070, 2-1850 & 2-1860
Austin Grid S-23, S-24, S-25, T-21, T-22, T-23, T-24, T-25,
U-22, U-23, & U-24

2066.284 ACRES
WHISPER VALLEY

FN NO. 10-101(KWA)
MAY 17, 2010
BPI JOB NO. 1758-02

DESCRIPTION

OF 2066.284 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60; THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12; AND THE JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 247.156 ACRE TRACT CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2006152073, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THOSE CERTAIN 548.08 ACRE, 164.73 ACRE, 72.50 ACRE, 750.533 ACRE, 16.00 ACRE, 165.984 ACRE TRACTS OF LAND CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006152076 OF SAID OFFICIAL PUBLIC RECORDS; AND THAT CERTAIN 101.46 ACRE TRACT CONVEYED TO CLUB DEAL WHISPER VALLEY, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2006231899, OF SAID OFFICIAL PUBLIC RECORDS; SAID 2066.284 ACRES BEING MORE PARTICULARLY DESCRIBED, IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

TRACT I - 1819.188 ACRES

BEGINNING, at a TxDOT Type I concrete monument found in the easterly right-of-way line of F.M. Highway No. 973 (right-of-way varies), at the southwesterly corner of that certain 2.0 acre tract of land conveyed to Lyle and Christine Hutchinson by Deed of record in Volume 13380, Page 393 of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 164.73 acre tract and hereof;

THENCE, leaving said easterly right-of-way line of F.M. Highway No. 973, along the southerly line of said 2.0 acre tract and the southerly line of that certain 10.0 acre tract conveyed to Veterans Land Board of the State of Texas by Deed of record in Volume 7085, Page 418 of the Deed Records of Travis County, Texas, being the northerly line of said 164.73 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S62°29'59"E, a distance of 1394.58 feet to a 1/2 inch iron rod with cap set at the southeasterly corner of said 10.0 acre tract, for an angle point;
- 2) N27°26'53"E, a distance of 299.02 feet to a 1/2 inch iron rod with cap set in the southerly line of that certain 100.050 acre tract conveyed to Hen-Ball Investments, L.P., by Deed of Record in Document No. 2004041963 of said Official Public Records, at the northeasterly corner of said 10.0 acre tract, for an angle point;

THENCE, S62°28'22"E, along the southerly line of said 100.050 acre being the northerly line of said 164.73 acre tract, for a portion of the northerly line hereof, a distance of 3702.85 feet to a 1/2 inch iron rod found at the northeasterly corner of said 164.73 acre tract, being an angle point in the northerly line of said 548.08 acre tract, for an angle point;

THENCE, N62°51'29"E, continuing along the southerly line of said 100.050 acre tract, being the northerly line of said 548.08 acre tract, for a portion of the northerly line hereof, a distance of 75.12 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain 196.60 acre tract conveyed to Robert M. Schoolfield, by Deed of record in Volume 13059, Page 427 of the Real Property Records of Travis County, Texas, for an angle point;

THENCE, along the southerly line of said 196.60 acre tract and that certain 90.000 acre tract conveyed to Glad Tidings Assembly of God, Inc., by Deed of Record in Document No. 2004034603 of said Official Public Records, being the northerly lines of said 548.08 acre tract and said 72.50 acre tract, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1) S62°27'39"E, a distance of 426.01 feet to a 1/2 inch iron rod with cap found at the northwesterly corner of said 72.50 acre tract, for an angle point;
- 2) S62°18'06"E, a distance of 1509.13 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S63°32'25"E, a distance of 54.46 feet to a 1/2 inch iron rod with cap found at the northeasterly corner of said 72.50 acre tract, being the northwesterly corner of that certain remainder of 423.32 acre tract conveyed to Ella Louise Lind, by Deed of record in Document No. 1999120186 of said Official Public Records, for an angle point;

