



Control Number: 42969



Item Number: 6

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83rd
Legislature, Regular Session, transferred the functions
relating to the economic regulation of water and sewer
utilities from the TCEQ to the PUC effective
September 1, 2014.



Mr Klein's Direct Line: (512) 322-5818
Email: dklein@lglawfirm.com

RECEIVED
TCEQ

WATER SUPPLY DIV.

2013 AUG 19 PM 3 00

816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532

www.lglawfirm.com

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2014 SEP 16 AM 10:00
PUBLIC UTILITY COMMISSION
FILING CLERK

August 19, 2013

VIA HAND DELIVERY

Ms. Tammy Holguin-Benter, Manager
Utilities and Districts Section
Water Supply Division
Texas Commission on Environmental Quality
12100 Park 35 Circle, Building F, MC-153
Austin, Texas 78753

Re: Request for Contested Hearing on the Application of the Lower Colorado River Authority to Sell Sewer Facilities and Transfer a Portion of Sewer CCN No. 20769 to Corix Utilities Texas, Inc., under Texas Water Code § 13.301 (App. No. 37595-S)

Dear Ms. Holguin-Benter:

XS Ranch Fund VI, L.P. ("XS Ranch"), my client, requests a contested case hearing regarding the above referenced application (the "Application"). All communications to XS Ranch regarding this matter should be directed to my attention at the following address/telephone number/email address:

David J. Klein
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Daytime Phone Number: (512) 322-5818
Facsimile: (512) 472-0532
Email Address: dklein@lglawfirm.com

XS Ranch owns approximately 8,737 acres of land, more or less, in Bastrop County Texas (the "Land"), and a significant portion of this Land is within the sewer CCN area contemplated by the Application. A description of the Land is attached hereto as Exhibit A. XS Ranch has previously entered into a certain "Wholesale Wastewater Utilities Facilities Construction and Service Agreement," as amended, which addresses the development of the Land into a master-planned community and the provision of sewer service by the Lower Colorado River Authority ("LCRA") to the Land.

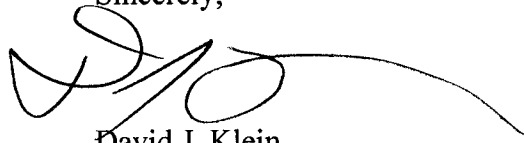
The conveyance of sewer facilities and sewer CCN territory from LCRA to Corix as proposed in the Application will not serve the public interest, and XS Ranch requests that the TCEQ hold a public hearing as provided in Texas Water Code §§ 13.301(d) and (g). In

particular, the proposed conveyance and transfer of sewer CCN area, if approved, will (i) raise the cost of sewer service to customers within the Land, (ii) negatively impact the ability of landowners within the Land to obtain sewer service, (iii) negatively impact the ability of XS Ranch Municipal Utility District to render sewer service to the Land and (iv) have the effect of inhibiting XS Ranch's intended use of the land.

One recommended adjustment to the Application is to exclude the sewer CCN area overlapping the Land and the sewer facilities that would serve to Land, if any. However, this may not address all of XS Ranch's issues.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



David J. Klein

DJK/dsr
Enclosure

cc: Mr. John Landwehr
Ms. Sheresia Perryman



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**5.608 ACRES
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 5.608 ACRES IN THE JOSEPH ROGERS SURVEY NO. 6 ABS. NO. 55, BASTROP COUNTY, TEXAS, BEING ALL OF A 5.608 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 9, 2007 AND RECORDED IN DOCUMENT NO. 200716605 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 5.608 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of the said 5.608 acre tract, being the southwest corner of Tract 28, Forest Ridge Estates, a subdivision of record in Cabinet 2, Pages 323A-325A of the Plat Records of Bastrop County, Texas, being also a point in the east line of a remainder of a 248.720 acre tract of land described in Volume 411, Page 472 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found in the curving south right-of-way line of Forest Ridge Drive (70' right-of-way width), being an angle point in the west line of said Tract 28, being also the northeast corner of the said remainder of a 248.720 acre tract, bears North 27°14'16" East, a distance of 13.70 feet;

THENCE South 62°45'31" East with the north line of the said 5.608 acre tract and the south line of said Tract 28, a distance of 765.02 feet to a 1/2" rebar found for the northeast corner of the said 5.608 acre tract, being the southeast corner of said Tract 28, being also in the west line of a 316.745 acre tract of land described in Volume 1386, Page 90 of the Deed Records of Bastrop County, Texas;

THENCE South 27°14'58" West with the east line of the said 5.608 acre tract and the west line of the said 316.745 acre tract, a distance of 430.05 feet to a 1/2" rebar found for the southeast corner of the said 5.608 acre tract, being the northeast corner of a 45.49 acre tract of land described in Volume 513, Page 676 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the southwest corner of the said 316.745 acre tract, being in the east line of the said 45.49 acre tract, bears South 27°31'37" West, a distance of 133.37 feet;

THENCE North 46°36'52" West with the south line of the said 5.608 acre tract and the north line of the said 45.49 acre tract, a distance of 796.35 feet to a 1/2" rebar found for the southwest corner of the said 5.608 acre tract, being also the southeast corner of the said remainder of a 248.720 acre tract;

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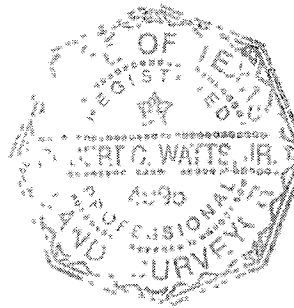
Page 2

THENCE North 27°14'16" East with the west line of the said 5.608 acre tract and the east line of the said remainder of a 248.720 acre tract, a distance of 208.62 feet to the **POINT OF BEGINNING**, containing 5.608 acres of land, more or less.

Surveyed on the ground in August, 2007. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-XS-EXHIBIT-5.608AC.

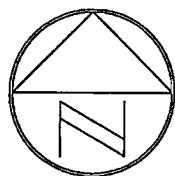


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



7.30.08

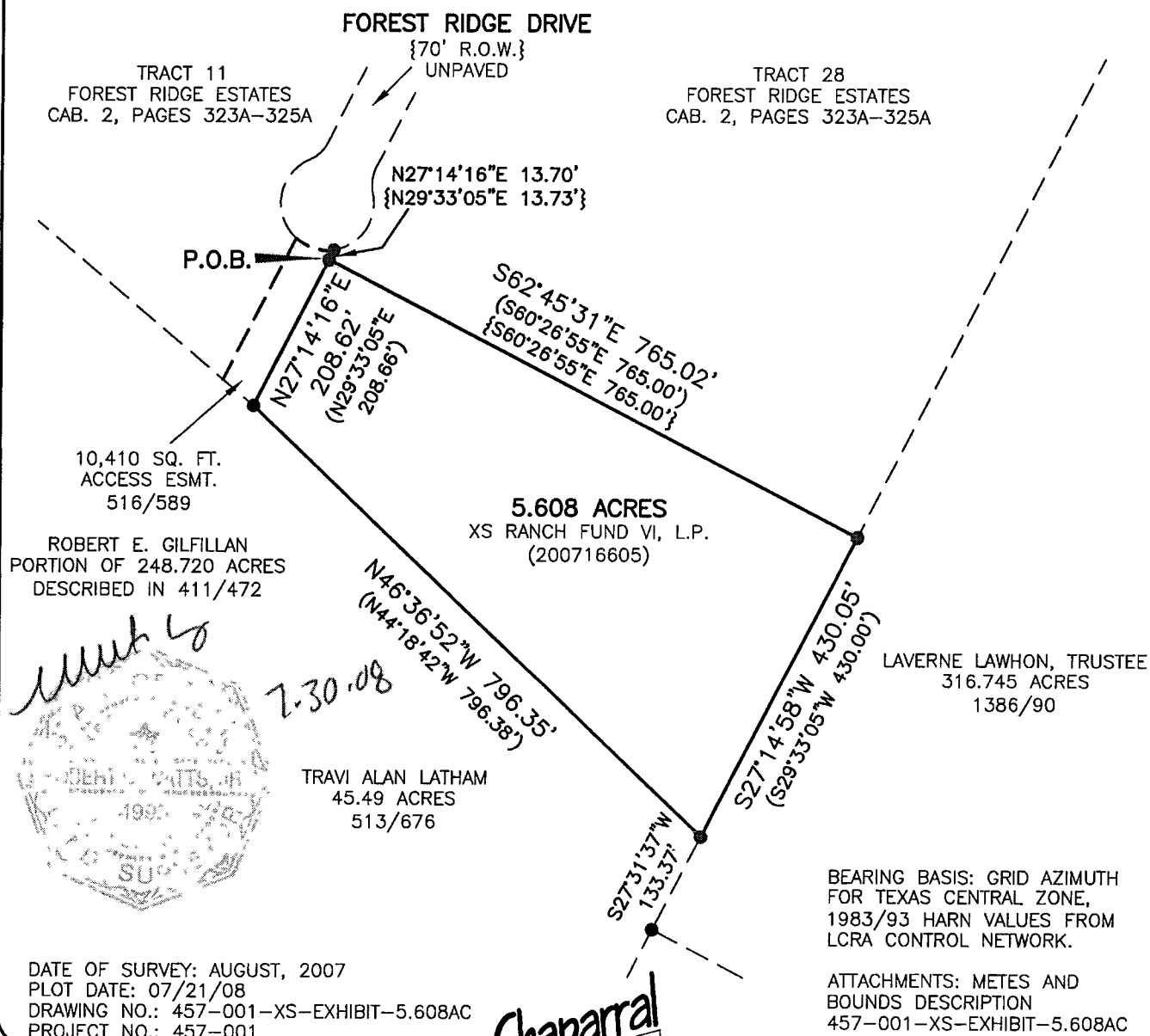
SKETCH TO ACCOMPANY A DESCRIPTION OF 5.608 ACRES IN THE JOSEPH ROGERS SURVEY NO. 6 ABS. NO. 55, BASTROP COUNTY, TEXAS, BEING ALL OF A 5.608 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 9, 2007 AND RECORDED IN DOCUMENT NO. 200716605 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.



