

7/10
2/3/05

EXHIBIT D

County: Travis
Parcel No.: 4
Highway: I.H. 35
Limits: From: 0.20 Miles South of FM 734
To: 0.40 Miles South of Yager Lane
CSJ: 0015-13-259

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.069 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY NO. 32, ABSTRACT NO. 756, BEING A REMAINDER OF A CALLED 218.594 ACRE TRACT DESCRIBED IN A DEED TO QUENTIN CORP. AND RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.069 ACRE TRACT AS SHOWN ON A RIGHT-OF-WAY PLAT PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II monument set 287.23 feet left of Engineers Centerline station (E.C.S.) 2751+54.16 in the easterly proposed right-of-way line of Interstate Highway No. 35, being in the common line of said remainder tract and a called 7.36 acre tract described as Lot 7 Block B, Timberline Section 2 as recorded in Doc. No. 199900135 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), said point being the northeast corner of the tract described herein, from which a 1/4-inch iron rod found for the common corner of said remainder tract and said Lot 7 acre bears, S 88° 04' 13" E, a distance of 602.62 feet;

1.) THENCE S 01° 56' 20" W, through the interior of said remainder tract, with said easterly proposed right-of-way-line, a distance of 25.85 feet to a TxDOT Type II monument set 275.78 feet left of E.C.S. 2751+77.15, being in the common line of said remainder tract and the existing northerly right-of-way line of Yager Lane as conveyed to the State of Texas and recorded in Volume 2178, Page 166 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), said point being the southeast corner of the tract described herein;

2.) THENCE N 84° 31' 57" W, with said common line, a distance of 136.48 feet to a TxDOT Type I monument found for the common corner of said remainder tract, said northerly right-of-way line of Yager Lane and a called existing easterly right-of-way line of Interstate Highway No. 35 as conveyed to the State of Texas and recorded in Volume 1058, Page 285, D.R.T.C.TX., said point being the southwest corner of the tract described herein;

3.) THENCE N 24° 29' 43" W, with said existing easterly right-of-way line, a distance of 19.24 feet to a 1/4-inch iron rod found, being a common corner of said remainder tract, and a called 15.24 acre tract described as Lot 1 Block B, of said subdivision, said point being the most northwesterly corner of the tract described herein;

4.) THENCE S 88° 04' 13" E, with the common line of said remainder tract and said Lot 1, passing at a distance of 23.06 feet to a ½-inch iron rod with TxDOT aluminum cap found, being the common corner of said Lot 7 and said Lot 1, said point being a northerly corner of the tract described herein, continuing at a distance of 28.72 feet to a TxDOT Type II monument set 204.01 feet left of E.C.S. 2751+12.65, being the common line of said remainder tract and said Lot 7, said point being a northerly corner of the tract described herein, continuing with said proposed easterly right-of-way line for a total distance of 144.78 feet to the POINT OF BEGINNING, and containing 0.069 acre of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 (93).

THE STATE OF TEXAS

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§
§


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

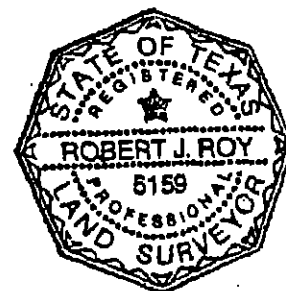
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 3rd day of May 2004 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

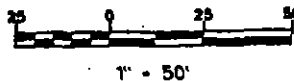
REFERENCES

TCAD PARCEL NO. 02-5121-0201
AUSTIN GRID M-33



FIELD NOTES REVIEWED
By John H. Moore Date 5-4-2004
Engineering Support Section
Department of Public Works
and Transportation

TRAVIS COUNTY, TEXAS
GRAPHIC SCALE
(IN FEET)



LOT 7, BLOCK B
TIMBERLINE SECTION 2
CALLED 7.36 AC.
DOC. NO. 199900135
O.P.R.T.C.TX.
QUENTIN CORP.
PORTION OF A CALLED
218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

P.O.R.
P.O.B.
2751+54.16
287.23' LT

JOHN M. SWISHER
SURVEY NO. 32 A-756

PUBLIC UTILITY
EASEMENT
VOL. 13245, PG. 21
R.P.R.T.C.TX.

0.069 ACRE
QUENTIN CORP.
REMAINDER OF 218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

YAGER LANE
(WIDTH VARIES)
STATE OF TEXAS
CALLED 1.848 ACRES
VOL. 2178, PG. 166
D.R.T.C.TX.

25' WATERLINE
EASEMENT
VOL. 13047, PG. 1631
R.P.R.T.C.TX.

LOT 1, BLOCK B
TIMBERLINE SECTION 2
CALLED 15.24 AC.
DOC. NO. 199900135
O.P.R.T.C.TX.
QUENTIN CORP.
PORTION OF A CALLED
218.594 AC.
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

PROPOSED R.O.W. LINE
EXISTING R.O.W. LINE

STATE OF TEXAS
CALLED 4.973 ACRES
VOL. 1058, PG. 285
D.R.T.C.TX.

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|------------------|----------|
| L1 | S01° 56' 20" W | 25.65' |
| L2 | N24° 29' 43" W | 19.24' |
| L3 | S88° 04' 13" E | 23.06' |
| (L3) | (N85° 15' 19" W) | (23.06') |
| L4 | S88° 04' 13" E | 28.72' |
| L5 | S88° 04' 13" E | 602.62' |

2750+00

INTERSTATE
HIGHWAY, No. 35
ENGINEER'S CENTERLINE

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
 - TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
 - ⊠ TYPE I CONCRETE MONUMENT SET
 - 1/2" IRON ROD SET WITH 1/8" ALUMINUM CAP SET (UNLESS NOTED)
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ IRON PIPE FOUND
 - ⊙ COTTON SPINDLE FOUND
 - △ CALCULATED POINT NOTHING FOUND (UNLESS NOTED)
 - △ FENCE POST
 - ⊙ 2" BRASS DISK IN CONCRETE FOUND
 - △ 60# NAIL FOUND
 - ⊠ 12" CONCRETE FOUND
 - PROPERTY LINE
 - CENTER LINE
 - RECORD INFORMATION
 - P.B. POINT OF BEGINNING
 - P.C. POINT OF COMMENCING
 - P.C. POINT OF CURVATURE
 - P.C. POINT OF COMPOUND CURVATURE
 - P.T. POINT OF TANGENCY
 - P.A. POINT OF REFERENCE
 - DIRECT DEED RECORDS TRAVIS COUNTY, TX.
 - PLAT RECORDS TRAVIS COUNTY, TX.
 - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - CONTROL OF ACCESS LINE

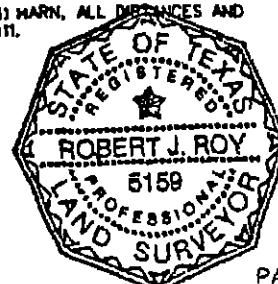
NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
- IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

MAY 3, 2004
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 3268



5506 Highway 290, Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
QUENTIN CORP.
CSJ NO. 0015-13-259