THENCE, leaving the southerly line of said 90.000 acre tract, along the westerly line of said remainder of 423.32 acre tract, being the easterly lines of said 72.50 acre tract and said 548.08 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S28°11'49"W, a distance of 2098.37 feet to a 1/2 inch iron rod with cap set at the southeasterly corner of said 72.50 acre tract, being the northeasterly corner of said 548.08 acre tract, for an angle point;
- 2) S28°51'16"W, a distance of 924.02 feet to a 1/2 inch iron rod found at an angle point in the northerly line of said 750.533 acre tract, for an angle point;

THENCE, leaving the easterly line of said 548.08 acre tract, along the southerly line of said remainder of 423.32 acre tract, being the northerly line of said 750.533 acre tract, for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) S61°57'29"E, a distance of 2116.00 feet to a 1/2 inch iron rod found for an angle point;
- 2) N28°16'28"E, a distance of 664.18 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S61°55'40"E, a distance of 231.92 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S62°13'46"E, a distance of 1383.28 feet to a 1/2 inch iron rod found at the northeasterly corner of said 750.533 acre tract, being in the westerly right-of-way line of Taylor Lane (80' R.O.W.), for the northeasterly corner hereof;

THENCE, along said westerly right-of-way line of Taylor Lane, being the easterly line of said 750.533 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 14701.15 feet, a central angle of 01°22'03", an arc length of 350.85 feet, and a chord of which bears S27°23'38"W, a distance of 350.84 feet to a 1/2 inch iron rod found at the end of said curve;
- 2) S26°39'38" W, a distance of 454.04 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 3) Along said curve, having a radius of 93712.13 feet, a central angle of 00°13'16", an arc length of 361.66 feet, and a chord of which bears S26°51'11"W, a distance of 361.66 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 0.23 acre tract conveyed to Manville Water Supply Corporation, by Deed of record in Volume 12641, Page 1561 of said Real Property Records, for an angle point;

THENCE, leaving said westerly right-of-way line of Taylor Lane, along the northerly, westerly and southerly lines of said 0.23 acre tract, being the easterly line of said 750.533 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) N62°38'36"W, a distance of 100.15 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said 0.23 acre tract, for an angle point;

- 2) S26°51'53"W, a distance of 100.15 feet to a 1/2 inch iron rod found at the southwesterly corner of said 0.23 acre tract, for an angle point;
- 3) S62°42'38"E, a distance of 100.29 feet to a 1/2 inch iron rod found at the southeasterly corner of said 0.23 acre tract, being in said westerly right-of-way line of Taylor Lane, for an angle point;

THENCE, along said westerly right-of-way line of Taylor Lane, being the easterly lines of said 750.533 acre tract, said 16.00 acre tract, and said 101.46 acre tract, for a portion of the easterly line hereof, the following thirteen (13) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 93712.13 feet, a central angle of 00°16'05", an arc length of 438.39 feet, and a chord of which bears S27°08'46"W, a distance of 438.39 feet to a 1/2 inch iron rod found at the end of said curve;
- 2) S27°15'08"W, a distance of 2556.92 feet to a 1/2 inch iron rod found at the northeasterly corner of said 16.00 acre tract, for an angle point;
- 3) S27°15'21"W, a distance of 10.55 feet to a 1/2 inch iron rod with cap set at a point of curvature of a curve to the left;
- 4) Along said curve, having a radius of 210712.15 feet, a central angle of 00°05'47", an arc length of 354.74 feet, and a chord of which bears S27°12'27"W, a distance of 354.74 feet to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, being the southeasterly corner of said 16.00 acre tract;
- 5) Along said curve, having a radius of 210712.15 feet, a central angle of 00°05'48", an arc length of 355.36 feet, and a chord of which bears S27°06'46"W, a distance of 355.36 feet to a 1/2 inch iron rod found at the end of said curve, for an angle point;
- 6) S27°06'32"W, a distance of 384.22 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;
- 7) Along said curve, having a radius of 21059.69 feet, a central angle of 02°10'54", an arc length of 801.87 feet, and a chord of which bears S25°53'03"W, a distance of 801.82 feet to a 1/2 inch iron rod found at the end of said curve;
- 8) S24°42'43"W, a distance of 338.31 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of said 750.533 acre tract, being the northeasterly corner of said 101.46 acre tract, for an angle point;