1"=200'

LEGEND

- 1/2" REBAR FOUND
- () RECORD DEED INFO. FROM 9/257
- { } RECORD DEED INFO. FROM 2/323A-325A





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**9.782 ACRES
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 9.782 ACRES (APPROXIMATELY 426,092 SQ. FT.) IN THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38, BASTROP COUNTY, TEXAS, BEING ALL OF A 2.064 ACRE TRACT AND A 6.114 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2006 AND RECORDED IN DOCUMENT NO. 200619026 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING ALL OF A 1.599 ACRE TRACT CONVEYED TO SHARP FAMILY PARTNERSHIP IN A GENERAL WARRANTY DEED DATED JANUARY 13, 2003 AND RECORDED IN DOCUMENT NO. 200300783 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 9.782 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the west right-of-way line of State Highway 95 (Waugh Way) (100' public right-of-way width), being on the north side of County Road 48 (no apparent defined right-of-way width), being the northeast corner of the said 2.064 acre tract;

THENCE South 04°45'50" West, crossing County Road 48, with the west right-of-way line of State Highway 95 and the east line of the said 2.064 acre tract, a distance of 693.60 feet to a 1/2" rebar with Chaparral cap found for the southeast corner of the said 2.064 acre tract, being the northeast corner of the said 1.599 acre tract;

THENCE South 04°45'50" West with the west right-of-way line of State Highway 95 and the east line of the said 1.599 acre tract, a distance of 408.47 feet to a 1/2" rebar with Chaparral cap found for the southeast corner of the said 1.599 acre tract, being the northeast corner of the said 6.114 acre tract;

THENCE South 04°45'50" West with the west right-of-way line of State Highway 95 and the east line of the said 6.114 acre tract, a distance of 1102.72 feet to a 1/2" iron pipe found at the intersection of the west right-of-way line of State Highway 95 and the northwest line of a 100' Union Pacific Railroad Spur Reservation as referenced in Volume 1387, Page 49 of the Deed Records of Bastrop County, Texas, being also the southeast corner of the said 6.114 acre tract, from which a concrete highway monument found bears, South 04°44'18" West, a distance of 9494.37 feet;

THENCE South 38°26'28" West with the southeast line of the said 6.114 acre tract and the northwest line of the 100' Union Pacific Railroad Spur Reservation, passing a 1/2" iron pipe found at a distance of 438.05 feet, continuing for a distance of 1.08 feet, for a

total distance of 439.13 feet to a 1/2" rebar with Chaparral cap found at the intersection of the northwest line of the 100' Union Pacific Railroad Spur Reservation and the east right-of-way line of The Union Pacific Railroad (100' right-of-way width), being the southwest corner of the said 6.114 acre tract;

THENCE North 07°14'40" East with the east right-of-way line of The Union Pacific Railroad and the west line of the said 6.114 acre tract, a distance of 1469.53 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of the said 6.114 acre tract, being the southwest corner of the said 1.599 acre tract;

THENCE North 07°14'40" East with the east right-of-way line of The Union Pacific Railroad and the west line of the said 1.599 acre tract, a distance of 408.85 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of the said 1.599 acre tract, being the southwest corner of the said 2.064 acre tract;

THENCE with the east right-of-way line of The Union Pacific Railroad and the west line of the said 2.064 acre tract the following two (2) courses and distances:

1. North 07°14'40" East, a distance of 476.39 feet to a 1/2" rebar with Chaparral cap found, from which a 1/2" rebar with Chaparral cap found in the west right-of-way line of The Union Pacific Railroad, being in the east line of a 5,566.770 acre tract described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, bears North 82°45'20" West, a distance of 100.00 feet;
2. With a curve to the left, an arc length of 32.90 feet, having a radius of 1482.37 feet and a chord which bears North 06°36'10" East, a distance of 32.90 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of the said 2.064 acre tract;

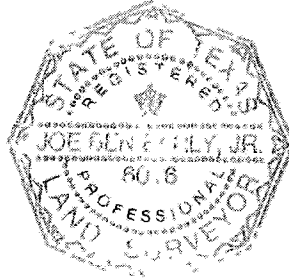
THENCE North 42°01'01" East, crossing County Road 48, with the northwest line of the said 2.064 acre tract, passing a 1/2" rebar found at a distance of 1.92 feet, and continuing a distance of 230.22 feet, for a total distance of 232.14 feet to the **POINT OF BEGINNING**, containing 9.782 acres of land, more or less, a portion of which lies within the roadway of County Road 48.

Page 3

Dates of Survey: 6.114 acre & 2.064 acre tracts were surveyed in October, 2005. 1.599 acre tract was surveyed on 11/22/2008. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-XS-EXHIBIT-HWY95-9.782AC.

Jef 12/9/08

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



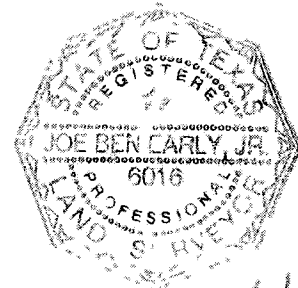
SKETCH TO ACCOMPANY A DESCRIPTION OF 9.782 ACRES (APPROXIMATELY 426,092 SQ. FT.) IN THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38, BASTROP COUNTY, TEXAS, BEING ALL OF A 2.064 ACRE TRACT AND A 6.114 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2006 AND RECORDED IN DOCUMENT NO. 200619026 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING ALL OF A 1.599 ACRE TRACT CONVEYED TO SHARP FAMILY PARTNERSHIP IN A GENERAL WARRANTY DEED DATED JANUARY 13, 2003 AND RECORDED IN DOCUMENT NO. 200300783 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	1°16'18"	1482.37'	16.45'	32.90'	32.90'	N06°36'10"E

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	S04°45'50"W	693.60'	(S07°15'00"W 693.67')
L2	S04°45'50"W	408.47'	(S07°15'00"W 408.47')
L3	S04°45'50"W	1102.72'	(S07°15'00"W 1102.72')
L4	S38°26'28"W	439.13'	(S40°55'37"W 438.01')
L5	N07°14'40"E	1469.53'	(N09°43'37"E 1468.59')
L6	N07°14'40"E	408.85'	(N09°43'37"E 408.86')
L7	N07°14'40"E	476.39'	(N09°43'37"E 510.10')
L8	N42°01'01"E	232.14'	(N44°27'00"E 231.06')
L9	N85°14'10"W	162.20'	(N82°45'00"W 161.74')
L10	S85°14'10"E	179.90'	(S82°45'00"E 179.41')
L11	N82°45'20"W	100.00'	

LEGEND

- 1/2" REBAR FOUND WITH CHAPARRAL CAP FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- CONCRETE R.O.W. MONUMENT FOUND



JBE 12/9/08

DATE OF SURVEY:

6.114 ACRE & 2.064 ACRE TRACTS WERE SURVEYED IN OCTOBER, 2005.
1.599 ACRE TRACT WAS SURVEYED ON 11/22/2008.

PLOT DATE: 12/08/08

DRAWING NO.: 457-001-XS-EXHIBIT-HWY95-9.782AC

PROJECT NO.: 457-001

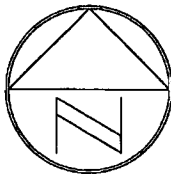
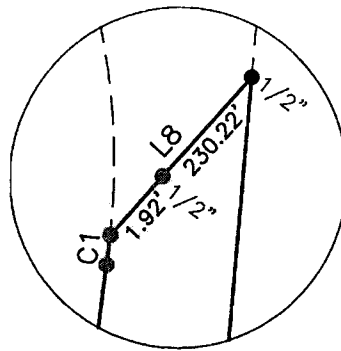
DRAWN BY: JBE

SHEET 1 OF 2

Chaparral

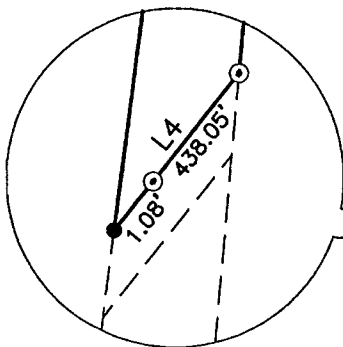
BEARING BASIS: BEARING BASIS: GRID AZIMUTH
FOR TEXAS CENTRAL ZONE, 1983/93 HARN
VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
457-001-XS-EXHIBIT-HWY95-9.782AC



1" = 400'

XS RANCH
FUND VI, L.P.
5,566.770 ACRES
(200619026)



PLOT DATE: 12/08/08
DRAWING NO.: 457-001-XS-
EXHIBIT-HWY95-9.782AC
PROJECT NO.: 457-001
DRAWN BY: JBE
SHEET 2 OF 2

BIG-TEX FIREWORKS, LTD.
1.799 ACRES
1387/49

Chaparral

S07°14'40"W 3222.47'

UNION PACIFIC RAILROAD (100' R.O.W.)

L5

L3

L6

L9

L7

L11

C1

L8

C1

COOK INVESTMENT
ENTERPRISES, L.P. 21.721 ACRES
21.732 ACRES DESCRIBED IN
903/309 305/466

P.O.B.
9.782 ACRES

COUNTY ROAD 48
(WAUGH WAY)
(R.O.W. WIDTH VARIES)

XS RANCH
FUND VI, L.P.
2.064 ACRES
(200619026)

SHARP FAMILY
PARTNERSHIP
1.599 ACRES
(200300783)

9.782 ACRES
APPROX. 426,092 SQ. FT.

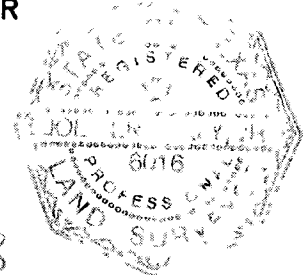
STATE HIGHWAY 95
(100' R.O.W.)

XS RANCH
FUND VI, L.P.
6.114 ACRES
(200619026)

ISAAC HARRIS
SURVEY NO. 2
ABS. NO. 38

100' UNION PACIFIC
RAILROAD SPUR
RESERVATION
(1387/49)

JBE
12/9/08



BEARING BASIS: BEARING BASIS: GRID AZIMUTH
FOR TEXAS CENTRAL ZONE, 1983/93 HARN
VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
457-001-XS-EXHIBIT-HWY95-9.782AC



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Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**8683.655 (GROSS) ACRES
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 8683.655 ACRES (GROSS) IN THE S.F. AUSTIN SURVEY NO. 1, ABSTRACT NO. 8, THE ISAAC HARRIS SURVEY NO. 2, ABSTRACT NO. 38, THE LEMAN BARKER SURVEY NO. 3, ABSTRACT NO. 6, THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71, THE JOSIAH WILBARGER SURVEY NO. 5, ABSTRACT NO. 70, AND THE JOHN CRUTCHFIELD SURVEY NO. 12, ABS. NO. 122, ALL IN BASTROP COUNTY, TEXAS, CONSISTING OF:

ALL OF A 5566.770 ACRE TRACT (TRACT ONE-D), ALL OF AN 507.061 ACRE TRACT (TRACT ONE-C), ALL OF A 19.149 ACRE TRACT (TRACT FIVE), ALL OF A 54.912 ACRE TRACT (TRACT SIX), ALL OF A 92.556 ACRE TRACT (TRACT SEVEN), ALL OF A 160.346 ACRE TRACT (TRACT EIGHT), AND ALL OF A 112.676 ACRE TRACT (TRACT NINE), CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2006 AND RECORDED IN DOCUMENT NO. 200619026 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

ALL OF A 200.00 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 19, 2006 AND RECORDED IN DOCUMENT NO. 200619025 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; *(THE 200.00 ACRE TRACT LIES WITHIN THE 5566.770 ACRE TRACT)*

ALL OF A 758.026 ACRE TRACT AND ALL OF A 1164.571 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED JUNE 4, 2007 AND RECORDED IN DOCUMENT NO. 200708067 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

AND A PORTION OF A 885.050 ACRE TRACT CONVEYED TO XS RANCH FUND VI, L.P. IN A SPECIAL WARRANTY DEED DATED NOVEMBER 9, 2007 AND RECORDED IN DOCUMENT NO. 200716605 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

SAVE AND EXCEPT 1.379 ACRES IN COUNTY ROAD 157 (SAYERS ROAD) RIGHT-OF-WAY (AS DESCRIBED IN EXHIBIT B ATTACHED HERETO) FOR A TOTAL OF 8682.276 (NET) ACRES OF LAND, MORE OR LESS;

SAID 8683.655 (GROSS) ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the west right-of-way line of the Union Pacific Railroad (100' right-of-way width), being the northernmost corner of the said 5566.770 acre tract, being also the easternmost corner of a 94.5 acre tract of land described in Volume 205, Page 404 of the Deed Records of Bastrop County, Texas;

THENCE with the west right-of-way line of the Union Pacific Railroad and the east line of the said 5566.770 acre tract, the following five (5) courses and distances:

1. South 12°35'28" East, a distance of 4266.68 feet to a 1/2" rebar with cap set;
2. With a curve to the left, an arc length of 1184.55 feet, having a radius of 1482.37 feet and a chord which bears South 35°29'00" East, a distance of 1153.28 feet to a 1/2" rebar with cap set;
3. South 58°22'32" East, a distance of 2814.83 feet to a 1/2" rebar with cap set;
4. With a curve to the right, an arc length of 1583.06 feet, having a radius of 1382.37 feet and a chord which bears South 25°34'07" East, a distance of 1497.96 feet to a 1/2" rebar with cap set;
5. South 07°14'40" West, a distance of 3222.47 feet to a 5/8" rebar found for the northernmost corner of a 90.021 acre tract of land described in Volume 280, Page 26 of the Deed Records of Bastrop County, Texas;

THENCE leaving the west right-of-way line of the Union Pacific Railroad, with the common line of the said 5566.770 acre tract and the said 90.021 acre tract, the following two (2) courses and distances:

1. South 41°59'17" West, a distance of 3559.00 feet to a 1/2" rebar with cap set for the westernmost corner of the said 90.021 acre tract;
2. South 48°00'02" East, a distance of 1696.00 feet to a 1/2" rebar with cap set for the southernmost corner of the said 90.021 acre tract, being also in the northwest line of a 100.714 acre tract of land described in Volume 276, Page 639 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 5566.770 acre tract and the said 100.714 acre tract the following two (2) courses and distances:

1. South 41°50'22" West, a distance of 3243.40 feet to a 1/2" rebar with cap set for

the westernmost corner of the said 100.714 acre tract;

2. South 48°02'42" East, a distance of 1600.00 feet to a 1/2" rebar found in the west right-of-way line of the Union Pacific Railroad, being the southernmost corner of the said 100.714 acre tract;

THENCE South 28°48'40" West with the west right-of-way line of the Union Pacific Railroad and the east line of the said 5566.770 acre tract, a distance of 4189.17 feet to a 1/2" rebar with cap set in the fenced north line of County Road 157 (no apparent defined right-of-way width), being the southernmost corner of the said 5566.770 acre tract;

THENCE North 70°54'45" West with the fenced north line of County Road 157 and the south line of the said 5566.770 acre tract, a distance of 508.46 feet to a fence post found for the southeast corner of a cemetery (no record description found);

THENCE leaving the fenced north line of County Road 157, with the south line of the said 5566.770 acre tract, and the fenced line of said cemetery the following three (3) courses and distances:

1. North 27°36'53" East, a distance of 295.98 feet to a fence post found;
2. North 59°21'01" West, a distance of 213.96 feet to a fence post found;
3. South 46°04'58" West, a distance of 334.28 feet to a fence post found in the fenced northeast line of County Road 157;

THENCE with the fenced northeast line of County Road 157 and the southwest line of the said 5566.770 acre tract, the following thirty-three (33) courses and distances:

1. North 48°55'26" West, a distance of 1197.98 feet to a fence post found;
2. With a curve to the right, an arc length of 270.39 feet, having a radius of 959.67 feet and a chord which bears North 35°25'39" West, a distance of 269.50 feet to a fence post found;
3. North 29°09'39" West, a distance of 153.76 feet to a fence post found;
4. North 40°47'14" West, a distance of 639.58 feet to a fence post found;
5. North 34°04'48" West, a distance of 832.33 feet to a fence post found;

6. North $31^{\circ}21'24''$ West, a distance of 118.29 feet to a fence post found;
7. North $24^{\circ}22'16''$ West, a distance of 176.75 feet to a fence post found;
8. North $18^{\circ}55'11''$ West, a distance of 120.47 feet to a fence post found;
9. North $10^{\circ}15'52''$ West, a distance of 264.46 feet to a fence post found;
10. North $07^{\circ}51'48''$ West, a distance of 327.03 feet to a fence post found;
11. North $12^{\circ}13'41''$ West, a distance of 91.49 feet to a fence post found;
12. With a curve to the left, an arc length of 230.63 feet, having a radius of 290.55 feet and a chord which bears North $35^{\circ}03'33''$ West, a distance of 224.62 feet to a fence post found;
13. North $60^{\circ}03'33''$ West, a distance of 88.80 feet to a fence post found;
14. North $62^{\circ}48'40''$ West, a distance of 325.21 feet to a fence post found, from which a 1/2" rebar found, bears South $58^{\circ}18'36''$ West, a distance of 60.73 feet;
15. North $71^{\circ}52'04''$ West, a distance of 98.90 feet to a 1/2" rebar with cap set;
16. North $84^{\circ}51'25''$ West, a distance of 548.44 feet to a fence post found;
17. South $86^{\circ}27'29''$ West, a distance of 73.98 feet to a fence post found;
18. South $78^{\circ}51'37''$ West, a distance of 39.75 feet to a fence post;
19. South $73^{\circ}16'07''$ West, a distance of 141.66 feet to a fence post;
20. With a curve to the right, an arc length of 139.35 feet, having a radius of 290.37 feet and a chord which bears South $87^{\circ}41'13''$ West, a distance of 138.02 feet to a fence post found;
21. With a curve to the right, an arc length of 165.02 feet, having a radius of 774.91 feet and a chord which bears North $68^{\circ}44'53''$ West, a distance of 164.71 feet to a fence post found;
22. North $52^{\circ}54'39''$ West, a distance of 123.41 feet to a fence post found;

23. North $31^{\circ}56'06''$ West, a distance of 79.58 feet to a fence post found;
24. North $21^{\circ}29'47''$ West, a distance of 191.24 feet to a fence post found;
25. North $22^{\circ}51'02''$ West, a distance of 86.71 feet to a fence post found;
26. With a curve to the left, an arc length of 228.67 feet, having a radius of 548.91 feet and a chord which bears North $38^{\circ}10'46''$ West, a distance of 227.02 feet to a fence post found, from which a $1/2''$ rebar with cap found, bears South $11^{\circ}31'55''$ West, a distance of 58.42 feet;
27. North $48^{\circ}39'12''$ West, a distance of 119.64 feet to a fence post found, from which a $1/2''$ rebar with cap found, bears South $74^{\circ}52'45''$ West, a distance of 56.05 feet;
28. With a curve to the right, an arc length of 124.62 feet, having a radius of 489.39 feet and a chord which bears North $37^{\circ}56'09''$ West, a distance of 124.29 feet to a fence post found;
29. North $30^{\circ}09'55''$ West, a distance of 171.71 feet to a fence post found;
30. North $34^{\circ}19'30''$ West, a distance of 193.48 feet to a fence post found;
31. North $41^{\circ}24'11''$ West, a distance of 112.93 feet to a fence post found;
32. North $55^{\circ}09'35''$ West, a distance of 71.44 feet to a fence post found;
33. North $72^{\circ}29'33''$ West, a distance of 137.95 feet to a fence post found for an angle point in the southeast line of a 22.43 acre tract of land described in Volume 176, Page 62 of the Deed Records of Bastrop County, Texas;

THENCE leaving the north line of County Road 157, with the fenced common line of the said 5566.770 acre tract and the said 22.43 acre tract, the following five (5) courses and distances:

1. North $37^{\circ}28'32''$ East, a distance of 131.53 feet to a fence post found;
2. North $49^{\circ}29'56''$ East, a distance of 92.62 feet to a fence post found;
3. North $46^{\circ}23'18''$ East, a distance of 160.81 feet to a fence post found;

4. North 55°47'54" East, a distance of 214.81 feet to a fence post found;
5. North 42°06'04" East, a distance of 117.66 feet to a calculated point in the centerline of Big Sandy Creek, being the south line of a 62.5 acre tract described in Volume 149, Page 477 of the Deed Records of Bastrop County, Texas;

THENCE with the centerline of Big Sandy Creek, with the common line of the said 5566.770 acre tract and the said 62.5 acre tract, the following twenty-one (21) courses and distances:

1. North 89°51'48" East, a distance of 60.71 feet to a calculated point;
2. North 53°48'39" East, a distance of 241.84 feet to a calculated point;
3. North 33°15'35" East, a distance of 125.20 feet to a calculated point;
4. North 15°49'27" East, a distance of 251.77 feet to a calculated point;
5. North 08°07'24" West, a distance of 269.24 feet to a calculated point;
6. North 77°49'21" West, a distance of 86.41 feet to a calculated point;
7. North 84°22'20" West, a distance of 114.31 feet to a calculated point;
8. North 73°28'41" West, a distance of 66.75 feet to a calculated point;
9. North 48°46'46" West, a distance of 80.91 feet to a calculated point;
10. North 08°05'04" West, a distance of 175.42 feet to a calculated point;
11. North 23°04'02" West, a distance of 72.55 feet to a calculated point;
12. North 35°42'24" West, a distance of 283.21 feet to a calculated point;
13. North 11°55'01" West, a distance of 102.35 feet to a calculated point;
14. South 80°17'23" West, a distance of 87.22 feet to a calculated point;
15. South 39°04'47" West, a distance of 173.78 feet to a calculated point;

16. South 28°31'20" West, a distance of 368.09 feet to a calculated point;
17. South 15°11'31" West, a distance of 79.96 feet to a calculated point;
18. South 45°55'56" West, a distance of 120.38 feet to a calculated point;
19. South 79°00'50" West, a distance of 181.88 feet to a calculated point;
20. North 56°40'22" West, a distance of 465.01 feet to a calculated point;
21. North 70°44'15" West, a distance of 188.14 feet to a calculated point for the southernmost corner of a 122.444 acre tract of land described in Volume 148, Page 171 of the Deed Records of Bastrop County, Texas;