- 9) S24°45'18"W, a distance of 89.99 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 10) Along said curve, having a radius of 13545.14 feet, a central angle of 02°57'05", an arc length of 697.70 feet, and a chord which bears S26°13'52"W, a distance of 697.63 feet to a 1/2 inch iron rod found at the end of said curve;
- 11) S27°42'26"W, a distance of 240.29 feet to a 1/2 inch iron rod found at an angle point;
- 12) S25°04'23"W, a distance of 99.53 feet to a 1/2 inch iron rod found at an angle point;
- 13) S27°42'26"W, a distance of 1880.80 feet to a calculated point on the approximate centerline of Gilleland Creek, for the southeasterly corner hereof, from which a 1/2 inc iron rod found at an angle point in said westerly right-of-way line bears S27°42'26"W, a distance of 1568.12 feet;

THENCE, leaving said westerly right-of-way line, along the approximate centerline of Gilleland Creek, being the southerly lines of said 101.46 acre tract and said 750.533 acre tract, for a portion of the southerly line hereof, the following ninety-five (95) courses and distances:

- 1) N74°54'22"W, a distance of 72.42 feet to a calculated point, for an angle point;
- 2) S87°27'20"W, a distance of 49.55 feet to a calculated point, for an angle point;
- 3) S72°06'15"W, a distance of 97.73 feet to a calculated point, for an angle point;
- 4) N60°03'23"W, a distance of 55.23 feet to a calculated point, for an angle point;
- 5) N18°05'14"W, a distance of 69.40 feet to a calculated point, for an angle point;
- 6) N01°52'31"W, a distance of 66.51 feet to a calculated point, for an angle point;
- 7) N28°35'56"W, a distance of 40.67 feet to a calculated point, for an angle point;
- 8) N42°15'00"W, a distance of 135.79 feet to a calculated point, for an angle point;
- 9) N27°09'47"W, a distance of 47.76 feet to a calculated point, for an angle point;

- 10) N54°26'56"W, a distance of 39.65 feet to a calculated point, for an angle point;
- 11) N82°14'06"W, a distance of 65.65 feet to a calculated point, for an angle point;
- 12) N46°06'32"W, a distance of 27.98 feet to a calculated point, for an angle point;
- 13) N31°32'58"W, a distance of 27.94 feet to a calculated point, for an angle point;
- 14) N05°19'44"E, a distance of 48.36 feet to a calculated point, for an angle point;
- 15) N10°59'18"W, a distance of 42.27 feet to a calculated point, for an angle point;
- 16) N24°46'37"W, a distance of 31.22 feet to a calculated point, for an angle point;
- 17) N23°33'56"E, a distance of 48.12 feet to a calculated point, for an angle point;
- 18) N33°25'00"E, a distance of 53.14 feet to a calculated point, for an angle point;
- 19) N42°33'43"E, a distance of 50.30 feet to a calculated point, for an angle point;
- 20) N54°07'33"E, a distance of 95.80 feet to a calculated point, for an angle point;
- 21) N32°57'27"E, a distance of 36.48 feet to a calculated point, for an angle point;
- 22) N26°02'14"E, a distance of 41.61 feet to a calculated point, for an angle point;
- 23) N09°51'27"E, a distance of 76.18 feet to a calculated point, for an angle point;
- 24) N01°43'45"E, a distance of 37.41 feet to a calculated point, for an angle point;
- 25) N04°13'11"W, a distance of 45.91 feet to a calculated point, for an angle point;
- 26) N01°52'49"E, a distance of 41.93 feet to a calculated point, for an angle point;
- 27) N65°35'42"E, a distance of 94.19 feet to a calculated point, for an angle point;