THENCE leaving the centerline of Big Sandy Creek, North 41°36'15" East with the northwest line of the said 5566.770 acre tract and the southeast line of the said 122.444 acre tract a distance of 3841.12 feet to a fence post found for the easternmost corner of the said 122.444 acre tract, being a southeast corner of a 278.69 acre tract of land described in Volume 176, Page 62 of the Deed Records of Bastrop County, Texas;

THENCE with the northwest line of the said 5566.770 acre tract and the southeast line of the said 278.69 acre tract the following five (5) courses and distances:

1. North 43°30'50" East, a distance of 1950.60 feet to a 1/2" rebar with cap set;
2. North 39°14'50" East, a distance of 283.60 feet to a 1/2" rebar with cap set;
3. North 41°56'50" East, a distance of 657.20 feet to a 1/2" rebar with cap set;
4. North 41°49'50" East, a distance of 1186.20 feet to a 1/2" rebar with cap set;
5. North 41°42'50" East, a distance of 757.40 feet to a 1/2" rebar with cap set for the easternmost corner of the said 278.69 acre tract, from which a 31" Post Oak, bears North 42°59'50" East, a distance of 282.05 feet;

THENCE with the common line of the said 5566.770 acre tract, the said 278.69 acre tract, and a 521.94 acre tract described in Volume 173, Page 412 of the Deed Records of Bastrop County, Texas, the following twenty (20) courses and distances:

1. North 47°23'16" West, a distance of 3253.08 feet to a fence post found;

2. South 44°09'12" West, a distance of 409.37 feet to a fence post found;
3. North 46°44'34" West, a distance of 1200.96 feet to a fence post found for the northernmost corner of the said 521.94 acre tract;
4. South 42°36'54" West, a distance of 5098.99 feet to a fence post found;
5. South 55°26'29" East, a distance of 441.27 feet to a fence post found;
6. South 62°46'51" East, a distance of 837.23 feet to a fence post found;
7. South 05°17'56" West, a distance of 253.40 feet to a 1/2" rebar with cap set;
8. South 21°27'56" West, a distance of 43.48 feet to a 1/2" rebar with cap set;
9. South 15°22'04" East, a distance of 273.54 feet to a 1/2" rebar with cap set;
10. South 43°15'04" East, a distance of 125.98 feet to a 1/2" rebar with cap set;
11. South 05°22'04" East, a distance of 258.11 feet to a 1/2" rebar with cap set;
12. South 39°37'56" West, a distance of 311.40 feet to a 1/2" rebar with cap set;
13. South 39°23'56" West, a distance of 407.35 feet to a 1/2" rebar with cap set;
14. South 28°06'56" West, a distance of 512.87 feet to a 1/2" rebar with cap set;
15. South 46°36'56" West, a distance of 257.11 feet to a 1/2" rebar with cap set;
16. South 57°13'56" West, a distance of 582.89 feet to a fence post found;
17. South 47°42'14" West, a distance of 251.59 feet to a 1/2" rebar with cap set;
18. South 42°59'14" West, a distance of 415.67 feet to a 1/2" rebar with cap set;
19. South 47°42'14" West, a distance of 642.19 feet to a 1/2" rebar with cap set;
20. South 40°53'50" West, a distance of 1367.20 feet to a 1/2" rebar with cap set in the southwest line of County Road 157;

THENCE South 46°37'37" East with the southwest line of County Road 157, the

northeast line of the said 5566.770 acre tract, and the southwest line of the said 521.94 acre tract, a distance of 483.43 feet to a 5/8" rebar found for the northernmost corner of a 200.00 acre tract of land described in Volume 819, Page 733 of the Deed Records of Bastrop County, Texas, from which a 5/8" rebar found, bears South 49°34'20" East, a distance of 310.00 feet;

THENCE leaving the southwest line of County Road 157, South 36°09'41" West with the southeast line of the said 5566.770 acre tract and the northwest line of the said 200.00 acre tract, a distance of 5247.42 feet to a 1/2" rebar with cap set on the north bank of the Colorado River;

THENCE with the gradient boundary of the Colorado River the following twenty-six (26) courses and distances:

1. South 85°05'44" West, a distance of 730.40 feet to a 1/2" rebar with cap set;
2. South 85°40'17" West, a distance of 707.27 feet to a 1/2" rebar with cap set;
3. South 83°44'43" West, a distance of 273.16 feet to a 1/2" rebar with cap set;
4. South 82°00'05" West, a distance of 216.47 feet to a 1/2" rebar with cap set;
5. North 87°52'49" West, a distance of 509.38 feet to a 1/2" rebar with cap set;
6. North 76°45'21" West, a distance of 635.73 feet to a 1/2" rebar with cap set;
7. North 67°45'32" West, a distance of 696.58 feet to a 1/2" rebar with cap set;
8. North 60°30'49" West, a distance of 400.67 feet to a 1/2" rebar with cap set;
9. North 61°57'52" West, a distance of 178.15 feet to a 1/2" rebar with cap set;
10. North 56°48'32" West, a distance of 172.52 feet to a 1/2" rebar with cap set;
11. North 34°12'07" West, a distance of 315.00 feet to a 1/2" rebar with cap set;
12. North 17°49'08" West, a distance of 194.48 feet to a 1/2" rebar with cap set;
13. North 00°42'03" West, a distance of 330.38 feet to a 1/2" rebar with cap set;
14. North 05°51'25" East, a distance of 216.57 feet to a 1/2" rebar with cap set;

15. North 34°17'46" East, a distance of 328.17 feet to a 1/2" rebar with cap set;
16. North 78°35'08" East, a distance of 86.26 feet to a 1/2" rebar with cap set;
17. North 25°28'50" East, a distance of 805.50 feet to a 1/2" rebar with cap set;
18. North 19°28'15" East, a distance of 922.47 feet to a 1/2" rebar with cap set;
19. North 19°50'23" East, a distance of 477.86 feet to a 1/2" rebar with cap set;
20. North 21°15'22" East, a distance of 606.54 feet to a 1/2" rebar with cap set;
21. North 23°34'42" East, a distance of 654.28 feet to a 1/2" rebar with cap set;
22. North 17°12'19" East, a distance of 788.35 feet to a 1/2" rebar with cap set;
23. North 16°03'41" East, a distance of 419.54 feet to a 1/2" rebar with cap set;
24. North 21°34'10" East, a distance of 234.05 feet to a 1/2" rebar with cap set;
25. North 09°53'29" East, a distance of 465.10 feet to a 1/2" rebar with cap set;
26. North 11°31'48" East, a distance of 355.87 feet to a 1/2" rebar with cap set in the west line of the said 92.556 acre tract;

THENCE leaving the east bank of the Colorado River, North 53°49'09" West with the southwest line of the said 92.556 acre tract, a distance of 69.34 feet to a calculated point where the centerline of Wilbarger Creek intersects the Colorado River, being the southeast corner of a 136.212 acre tract of land described in Volume 962, Page 195 of the Official Records of Bastrop County, Texas;

THENCE with the centerline of Wilbarger Creek, same being the west line of the said 92.556 acre tract, the southwest line of the said 5566.770 acre tract, the southwest line of the said 54.912 acre tract, the east line of the said 136.212 acre tract, the east line of a 81.191 acre tract of land described in Volume 962, Page 195 of the Official Records of Bastrop County, Texas, the northeast line of a 120.01 acre tract of land described in Volume 1023, Page 237 of the Official Records of Bastrop County, Texas, over and across an 1183.390 acre tract of land described in Volume 962, Page 195 of the Official Records of Bastrop County, Texas, with the north line of a 184.255 acre tract described in Volume 1706, Page 368 of the Official Records of Bastrop County, Texas, and with

the northeast line of a 45.41 acre tract of land described in Volume 1530, Page 227 of the Official Records of Bastrop County, Texas, the following forty-one (41) courses and distances:

1. North 18°10'09" East, a distance of 356.21 feet to a calculated point;
2. North 44°41'35" West, a distance of 227.87 feet to a calculated point;
3. North 53°29'52" West, a distance of 698.05 feet to a calculated point;
4. North 36°33'37" West, a distance of 235.46 feet to a calculated point;
5. North 37°59'00" West, a distance of 265.07 feet to a calculated point;
6. North 02°23'23" West, a distance of 270.27 feet to a calculated point;
7. North 00°10'50" West, a distance of 941.81 feet to a calculated point;
8. North 03°41'38" East, a distance of 331.45 feet to a calculated point;
9. North 01°15'11" West, a distance of 215.82 feet to a calculated point;
10. North 12°30'42" East, a distance of 662.97 feet to a calculated point;
11. North 02°35'44" West, a distance of 192.80 feet to a calculated point;
12. North 21°53'58" West, a distance of 662.71 feet to a calculated point;
13. North 26°15'09" West, a distance of 385.97 feet to a calculated point;
14. North 04°18'25" West, a distance of 270.75 feet to a calculated point;
15. North 06°03'43" West, a distance of 397.88 feet to a calculated point;
16. North 67°16'36" West, a distance of 108.33 feet to a calculated point;
17. South 75°45'13" West, a distance of 428.01 feet to a calculated point;
18. North 79°09'13" West, a distance of 537.38 feet to a calculated point;
19. North 50°52'06" West, a distance of 392.75 feet to a calculated point;

20. North 39°13'33" West, a distance of 286.04 feet to a calculated point;
21. North 37°23'11" West, a distance of 329.57 feet to a calculated point;
22. North 46°00'34" West, a distance of 289.79 feet to a calculated point;
23. North 42°25'33" West, a distance of 290.86 feet to a calculated point;
24. North 48°23'28" West, a distance of 125.14 feet to a calculated point;
25. North 49°12'01" West, a distance of 111.23 feet to a calculated point;
26. North 37°08'08" West, a distance of 298.62 feet to a calculated point;
27. North 37°17'46" West, a distance of 179.22 feet to a calculated point;
28. North 49°00'32" West, a distance of 191.23 feet to a calculated point;
29. North 60°13'33" West, a distance of 62.78 feet to a calculated point;
30. North 78°01'38" West, a distance of 186.28 feet to a calculated point;
31. North 84°04'00" West, a distance of 523.37 feet to a calculated point;
32. North 62°23'15" West, a distance of 323.37 feet to a calculated point;
33. North 65°30'05" West, a distance of 415.74 feet to a calculated point;
34. North 42°00'42" West, a distance of 245.40 feet to a calculated point;
35. North 22°01'15" West, a distance of 525.05 feet to a calculated point;
36. North 45°02'25" East, a distance of 181.27 feet to a calculated point;
37. North 37°28'34" East, a distance of 163.28 feet to a calculated point;
38. North 02°53'36" West, a distance of 147.59 feet to a calculated point;
39. North 55°30'50" West, a distance of 200.15 feet to a calculated point;