- 28) N49°41'41"E, a distance of 50.69 feet to a calculated point, for an angle point;
- 29) N07°41'41"E, a distance of 36.84 feet to a calculated point, for an angle point;
- 30) N27°33'01"W, a distance of 40.07 feet to a calculated point, for an angle point;
- 31) N07°48'42"W, a distance of 36.36 feet to a calculated point, for an angle point;
- 32) N45°41'21"E, a distance of 45.65 feet to a calculated point, for an angle point;
- 33) N58°06'41"E, a distance of 36.66 feet to a calculated point, for an angle point;
- 34) N24°11'14"E, a distance of 42.59 feet to a calculated point, for an angle point;
- 35) N03°38'51"W, a distance of 90.98 feet to a calculated point, for an angle point;
- 36) N47°42'29"W, a distance of 52.22 feet to a calculated point, for an angle point;
- 37) N65°40'01"W, a distance of 94.58 feet to a calculated point, for an angle point;
- 38) N57°18'12"W, a distance of 31.69 feet to a calculated point, for an angle point;
- 39) N75°39'27"W, a distance of 93.87 feet to a calculated point, for an angle point;
- 40) N70°13'14"W, a distance of 44.12 feet to a calculated point, for an angle point;
- 41) N65°05'05"W, a distance of 58.53 feet to a calculated point, for an angle point;
- 42) N59°44'55"W, a distance of 95.73 feet to a calculated point, for an angle point;
- 43) N44°50'55"W, a distance of 106.52 feet to a calculated point, for an angle point;
- 44) N52°53'43"W, a distance of 50.71 feet to a calculated point, for an angle point;
- 45) N71°16'08"W, a distance of 52.52 feet to a calculated point, for an angle point;

- 46) N59°49'47"W, a distance of 38.08 feet to a calculated point,
for an angle point;
- 47) N49°26'58"W, a distance of 86.16 feet to a calculated point,
for an angle point;
- 48) N19°27'23"W, a distance of 45.20 feet to a calculated point,
for an angle point;
- 49) N00°41'47"E, a distance of 41.66 feet to a calculated point,
for an angle point;
- 50) N11°10'31"W, a distance of 60.93 feet to a calculated point,
for an angle point;
- 51) N23°17'44"W, a distance of 71.86 feet to a calculated point,
for an angle point;
- 52) N51°19'43"W, a distance of 30.29 feet to a calculated point,
for an angle point;
- 53) N76°09'03"W, a distance of 31.66 feet to a calculated point,
for an angle point;
- 54) S80°08'05"W, a distance of 62.24 feet to a calculated point,
for an angle point;
- 55) N47°57'06"W, a distance of 55.71 feet to a calculated point,
for an angle point;
- 56) N73°49'25"W, a distance of 56.12 feet to a calculated point,
for an angle point;
- 57) N85°42'01"W, a distance of 31.03 feet to a calculated point,
for an angle point;
- 58) S89°22'20"W, a distance of 59.65 feet to a calculated point,
an angle point;
- 59) N62°45'03"W, a distance of 70.09 feet to a calculated point,
for an angle point;
- 60) N73°41'43"W, a distance of 72.35 feet to a calculated point,
for an angle point;
- 61) N29°34'38"W, a distance of 49.46 feet to a calculated point,
for an angle point;
- 62) N00°31'40"E, a distance of 69.33 feet to a calculated point,
for an angle point;
- 63) N30°48'45"W, a distance of 70.19 feet to a calculated point,
for an angle point;

- 64) N05°32'47"E, a distance of 139.88 feet to a calculated point, for an angle point;
- 65) N40°28'01"W, a distance of 59.67 feet to a calculated point, for an angle point;
- 66) S40°32'37"W, a distance of 163.68 feet to a calculated point, for an angle point;
- 67) N60°13'22"W, a distance of 132.37 feet to a calculated point, for an angle point;
- 68) N89°15'01"W, a distance of 97.04 feet to a calculated point, for an angle point;
- 69) N33°17'01"W, a distance of 87.74 feet to a calculated point, for an angle point;
- 70) N12°20'56"W, a distance of 81.96 feet to a calculated point, for an angle point;
- 71) N43°37'29"W, a distance of 167.95 feet to a calculated point, for an angle point;
- 72) N09°29'37"E, a distance of 69.98 feet to a calculated point, for an angle point;
- 73) N35°37'27"E, a distance of 70.59 feet to a calculated point, for an angle point;
- 74) N34°52'43"W, a distance of 118.29 feet to a calculated point, for an angle point;
- 75) N66°14'09"W, a distance of 126.25 feet to a calculated point, for an angle point;
- 76) N13°02'32"E, a distance of 61.63 feet to a calculated point, for an angle point;
- 77) N20°02'32"W, a distance of 71.86 feet to a calculated point, for an angle point;
- 78) N03°06'54"E, a distance of 108.22 feet to a calculated point, for an angle point;
- 79) N31°49'14"W, a distance of 61.52 feet to a calculated point, for an angle point;
- 80) S81°43'25"W, a distance of 91.81 feet to a calculated point, for an angle point;
- 81) S88°09'57"W, a distance of 198.97 feet to a calculated point, for an angle point;