40. North 62°53'27" West, a distance of 211.80 feet to a calculated point;

41. North 79°10'31" West, a distance of 96.93 feet to a calculated point for the westernmost corner of the said 5566.770 acre tract, being in the southeast line of the said 885.050 acre tract, being also the northernmost corner of the said 45.41 acre tract;

THENCE South 58°06'49" West with the southeast line of the said 885.050 acre tract and the northwest line of the said 45.41 acre tract, a distance of 698.71 feet to a calculated point in the centerline of Wilbarger Creek, from which a 1/2" rebar found in the southeast line of the said 885.050 acre tract, being in the northwest line of the said 45.41 acre tract, bears South 58°06'49" West, a distance of 159.84 feet;

THENCE over and across the said 885.050 acre tract and with the centerline of Wilbarger Creek, the following thirty-four (34) courses and distances:

1. North 63°42'39" West, a distance of 172.89 feet to a calculated point;
2. North 24°36'07" West, a distance of 376.61 feet to a calculated point;
3. North 55°59'54" West, a distance of 262.22 feet to a calculated point;
4. South 65°17'02" West, a distance of 262.84 feet to a calculated point;
5. North 79°07'39" West, a distance of 355.68 feet to a calculated point;
6. North 26°00'33" West, a distance of 118.32 feet to a calculated point;
7. North 06°13'56" East, a distance of 147.62 feet to a calculated point;
8. North 36°02'45" East, a distance of 129.47 feet to a calculated point;
9. North 59°26'21" East, a distance of 227.89 feet to a calculated point;
10. South 85°34'32" East, a distance of 215.72 feet to a calculated point;
11. South 80°15'46" East, a distance of 249.70 feet to a calculated point;
12. South 84°23'02" East, a distance of 420.27 feet to a calculated point;
13. North 57°37'28" East, a distance of 119.88 feet to a calculated point;

14. North 24°49'25" East, a distance of 114.86 feet to a calculated point;
15. North 08°37'26" West, a distance of 144.78 feet to a calculated point;
16. North 18°27'05" West, a distance of 136.69 feet to a calculated point;
17. North 35°58'24" West, a distance of 155.15 feet to a calculated point;
18. North 19°07'20" West, a distance of 213.81 feet to a calculated point;
19. North 89°17'07" East, a distance of 287.42 feet to a calculated point;
20. North 69°13'05" East, a distance of 147.14 feet to a calculated point;
21. North 30°07'57" East, a distance of 186.25 feet to a calculated point;
22. North 14°10'20" West, a distance of 257.19 feet to a calculated point;
23. North 30°01'04" West, a distance of 300.55 feet to a calculated point;
24. North 38°42'22" West, a distance of 320.04 feet to a calculated point;
25. North 58°55'02" West, a distance of 165.81 feet to a calculated point;
26. North 66°38'00" West, a distance of 289.97 feet to a calculated point;
27. North 85°58'26" West, a distance of 162.86 feet to a calculated point;
28. North 73°33'35" West, a distance of 252.86 feet to a calculated point;
29. North 81°52'32" West, a distance of 398.13 feet to a calculated point;
30. North 75°44'03" West, a distance of 210.01 feet to a calculated point;
31. North 71°39'16" West, a distance of 221.11 feet to a calculated point;
32. North 64°54'05" West, a distance of 208.72 feet to a calculated point;
33. North 65°38'26" West, a distance of 187.57 feet to a calculated point;

34. North $57^{\circ}14'36''$ West, a distance of 231.11 feet to a calculated point, from which a 1/2" rebar found on the south bank of Wilbarger Creek, being in the west line of the said 885.050 acre tract, being also in the in the east line of a 159.907 acre tract of land described in Volume 962, Page 195 of the Deed Records of Bastrop County, Texas, bears South $12^{\circ}56'58''$ West, a distance of 51.02 feet;

THENCE North $12^{\circ}56'58''$ East, leaving the centerline of Wilbarger Creek, with the west line of the said 885.050 acre tract, a distance of 92.48 feet to a 1/2" rebar found on the north bank of Wilbarger Creek, being in the east line of a 45.49 acre tract of land described in Volume 513, Page 676 of the Deed Records of Bastrop County, Texas;

THENCE North $27^{\circ}13'17''$ East with the west line of the said 885.050 acre tract and the east line of the said 45.49 acre tract, a distance of 1532.78 feet to a 1/2" rebar found for the northernmost corner of the said 885.050 acre tract, being the southwest corner of a 316.745 acre tract of land described in Volume 1386, Page 90 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found for the northeast corner of the said 45.49 acre tract, being in the west line of the said 316.745 acre tract, being also the southeast corner of a 5.608 acre tract of land described in Document No. 200716605 of the Official Public Records of Bastrop County, Texas, bears North $27^{\circ}31'37''$ East, a distance of 133.37 feet;

THENCE with the north line of the said 885.050 acre tract and the south line of the said 316.745 acre tract, the following four (4) courses and distances:

1. South $62^{\circ}30'46''$ East, a distance of 942.34 feet to a 1/2" rebar with "Garon" cap found;
2. South $62^{\circ}57'17''$ East, a distance of 916.62 feet to a 1/2" rebar with "Garon" cap found;
3. South $63^{\circ}21'08''$ East, a distance of 634.93 feet to a 1/2" rebar with "Garon" cap found;
4. South $63^{\circ}06'16''$ East, a distance of 880.61 feet to a 5/8" rebar found for the southeast corner of the said 316.745 acre tract, being the southwest corner of a 66.858 acre tract of land described in Volume 1058, Page 728 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 885.050 acre tract and the said 66.858 acre tract, the following five (5) courses and distances:

1. South 63°11'38" East, a distance of 341.67 feet to a 1/2" rebar with "Garon" cap found;
2. South 62°53'36" East, a distance of 543.52 feet to a 1/2" rebar with "Garon" cap found;
3. South 62°36'20" East, a distance of 501.08 feet to a nail found;
4. South 63°42'58" East, a distance of 475.51 feet to a 1/2" rebar with "Garon" cap found;
5. North 25°09'55" East, a distance of 32.78 feet to a 1/2" rebar with "Chaparral Boundary" cap found for a southwest corner of the said 1164.571 acre tract;

THENCE with the northwest line of the said 1164.571 acre tract and the southeast line of the said 66.858 acre tract, the following five (5) courses and distances:

1. North 25°09'55" East, a distance of 113.46 feet to a 1/2" rebar with cap found;
2. North 28°53'47" East, a distance of 758.30 feet to a 1/2" rebar with cap found;
3. North 27°45'53" East, a distance of 362.70 feet to a 1/2" rebar with cap found;
4. North 27°20'28" East, a distance of 287.70 feet to a 1/2" rebar with cap found;
5. North 27°47'34" East, a distance of 52.47 feet to a 1/2" rebar with cap found for the easternmost corner of the said 66.858 acre tract, being the southernmost corner of a 24.701 acre tract of land described in Volume 1058, Page 717 of the Deed Records of Bastrop County, Texas;

THENCE with the northwest line of the said 1164.571 acre tract and the southeast line of the said 24.701 acre tract, the following two (2) courses and distances:

1. North 27°47'05" East, a distance of 312.70 feet to a 1/2" rebar with cap set;
2. North 27°02'55" East, a distance of 1087.10 feet to a 1/2" rebar with cap found for the easternmost corner of the said 24.701 acre tract, being the southernmost corner of a 48.609 acre tract of land described in Volume 1084, Page 597 of the Deed Records of Bastrop County, Texas;

THENCE North 27°12'21" East with the northwest line of the said 1164.571 acre tract

and the southeast line of the said 48.609 acre tract, a distance of 545.66 feet to a 1/2" rebar with cap set for the easternmost corner of the said 48.609 acre tract, being the southernmost corner of a 53.86 acre tract of land described in Volume 289, Page 444 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 1164.571 acre tract and the said 53.86 acre tract, the following two (2) courses and distances:

1. North 26°28'49" East, a distance of 1052.53 feet to a 1/2" rebar with cap set;
2. North 61°23'59" West, a distance of 330.48 feet to a fence post found for the southernmost corner of a 63.426 acre tract of land described in Volume 1560, Page 952 of the Deed Records of Bastrop County, Texas, from which a buggy spring found for the northernmost corner of the said 53.86 acre tract, being an angle point in the southwest line of the said 63.426 acre tract, bears North 62°57'21" West, a distance of 1913.76 feet;

THENCE North 27°35'36" East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 63.426 acre tract, a distance of 1773.67 feet to a 1/2" rebar with cap found for the easternmost corner of the said 63.426 acre tract, being the southeast corner of a 63.426 acre tract described in Volume 1560, Page 948 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 1164.571 acre tract and the said 63.426 acre tract, the following two (2) courses and distances:

1. North 27°35'36" East, a distance of 633.98 feet to a fence post found for the easternmost corner of the said 63.426 acre tract;
2. North 62°33'42" West, a distance of 2293.69 feet to a 1/2" rebar with cap found for the northernmost corner of the said 63.426 acre tract, being in the southeast line of a 11.068 acre tract of land described in Volume 429, Page 271 of the Deed Records of Bastrop County, Texas, from which an axle found in the northwest line of the said 63.426 acre tract, being in the southeast line of the said 11.068 acre tract, bears South 21°54'50" West, a distance of 26.68 feet;

THENCE North 22°22'27" East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 11.068 acre tract, a distance of 130.88 feet to a fence post found for the easternmost corner of the said 11.068 acre tract, being the southernmost corner of a 145.5 acre tract of land described in Volume 119, Page 236 of the Deed Records of Bastrop County, Texas;

THENCE North 27°26'14" East with the northwest line of the said 1164.571 acre tract and the southeast line of the said 145.5 acre tract, a distance of 2555.76 feet to a fence post found for the northernmost corner of the said 1164.571 acre tract, being the easternmost corner of the said 145.5 acre tract, being also in the southwest line of a 548 acre tract of land described in Volume 70, Page 116 of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 1164.571 acre tract, the said 548 acre tract, and a 227 acre tract of land described in Volume 42, Page 234 of the Deed Records of Bastrop County, Texas, the following three (3) courses and distances:

1. South 63°18'35" East, a distance of 2311.22 feet to a fence post found;
2. South 63°46'52" East, a distance of 2344.71 feet to a fence post found for the southernmost corner of the said 227 acre tract;
3. North 29°01'34" East, a distance of 1324.43 feet to a fence post found for a northwest corner of the said 1164.571 acre tract, being the easternmost corner of the said 227 acre tract, being also in the being in the southwest line of a 416.6 acre tract of land described in Volume 42, Page 511 of the Deed Records of Bastrop County, Texas;