- 82) N54°58'54"W, a distance of 53.43 feet to a calculated point, for an angle point;
- 83) N32°33'32"E, a distance of 43.54 feet to a calculated point, for an angle point;
- 84) N73°46'59"E, a distance of 65.35 feet to a calculated point, for an angle point;
- 85) N22°07'14"E, a distance of 67.11 feet to a calculated point, for an angle point;
- 86) N01°47'28"E, a distance of 139.30 feet to a calculated point, for an angle point;
- 87) N44°51'12"E, a distance of 147.56 feet to a calculated point, for an angle point;
- 88) N36°10'24"W, a distance of 112.55 feet to a calculated point, for an angle point;
- 89) N41°17'44"E, a distance of 42.83 feet to a calculated point, for an angle point;
- 90) N66°44'37"W, a distance of 218.31 feet to a calculated point, for an angle point;
- 91) S22°41'37"W, a distance of 120.76 feet to a calculated point, for an angle point;
- 92) S59°17'15"W, a distance of 79.96 feet to a calculated point, for an angle point;
- 93) N45°30'19"W, a distance of 109.77 feet to a calculated point, for an angle point;
- 94) N61°10'57"W, a distance of 73.43 feet to a calculated point, for an angle point;
- 95) S86°47'01"W, a distance of 25.00 feet to a calculated point, being an angle point in the northerly line of that certain 137.772 acre tract conveyed to Jennifer Scott Riggs by Deed of Record in Document No. 2003117240 of said Official Public Records, for an angle point;

THENCE, leaving the approximate centerline of Gilleland Creek, along the northerly line of said 137.72 acre tract, being the southerly line of said 750.533 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N28°10'51"E, a distance of 206.21 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) N27°57'39"E, a distance of 698.70 feet to a 1/2 inch iron pipe found at an angle point in the northerly line of said 137.772 acre tract, being in the southerly line of said 165.984 acre tract, for an angle point;

THENCE, continuing along the northerly line of said 137.772 acre tract, being the southerly line of said 165.984 acre tract, for a portion of the southerly line hereof, the following ten (10) courses and distance:

- 1) N62°42'45"W, a distance of 1574.58 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N62°30'14"W, a distance of 390.02 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) N64°21'34"W, a distance of 87.41 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) N62°45'03"W, a distance of 162.16 feet to 1/2 inch iron rod found for an angle point;
- 5) N62°27'50"W, a distance of 291.49 feet to 1/2 inch iron rod found for an angle point;
- 6) N62°43'58"W, a distance of 298.62 feet to 1/2 inch iron rod found for an angle point;
- 7) N62°39'09"W, a distance of 353.97 feet to 1/2 inch iron rod found for an angle point;
- 8) N62°26'41"W, a distance of 124.59 feet to a 1/2 inch iron rod with cap set for an angle point;
- 9) N62°37'20"W, a distance of 145.41 feet to 1/2 inch iron rod found for an angle point;
- 10) N62°42'19"W, a distance of 414.40 feet to a 5/8 inch iron rod found at the southwesterly corner of said 165.984 acre tract, for the southwesterly corner hereof;