THENCE South 49°17'46" East with the northeast line of the said 1164.571 acre tract, the southwest line of the said 416.6 acre tract, the southwest line of a 50 acre tract of land and a 100 acre tract of land described in Volume 42, Page 636 of the Deed Records of Bastrop County, Texas, and the southwest line of an 89 acre tract of land described in Volume 47, Page 129 of the Deed Records of Bastrop County, Texas, a distance of 2611.04 feet to a 5/8" rebar found for the northernmost corner of a 408.48 acre tract of land described in Volume 248, Page 498 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar with cap found, bears South 48°41'08" East, a distance of 2813.70 feet;

THENCE with the common line of the said 1164.571 acre tract and the said 408.48 acre tract, the following three (3) courses and distances:

1. South 28°40'50" West, a distance of 936.94 feet to a 60d nail in fence corner post found;
2. South 28°23'43" West, a distance of 1830.59 feet to a 5/8" rebar found for the westernmost corner of the said 408.48 acre tract;

3. South 47°43'25" East, a distance of 2201.53 feet to a 1/2" rebar with cap set for the easternmost corner of the said 1164.571 acre tract, being the northernmost corner of the said 507.061 acre tract, from which a 5/8" rebar found in the southwest line of a 274.814 acre tract of land described in Volume 1288, Page 317 of the Deed Records of Bastrop County, Texas, bears North 39°15'25" West, a distance of 219.15 feet;

THENCE with the common line of the said 507.061 acre tract and the said 408.48 acre tract the following six (6) courses and distances:

1. South 47°44'36" East, a distance of 1304.52 feet to a 1/2" rebar with cap set;
2. South 48°19'36" East, a distance of 1563.89 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found, bears North 22°33'14" West, a distance of 84.41 feet;
3. North 54°10'24" East, a distance of 96.67 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found, bears North 16°46'28" East, a distance of 45.98 feet;
4. South 49°19'36" East, a distance of 416.11 feet to a fence post found in the northwest line of County Road 157 (no apparent defined right-of-way width);
5. South 41°56'51" West with the northwest line of County Road 157, a distance of 93.59 feet to a 1/2" rebar with cap set;
6. South 46°59'50" East, passing a fence post found at a distance of 56.24 feet, continuing for a distance of 640.29 feet, for a total distance of 696.53 feet to a calculated point in the centerline of Big Sandy Creek, being the southernmost corner of the said 408.48 acre tract, being also in the west line of a 269 acre tract of land described in Volume 199, Page 843 of the Deed Records of Bastrop County, Texas;

THENCE with the centerline of Big Sandy Creek and the common line of the said 507.061 acre tract and the said 269 acre tract the following eleven (11) courses and distances:

1. South 00°16'10" West, a distance of 100.83 feet to a calculated point;
2. South 05°56'52" West, a distance of 170.09 feet to a calculated point;

3. South 10°01'24" West, a distance of 693.13 feet to a calculated point;
4. South 07°23'34" East, a distance of 296.19 feet to a calculated point;
5. South 23°56'10" East, a distance of 121.78 feet to a calculated point;
6. South 14°45'47" East, a distance of 95.81 feet to a calculated point;
7. South 05°54'11" East, a distance of 473.59 feet to a calculated point;
8. South 19°31'37" East, a distance of 207.16 feet to a calculated point;
9. South 01°42'40" West, a distance of 287.95 feet to a calculated point;
10. South 07°47'17" West, a distance of 166.47 feet to a calculated point;
11. South 06°27'49" East, a distance of 44.60 feet to a calculated point for the northeast corner of a 5 acre tract of land described in Volume 211, Page 502 of the Deed Records of Bastrop County, Texas;

THENCE leaving the centerline of Big Sandy Creek, with the common line of the said 507.061 acre tract and the said 5 acre tract the following three (3) courses and distances:

1. North 85°20'05" West, a distance of 92.50 feet to a 1/2" rebar with cap set;
2. South 07°54'55" West, a distance of 339.17 feet to a 1/2" rebar with cap set;
3. South 15°09'55" West, a distance of 307.78 feet to a 1/2" rebar with cap set on the north line of a 30' lane referenced in Volume 49, Page 614, Volume 118, Page 150, Volume 209, Page 783 and Volume 211, Page 502, all of the Deed Records of Bastrop County, Texas;

THENCE with the common line of the said 507.061 acre tract and the said 5 acre tract, with the north line of the said 30' lane a distance of 30' from and parallel to the north line of the said 160.346 acre tract, the following three (3) courses and distances:

1. North 89°48'11" West, a distance of 281.66 feet to a 1/2" rebar with cap set;
2. South 85°41'49" West, a distance of 213.56 feet to a 1/2" rebar with cap set;

3. North 78°03'11" West, a distance of 267.67 feet to a 1/2" rebar with cap set;

THENCE South 37°12'24" West, over and across said 30' lane, with the southeast line of the said 507.061 acre tract, a distance of 33.18 feet to fence post found in the south line of the 30' lane, being in the north line of the said 160.346 acre tract;

THENCE with the north line of the said 160.346 acre tract and the south line of the said 30' lane the following five (5) courses and distances:

1. South 78°03'11" East, a distance of 286.11 feet to a 1/2" rebar with cap set;
2. North 85°41'49" East, a distance of 216.67 feet to a 1/2" rebar with cap set;
3. South 89°48'11" East, a distance of 500.00 feet to a 1/2" rebar with cap set;
4. South 10°48'11" East, a distance of 336.11 feet to a 1/2" rebar with cap set;
5. South 46°03'11" East, a distance of 222.22 feet to a calculated point in the centerline of Big Sandy Creek, being the easternmost corner of the said 160.346 acre tract, being in the northwest line of the said 5566.770 acre tract, being also the southernmost corner of the said 269 acre tract;


THENCE North 42°29'40" East with the northwest line of the said 5566.770 acre tract and the southeast line of the said 269 acre tract, a distance of 4623.26 feet to a fence post found for the westernmost corner of the said 94.5 acre tract;

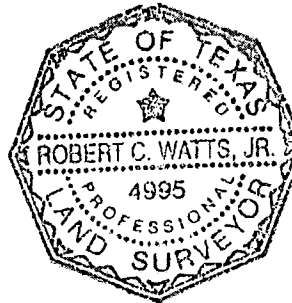
THENCE with the common line of the said 5566.770 acre tract and the said 94.5 acre tract the following two (2) courses and distances:

1. South 48°06'21" East, a distance of 1682.86 feet to a 1/2" rebar found for the southernmost corner of the said 94.5 acre tract;
2. North 42°31'01" East, a distance of 2088.46 feet to the **POINT OF BEGINNING**, containing 8683.655 (gross) acres of land, more or less, a portion of which lies within the roadway, and approximately 1.425 acres within fenced cemetery.

SAVE AND EXCEPT 1.379 ACRES IN COUNTY ROAD 157 (SAYERS ROAD) RIGHT-OF-WAY (AS DESCRIBED IN EXHIBIT B ATTACHED HERETO) FOR A TOTAL OF 8682.276 (NET) ACRES OF LAND, MORE OR LESS.

5566.770 acre tract, 507.061 acre tract, 19.149 acre tract, 54.912 acre tract, 92.556 acre tract, 160.346 acre tract and 112.676 acre tract all surveyed on the ground in August, September and October, 2005. 758.026 and 1164.571 acre tracts surveyed on the ground in March and April, 2006. 885.050 acre tract surveyed on the ground in July and August, 2007. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



3.24-11



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**1.379 ACRES
PORTION OF COUNTY ROAD 157 (SAYERS ROAD)
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 1.379 ACRES (APPROXIMATELY 60,054 SQ. FT.) IN THE S.M. WILLIAMS SURVEY NO. 4, ABSTRACT NO. 71 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD NO. 157 (SAYERS ROAD); SAID 1.379 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 23" Post Oak referenced in Volume 118, Page 150 of the Deed Records of Bastrop County, Texas, being in the apparent west right-of-way line of County Road 157 (no apparent defined right-of-way width), being the northernmost corner of a 160.346 acre tract of land described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, being in the south line of a 507.061 acre tract of land described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, from which a fence post found for monument in the north line of the said 160.346 acre tract, being the south line of the said 507.061 acre tract, bears South 33°31'23" East, a distance of 1216.18 feet;

THENCE South 23°12'48" West over and across County Road 157 and with the west line of the said 160.346 acre tract, a distance of 2837.55 feet to a fence post found for monument in the apparent east right-of-way line of County Road 157, being the westernmost corner of the said 160.346 acre tract, being also in the north line of a 5566.770 acre tract of land described in Document No. 200619026 of the Official Public Records of Bastrop County, Texas, from which a 1/2" rebar with "Chaparral" cap found in the south line of the said 160.346 acre tract, being in the north line of the said 5566.770 acre tract, bears South 74°14'51" East, a distance of 586.22 feet;

THENCE North 74°14'51" West over and across County Road 157 and with the north line of the said 5566.770 acre tract, a distance of 30.24 feet to a 1/2" rebar with "Chaparral" cap found in the apparent west right-of-way line of County Road 157;

THENCE North 21°44'49" East with the apparent west right-of-way line of County Road 157 and the east line of the said 5566.770 acre tract, a distance of 318.80 feet to a 1/2" rebar with "Chaparral" cap found in the east line of a 758.026 acre tract of land described in Document No. 200708067 of the Official Public Records of Bastrop County, Texas, from which a fence post found for monument in the east line of the said 758.026 acre tract, being in the west line of the said 5566.770 acre tract, bears South 47°15'45" West, a distance of 565.34 feet;


THENCE with the apparent west right-of-way line of County Road 157 and the east line of the said 758.026 acre tract, the following four (4) courses and distances:

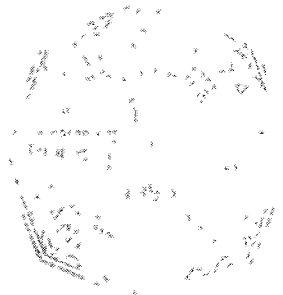
1. North $34^{\circ}36'16''$ East, a distance of 72.35 feet to a 60d nail in fence post found;
2. North $30^{\circ}59'34''$ East, a distance of 59.07 feet to a fence post found for monument;
3. North $25^{\circ}38'27''$ East, a distance of 192.26 feet to a 1/2" rebar with "Chaparral" cap found;
4. North $22^{\circ}32'52''$ East, a distance of 1870.35 feet to a fence post found for monument for the easternmost corner of the said 758.026 acre tract, being in the east line of the said 507.061 acre tract;

THENCE with the apparent west right-of-way line of County Road 157 and the east line of the said 507.061 acre tract, the following two (2) courses and distances:

1. North $21^{\circ}29'33''$ East, a distance of 203.85 feet to a fence post found for monument;
2. North $38^{\circ}49'44''$ East, a distance of 132.14 feet to the **POINT OF BEGINNING**, containing 1.379 acres of land, more or less.