THENCE, N28°01'45"E, in part continuing along the northerly line of said 137.772 acre tract, and in part along the easterly line of that certain 51.937 acre tract conveyed to Helen R. Dressen by Deed of record in Volume 10810, Page 40, of said Real Property Records, being the westerly line of said 165.984 acre tract, for a portion of the westerly line hereof, a distance of 1765.59 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said 165.984 acre tract, being the southwesterly corner of said 750.533 acre tract, for an angle point;

THENCE, N28°16'57"E, in part continuing along the easterly line of said 51.937 acre tract, and in part along the easterly line of that certain 52.119 acre tract conveyed to James A. Nelson, Jr., by Deed of record in Volume 10810, Page 40, of said Real Property Records, a distance of 1561.57 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said 52.119 acre tract, being an angle point in the southerly line of said 548.08 acre tract, for an angle point;

THENCE, N62°20'40"W, leaving the westerly line of said 750.533 acre tract, along the northerly line of said 52.119 acre tract, being the southerly line of said 548.08 acre tract, for a portion of the westerly line hereof, a distance of 1454.92 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of said 548.08 acre tract, being the southeasterly corner of that certain 3.85 acre tract of land conveyed to the City of Austin, by Deed of record in Volume 3296, Page 247 of said Deed Records, for an angle point;

THENCE, along the easterly line of said 3.85 acre tract and the easterly and northerly lines of that certain tract conveyed to Anne B. Schryver, Et. Al., by Deed of record in Volume 12870, Page 1684, of said Real Property Records, tract, being the westerly line of said 548.08 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N28°21'05"E, a distance of 1605.54 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N25°42'21"E, a distance of 245.50 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said Schryver tract, for an angle point;
- 3) N26°24'30"W, a distance of 1521.86 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said Schryver tract, being in said easterly right-of-way line of F.M. Highway No. 973, for an angle point;

THENCE, along said easterly right-of-way line of said F.M. Highway No. 973, being the westerly line of said 548.08 acre tract and said 164.73 acre tract, for a portion of the westerly line hereof, the following six (6) courses and distances:

- 1) N28°51'02"E, a distance of 792.97 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N23°08'50"E, a distance of 200.99 feet to a concrete monument found at an angle point;
- 3) N29°17'58"E, a distance of 105.40 feet to a concrete monument found at the northwesterly corner of said 548.08 acre tract, being the southwesterly corner of said 164.73 acre tract, for an angle point;

- 4) N27°10'09"E, a distance of 23.58 feet to a TxDOT Type I concrete monument found at the point of curvature of a curve to the left;
- 5) Along said curve, having a radius of 2915.00 feet, a central angle of 22°15'13", an arc length of 1132.18 feet, and a chord of which bears N17°43'23"E, a distance of 1125.08 feet to a TxDOT Type I concrete monument found at the point of tangency of said curve;
- 6) N06°38'03" E, a distance of 311.43 feet to the **POINT OF BEGINNING** containing an area of 1819.188 acres (79,243,814 square feet) of land, more or less, within these metes and bounds.

TRACT II - 247.096 ACRES

BEGINNING, at a 1/2 inch iron rod with cap found in the easterly right-of-way line of Taylor Lane (80' R.O.W.), at the southwesterly corner of that certain 27.92 acre tract conveyed to Walter S. Chamberlin by Deed of Record in Volume 11795, Page 32 of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 247.156 acre tract and hereof;

THENCE, leaving said easterly right-of-way line of Taylor Lane, along the southerly line of said 27.92 acre tract and that certain 40.90 acre tract conveyed to Travis County, by Deed of record in Document No. 2002153674 of said Official Public Records, for the northerly line of said 247.156 acre tract and hereof, the following three (3) courses and distances:

- 1) S62°19'58"E, a distance of 127.06 feet to a 1/2 inch iron rod found for an angle point;
- 2) S62°40'50"E, a distance of 875.80 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S62°45'17"E, a distance of 2396.70 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said 247.156 acre tract, being the northwesterly corner of that certain 50.024 acre tract conveyed to Terry Masters, by Deed of record in Volume 12137, Page 79, of said Real Property Records, for the northeasterly corner hereof;

THENCE, leaving the southerly line of said 40.90 acre tract, along the westerly and southerly lines of said 52.024 acre tract, being the easterly line of said 247.156 acre tract, for a portion of the easterly line hereof, the following six (6) courses and distances:

- 1) S27°38'37"W, a distance of 1656.72 feet to a 1/2 inch iron rod with cap set for an angle point;

- 2) S26°46'24"W, a distance of 278.40 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S26°25'17"W, a distance of 310.86 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S24°58'15"W, a distance of 99.44 feet to a wood fence post found for an angle point;
- 5) S62°27'04"E, a distance of 782.06 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S62°54'09"E, a distance of 319.90 feet to a 1/2 inch iron rod with cap set in the westerly line of that certain 30.00 acre tract conveyed to The Lundell 1991 Trust, by Deed of record in Volume 11422, Page 436 of said Real Property Records, for an angle point;

THENCE, along the westerly line of said 30.00 acre tract, being the easterly line of said 247.156 acre tract, for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1) S25°09'46"W, a distance of 82.68 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) S29°40'59"W, a distance of 328.78 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S28°45'06"W, a distance of 150.93 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S26°44'38"W, a distance of 85.20 feet to a wood fence post found at the northeasterly corner of that certain 130.638 acre tract conveyed to Fannie Ruth Salyer Life Estate, by Deed of record in Document No. 1999019515 of said Official Public Records, for the southeasterly corner of said 247.156 acre tract and hereof;

THENCE, N62°02'23"W, leaving the westerly line of said 30.00 acre tract, along the northerly line of said 130.638 acre tract, for the southerly line of said 247.156 acre tract and hereof, a distance of 4487.32 feet a 1/2 inch iron rod found in said easterly right-of-way line of Taylor Road, at the northwesterly corner of said 130.638 acre tract, for the southwesterly corner of said 247.156 acre tract and hereof;

THENCE, along said easterly right-of-way line of Taylor Lane, being the westerly line of said 247.156 acre tract, for the westerly line hereof, the following four (4) courses and distances:

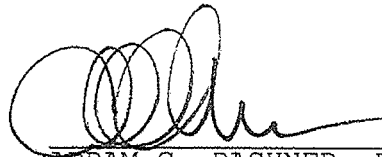
- 1) N27°14'01"E, a distance of 916.35 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;

FN 10-101(KWA)
MAY 17, 2010
PAGE 15 OF 15

- 2) Along said curve, having a radius of 93792.13 feet, a central angle of $00^{\circ}33'01''$, an arc length of 900.84 feet, and a chord of which bears $N26^{\circ}58'54''E$, a distance of 900.83 feet to a 1/2 inch iron rod found at the end of said curve;
- 3) $N26^{\circ}46'57''E$, a distance of 454.27 feet to a 1/2 inch iron rod with cap found at the beginning of a non-tangent curve to the right;
- 4) Along said curve, having a radius of 14621.15 feet, a central angle of $02^{\circ}37'39''$, an arc length of 670.51 feet, and a chord of which bears $N27^{\circ}58'11''E$, a distance of 670.45 feet to the **POINT OF BEGINNING** containing an area of 247.096 acres (10,763,494 square feet) of land, more or less, within these metes and bounds.

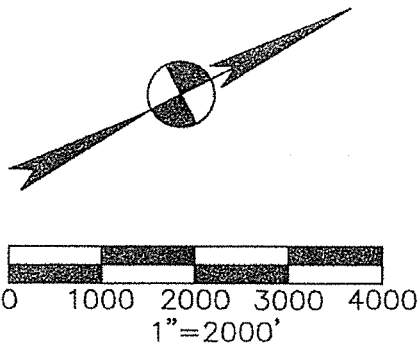
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC. UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH PLAT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

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5-17-10
ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS





CITY OF AUSTIN
3.85 ACRES
VOLUME 3296, PAGE 247

F.M. 973
(R.O.W. VARIES)