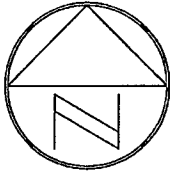
Surveyed on the ground in May, 2006. Bearing basis is grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing 457-001-S&E-1.379AC.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



9.12.09

SKETCH TO ACCOMPANY A
DESCRIPTION OF 1.379 ACRES
(APPROXIMATELY 60,054 SQ. FT.)
IN THE S.M. WILLIAMS SURVEY NO.
4, ABSTRACT NO. 71 IN BASTROP
COUNTY, TEXAS, BEING A PORTION
OF COUNTY ROAD NO. 157
(SAYERS ROAD).



1" = 300'

1.379 ACRES
APPROX. 60,054 SQ. FT.
COUNTY ROAD 157
(SAYERS ROAD)
UNPAVED ROAD

THE ROADWAY FOR COUNTY ROAD
157 DOES NOT HAVE AN APPARENT
DEFINED RIGHT-OF-WAY, OTHER
THAN WHAT IS CURRENTLY FENCED
AND MAINTAINED BY THE COUNTY.

XS RANCH FUND VI, L.P.
758.026 ACRES
200708067

Chaparral

N25°38'27"E 192.26'
(N27°45'59"E 192.50') CHAP
N30°59'34"E 59.07'
(N33°42'36"E 58.72')
N34°36'16"E 72.35'
(N37°19'18"E 71.93') CHAP
S47°15'45"W 565.34'
(S49°29'56"W 565.34') CHAP
N21°44'49"E 318.80'
CHAP
N74°14'51"W 30.24'
CHAP
S74°14'51"E 586.22'
(S73°45'E 586.11')
211 VRS, 586.11')

N22°32'52"E 1870.35'
(N24°47'53"E 1870.35')
S23°12'48"W 2837.55'
(S24°45'W 1036 VRS, 2877.78')

N38°49'44"E 132.14'
N21°29'33"E 203.85'
P.O.B.
23" POST OAK
REFERENCED IN
118/150

TRACT ONE-C
507.061 ACRES
XS RANCH FUND VI, L.P.
200619026

(S31°45'E 438 VRS, 1216.67')
S33°31'23"E 1216.18'
1216.67')

TRACT EIGHT
160.346 ACRES
XS RANCH FUND VI, L.P.
200619026

S.M. WILLIAMS
SURVEY NO. 4
ABS. NO. 71

LEGEND

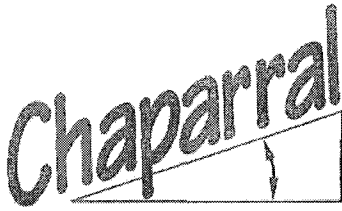
- 1/2" REBAR FOUND
- CHAP ● 1/2" REBAR WITH
"CHAPARRAL" CAP FOUND
- ⊙ FENCE POST FOUND FOR MONUMENT
- ▲ 60D NAIL IN FENCE POST FOUND

BEARING BASIS: BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL
NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
457-001-S&E-1.379AC

TRACT ONE-D
5,566.770 ACRES
XS RANCH FUND VI, L.P.
200619026

DATE OF SURVEY:
MAY, 2006
PLOT DATE:
09/12/08
DRAWING NO.:
471-001-S&E-1.379AC
PROJECT NO.:
471-001
SHEET 1 OF 1



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**0.034 ACRES
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 0.034 ACRES (APPROXIMATELY 1,496 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT (TRACT 3) REFERRED TO AS THE UNUSED PORTION OF THE OLD ELGIN-UTLEY ROAD AND DESCRIBED IN VOLUME 746, PAGE 215 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.034 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width), being the easternmost corner of the said 0.460 acre tract, being the southernmost corner of a 215.79 acre tract of land described in Volume 1890, Page 542 of the Deed Records of Bastrop County, Texas, being also in the northwest line of a 99.23 acre tract of land described in Volume 134, Page 466 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 42°21'38" West, a distance of 0.14 feet;

THENCE with the northeast right-of-way line of F.M. 969 and the southwest line of the said 0.460 acre tract, with a curve to the left, a delta angle of 02°55'05", an arc length of 147.94 feet, having a radius of 2904.79 feet and a chord which bears North 52°07'40" West, a distance of 147.93 feet to a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane) (no apparent right-of-way width) referenced in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the southwest right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane), being the easternmost corner of a 47.334 acre tract of land described in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, bears with a curve to the left, a delta angle of 05°14'51", an arc length of 266.04 feet, having a radius of 2904.79 feet and a chord which bears North 56°12'39" West, a distance of 265.95 feet;

THENCE North 47°24'37" West with the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane) and the southwest line of the said 0.460 acre tract, a distance of 52.53 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson

Lane), being in the southwest line of the said 0.460 acre tract, bears North 47°24'37" West, a distance of 254.57 feet;

THENCE North 42°21'38" East over and across the said 0.460 acre tract, a distance of 12.70 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, from which a 1/2" rebar found for the westernmost corner of the said 0.460 acre tract, being in the southwest line of the said 215.79 acre tract, bears North 47°15'30" West, a distance of 2516.72 feet;

THENCE South 47°15'30" East with the northeast line of the said 0.460 acre tract and the southwest line of the said 215.79 acre tract, a distance of 200.00 feet to the **POINT OF BEGINNING**, containing 0.034 acres of land, more or less.

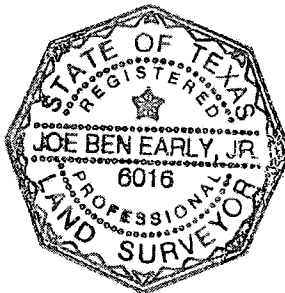
Surveyor's Note: Area of uncertain title

The said 0.460 acre tract does not appear to be in the grantee's chain of title. (See surveyor's note in Volume 746, Page 215). Surveyor's note in Volume 746, Page 215 also refers to the 0.460 acre tract as an "unused portion of the old Elgin-Utley Road". No other description or record of the 0.460 acre tract was found during the research for this survey.

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. Attachments: Survey Drawing 457-001-OSBORN-0.034AC.

JB 4/23/09

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



JOSE MANUEL BANGS SURVEY
ABSTRACT NO. 5

CURVE TABLE						
NO.	DELTA	RADIUS	CHORD	BEARING	(SECOND CHORD)	
C10	21°45'48"	2904.79	558.40	1103.34	1096.72	N87°59'28"E
C11	21°45'48"	2824.79	543.02	1072.95	1068.51	N87°59'28"E
C12	21°45'48"	2804.79	90.76	180.48	180.44	N44°53'20"E
C13	22°55.00"	2904.79	73.99	147.84	147.93	N32°07'40"E
C14	21°45'48"	2804.79	133.11	268.04	265.95	N56°12'30"E

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CHUPARRA, CAP SET
- CONCRETE 8.0 M. MONUMENT FOUND
- CALCULATED POINT
- AB JUNITY POLE
- 6- GUY WIRE
- O- OVERHEAD UTILITIES
- X- SIGN
- MAH BOX
- X- HAMB WIRE FENCE
- EDGE OF PAVEMENT

*SUNNY NOTE:
AREA OF ASCENDING TRAIL.
THE 0.460 ACRES TRACT SURVEYED (OF WHICH THIS SURVEY IS A PART) IS DESCRIBED AS "TRACT 3" IN VOLUME 746 PAGE 215 OF THE CETO RECORDS OF THE CLARK COUNTY CLERK'S OFFICE. IT DOES NOT APPEAR TO BE IN THE GRANTEE'S CHAIN OF TITLES. (SEE SURVEYOR'S NOTE IN VOLUME 746, PAGE 215.)
SURVEYOR'S NOTE IN VOLUME 746, PAGE 215, ALSO REFERS TO THE 0.460 ACRES AS AN "UNDEED PORTION OF THE 0.3 ELM-CHITLY ROAD".
NO OTHER DESCRIPTION OR RECORD OF THE 0.460 ACRES TRACT WAS FOUND DURING THE RESEARCH FOR THIS SURVEY.

TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional amendments or restrictions not shown herein. No additional easement research was done for the purpose of this report.

NOTE:

SURVEYOR'S CERTIFICATE:

1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 26

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.

EARNING BASIS: Grid q/muth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/83 datum, with a combined scale factor of

77758416.

INCIDENTS: Metal and Wounds	Description
1. 10/10/00	1. 10/10/00
2. 11/10/00	2. 11/10/00
3. 12/10/00	3. 12/10/00
4. 13/10/00	4. 13/10/00
5. 14/10/00	5. 14/10/00
6. 15/10/00	6. 15/10/00
7. 16/10/00	7. 16/10/00
8. 17/10/00	8. 17/10/00
9. 18/10/00	9. 18/10/00
10. 19/10/00	10. 19/10/00
11. 20/10/00	11. 20/10/00
12. 21/10/00	12. 21/10/00
13. 22/10/00	13. 22/10/00
14. 23/10/00	14. 23/10/00
15. 24/10/00	15. 24/10/00
16. 25/10/00	16. 25/10/00
17. 26/10/00	17. 26/10/00
18. 27/10/00	18. 27/10/00
19. 28/10/00	19. 28/10/00
20. 29/10/00	20. 29/10/00
21. 30/10/00	21. 30/10/00
22. 31/10/00	22. 31/10/00
23. 01/11/00	23. 01/11/00
24. 02/11/00	24. 02/11/00
25. 03/11/00	25. 03/11/00
26. 04/11/00	26. 04/11/00
27. 05/11/00	27. 05/11/00
28. 06/11/00	28. 06/11/00
29. 07/11/00	29. 07/11/00
30. 08/11/00	30. 08/11/00
31. 09/11/00	31. 09/11/00
32. 10/11/00	32. 10/11/00
33. 11/11/00	33. 11/11/00
34. 12/11/00	34. 12/11/00
35. 13/11/00	35. 13/11/00
36. 14/11/00	36. 14/11/00
37. 15/11/00	37. 15/11/00
38. 16/11/00	38. 16/11/00
39. 17/11/00	39. 17/11/00
40. 18/11/00	40. 18/11/00
41. 19/11/00	41. 19/11/00
42. 20/11/00	42. 20/11/00
43. 21/11/00	43. 21/11/00
44. 22/11/00	44. 22/11/00
45. 23/11/00	45. 23/11/00
46. 24/11/00	46. 24/11/00
47. 25/11/00	47. 25/11/00
48. 26/11/00	48. 26/11/00
49. 27/11/00	49. 27/11/00
50. 28/11/00	50. 28/11/00
51. 29/11/00	51. 29/11/00
52. 30/11/00	52. 30/11/00
53. 01/12/00	53. 01/12/00
54. 02/12/00	54. 02/12/00
55. 03/12/00	55. 03/12/00
56. 04/12/00	56. 04/12/00
57. 05/12/00	57. 05/12/00
58. 06/12/00	58. 06/12/00
59. 07/12/00	59. 07/12/00
60. 08/12/00	60. 08/12/00
61. 09/12/00	61. 09/12/00
62. 10/12/00	62. 10/12/00
63. 11/12/00	63. 11/12/00
64. 12/12/00	64. 12/12/00
65. 13/12/00	65. 13/12/00
66. 14/12/00	66. 14/12/00
67. 15/12/00	67. 15/12/00
68. 16/12/00	68. 16/12/00
69. 17/12/00	69. 17/12/00
70. 18/12/00	70. 18/12/00
71. 19/12/00	71. 19/12/00
72. 20/12/00	72. 20/12/00
73. 21/12/00	73. 21/12/00
74. 22/12/00	74. 22/12/00
75. 23/12/00	75. 23/12/00
76. 24/12/00	76. 24/12/00
77. 25/12/00	77. 25/12/00
78. 26/12/00	78. 26/12/00
79. 27/12/00	79. 27/12/00
80. 28/12/00	80. 28/12/00
81. 29/12/00	81. 29/12/00
82. 30/12/00	82. 30/12/00
83. 31/12/00	83. 31/12/00
84. 01/01/01	84. 01/01/01
85. 02/01/01	85. 02/01/01
86. 03/01/01	86. 03/01/01
87. 04/01/01	87. 04/01/01
88. 05/01/01	88. 05/01/01
89. 06/01/01	89. 06/01/01
90. 07/01/01	90. 07/01/01
91. 08/01/01	91. 08/01/01
92. 09/01/01	92. 09/01/01
93. 10/01/01	93. 10/01/01
94. 11/01/01	94. 11/01/01
95. 12/01/01	95. 12