POINT OF BEGINNING
TRACT I

LYLE AND CHRISTINE
HUTCHINSON
2.0 ACRES
VOLUME 13880,
PAGE 893

VETERANS LAND BOARD OF
THE ESTATE OF TEXAS
REMAINDER OF 10.0 ACRES
VOLUME 7085, PAGE 418

HEIN-BALL INVESTMENTS, L.P.
100,050 ACRES
DOCUMENT NO. 2004041883

RIBERT M. SCHOELLFELD
198.60 ACRES
VOLUME 18059, PAGE 427

GLAD TIDINGS ASSEMBLY OF
GOD, INC.
80,000 ACRES
DOCUMENT NO. 2004034603

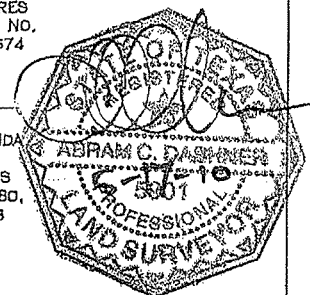
ELLA LOUISE LIND
REMAINDER OF 423.32 ACRES
DOCUMENT NO. 1999120186

POINT OF BEGINNING
TRACT II

WALTER S. CHAMBERLIN
27.92 ACRES
VOLUME 11795, PAGE 32

TRAVIS COUNTY
40.90 ACRES
DOCUMENT NO.
2002153674

JESUS & LINDA
ARELLANO
10.00 ACRES
VOLUME 11680,
PAGE 1848



OLIVER BUCKMAN SURVEY
NO. 40 ABSTRACT 60

CLUB DEAL 120 WHISPER
VALLEY, LIMITED PARTNERSHIP
548.08 ACRES
DOCUMENT NO. 2006152076

PRELIMINARY AREA
TRACT I
1819.188 ACRES
(79,243,814 SQ. FT.)

CLUB DEAL 120
WHISPER VALLEY,
LIMITED PARTNERSHIP
72.50 ACRES
DOCUMENT NO.
2006152076

CLUB DEAL 120 WHISPER
VALLEY, LIMITED PARTNERSHIP
750.533 ACRES
DOCUMENT NO. 2006152076

CLUB DEAL 120 WHISPER
VALLEY, LIMITED PARTNERSHIP
16.00 ACRES
DOCUMENT NO. 2006152076

TAYLOR LANE
(80' R.O.W.)

PRELIMINARY AREA
TRACT II
247.096 ACRES
(10,763,494 SQ. FT.)

CLUB DEAL 120 WHISPER
VALLEY, LIMITED PARTNERSHIP
247.156 ACRES
DOCUMENT NO. 2006152073

TERRY MASTERS
52.024 ACRES
VOLUME 12137,
PAGE 79

FANNIE RUTH SALTER
LIFE ESTATE
130.638 ACRES
DOCUMENT NO. 1999019515

JAMES GILLELAND SURVEY NO. 13
ABSTRACT 12

JOHN BURLESON SURVEY
NO. 33 ABSTRACT 5

CLUB DEAL 120
WHISPER VALLEY,
LIMITED PARTNERSHIP
101.46 ACRES
DOCUMENT NO.
2006231899

CLUB DEAL 120 WHISPER
VALLEY, LIMITED PARTNERSHIP
155.984 ACRES
DOCUMENT NO. 2006152076

HELEN R. DRESSEN
51.937 ACRES
VOLUME 10810, PAGE 40

JAMES A. NELSON, JR.
52.119 ACRES
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ANNE B. SCHRYVER,
ET AL
VOLUME 12870,
PAGE 1684

JENNIFER SCOTT RIGGS
137.772 ACRES
DOCUMENT NO. 2003117240

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SKETCH TO ACCOMPANY DESCRIPTION
OF 2066.284 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY
NO. 40, ABSTRACT 60, THE JOHN BURLESON SURVEY NO. 33,
ABSTRACT 5, AND THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT
12, SITUATED IN TRAVIS COUNTY, TEXAS.

WHISPER VALLEY

DATE: 05/17/10

FILE: H:\1758\02\175802EX12.DWG

FN No.: 10-101(KWA)

DRAWN BY: KWA

PROJ. No: 1758-02