...and that to the best of my professional knowledge and belief, no other person was actively engaged upon the ground under survey during the survey.

any maps there are no separate encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts

^a Values are assigned root $\eta_{\text{RM}} = 0.1$ only if access element¹, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category I-A, Section II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2005 Revised Seventh Edition, promulgated by the Texas Board of Professional Engineers and Surveyors.

John Edgar Hoover
John Edgar Hoover, Director of the Federal Bureau of Investigation, procured by the United States of America.

60/82/72 Dk

Dr. Robert L. Gandy, Jr., President Professional Land Surveyors

date of Tests No. 6016

100

JECT NO.
-001

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2011 BY 60322 UCBAW

CONFIDENTIAL

Page 1

Chaparral

02/27/09

Professional Land Surveying, Inc.

Surveying and Mapping

3500 McCall Lane
SHEET

OF 01
AIRTEL FOXES 78744
512-443-724
Joe Ben Early, Jr.
R.P.L.S. No. 6016

[illegible]



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

12.286 ACRES

**JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 12.286 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 107 ACRE TRACT (SECOND TRACT) CONVEYED TO JOHN H. WIETING, JR. IN A GIFT DEED DATED JANUARY 25, 1990 AND RECORDED IN VOLUME 561, PAGE 808 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 12.286 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap set for the southernmost corner of the said 107 acre tract, being the easternmost corner of a 215.79 acre tract of land described in Volume 1890, Page 542 of the Deed Records of Bastrop County, Texas, from which a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas, being the southernmost corner of the said 215.79 acre tract, bears South 42°21'38" West, a distance of 1645.00 feet, from which a 1/2" rebar found, bears from calculated point, South 42°21'38" West, a distance of 0.14 feet;

THENCE North 46°39'53" West with the southwest line of the said 107 acre tract and the northeast line of the said 215.79 acre tract, a distance of 430.04 feet to a 1/2" rebar with Chaparral cap set, from which a fence post found for an angle point in the southwest line of the said 107 acre tract, being an angle point in the northeast line of the said 215.79 acre tract, bears North 46°39'53" West, a distance of 1988.69 feet;

THENCE over and across the said 107 acre tract, the following three (3) courses and distances:

1. North 17°55'22" East, a distance of 66.36 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the right, a delta angle of 58°09'23", an arc length of 913.52 feet, having a radius of 900.00 feet and a chord which bears North 47°00'03" East, a distance of 874.80 feet to a 1/2" rebar with Chaparral cap set;
3. North 76°04'45" East, passing a 1/2" rebar with Chaparral cap set for reference on line at a distance of 250.00 feet, and continuing for a total distance of 381.04 feet to a calculated point at the top of the west cut bank of the Colorado River;

THENCE with the top of the west cut bank of the Colorado River, the following four (4) courses and distances:

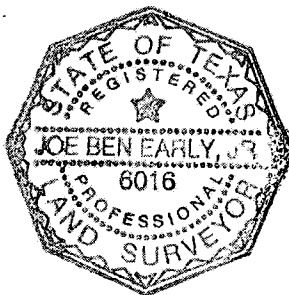
1. South 16°29'48" West, a distance of 142.82 feet to a calculated point;
2. South 14°02'33" West, a distance of 98.13 feet to a calculated point;
3. South 10°35'28" West, a distance of 138.24 feet to a calculated point;
4. South 16°12'36" West, a distance of 45.95 feet to a calculated point in the southeast line of the said 107 acre tract;

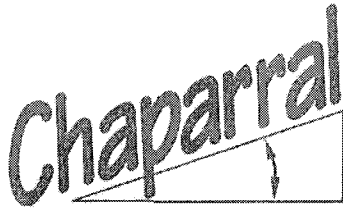
THENCE South 44°05'47" West, leaving the top of the west cut bank of the Colorado River and with the southeast line of the said 107 acre tract, passing a 5/8" rebar found next to apparent large post hole and 5" old fence post, referenced as an "iron rod set" in a 20.001 acre "Tract IV" description in Volume 561, Page 808 of the Deed Records of Bastrop County, Texas, at a distance of 146.78 feet and continuing for a total distance of 883.34 feet to the **POINT OF BEGINNING**, containing 12.286 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. Attachments: Survey Drawing 457-001-WIETING12.3AC.

JB 4/24/09

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**8.944 ACRES
JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 8.944 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 215.79 ACRE TRACT CONVEYED TO DOT FORD PARTNERSHIP, LP IN A WARRANTY DEED DATED JANUARY 13, 2009 AND RECORDED IN VOLUME 1890, PAGE 542 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 8.944 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas, being the southernmost corner of the said 215.79 acre tract, being the easternmost corner of a 0.460 acre tract described in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also in the northwest line of a 99.23 acre tract of land described in Volume 134, Page 466 of the Deed Records of Bastrop County, Texas, from which a 1/2" rebar found, bears South 42°21'38" West, a distance of 0.14 feet and from which a 1/2" rebar found at the intersection of the northeast right-of-way line of F.M. 969 and the northeast right-of-way of way line of Bastrop & Elgin Road (Doc Bryson Lane) (no apparent right-of-way width) referenced in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas, being also in the southwest line of the said 0.460 acre tract, bears with a curve to the left, a delta angle of 02°55'05", an arc length of 147.94 feet, having a radius of 2904.79 feet and a chord which bears North 52°07'40" West, a distance of 147.93 feet;

THENCE North 47°15'30" West with the southwest line of the said 215.79 acre tract and the northeast line of the said 0.460 acre tract, a distance of 200.00 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the southwest line of the said 215.79 acre tract, being the westernmost corner of the said 0.460 acre tract, bears North 47°15'30" West, a distance of 2516.72 feet;

THENCE over and across the said 215.79 acre tract, the following three (3) courses and distances:

1. North 42°21'38" East, a distance of 950.00 feet to a 1/2" rebar with Chaparral cap set;
2. With a curve to the left, a delta angle of 24°26'16", an arc length of 383.87 feet, having a radius of 900.00 feet and a chord which bears North 30°08'30" East, a


distance of 380.96 feet to a 1/2" rebar with Chaparral cap set;

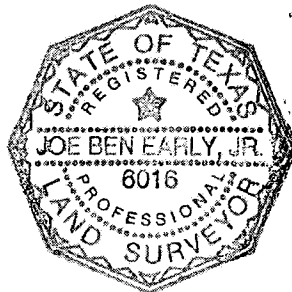
3. North 17°55'22" East, a distance of 360.99 feet to a 1/2" rebar with Chaparral cap set in the northeast line of the said 215.79 acre tract, being in the southwest line of a 107 acre tract of land described in Volume 561, Page 808 of the Deed Records of Bastrop County, Texas, from which a fence post found for an angle point in the northeast line of the said 215.79 acre tract, being an angle point in the southwest line of the said 107 acre tract, bears North 46°39'53" West, a distance of 1988.69 feet;

THENCE South 46°39'53" East with the northeast line of the said 215.79 acre tract and the southwest line of the said 107 acre tract, a distance of 430.04 feet to a 1/2" rebar with Chaparral cap set for the easternmost corner of the said 215.79 acre tract, being the southernmost corner of the said 107 acre tract, from which a 5/8" rebar found next to apparent large post hole and 5" old fence post, referenced as an "iron rod set" in a 20.001 acre "Tract IV" description in Volume 561, Page 808 of the Deed Records of Bastrop County, Texas, being in the southeast line of the said 107 acre tract, bears North 44°05'47" East, a distance of 736.56 feet;

THENCE South 42°21'38" West with the southeast line of the said 215.79 acre tract, a distance of 1645.00 feet to the **POINT OF BEGINNING**, containing 8.944 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Grid azimuth for Texas Central Zone. Coordinates listed for survey control points are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. Attachments: Survey Drawing 457-001-DOTFORD8.9AC.

 4/24/09
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



LEGEND

●	1/2" REBAR FOUND
○	1/2" REBAR WITH CH
■	CONCRETE R.O.W. MC
⊙	FENCE POST FOR MC
○	CALCULATED POINT
⌘	UTILITY POLE
—	OVERHEAD UTILITIES
—	SEW
—	MAILBOX
—	BARB WIRE FENCE
—	EDGE OF PAVEMENT

*SURVEY NOTE:
AREA OF UNDER-
THE 0.480 ACRE
VOLUME 748, PAGE
BASTROP COUNTY
NOT APPEAR TO
(SEE SURVEYOR'S
SURVEYOR'S NOT
REFERS TO THE
PORTION OF THE
NO OTHER DESC
ACRE TRACT WAS
THIS SURVEY

NO.	DELTA	CURVE DATA				BEARING	RECORD CHORD
		RADIUS	TAN	ARC	CHORD		
C10	21.45+48	2004.79	358.40	1103.34	1066.51	N67.59+78.7W	
C11	21.45+48	2004.79	343.02	1072.95	1056.75	N67.59+78.7W	
C12	21.53+55	2004.79	306.26	180.46	180.44	S48.53+20.7E	
C13	21.53+55	2004.79	73.99	147.82	147.82	N52.07+19.1W	(MAP+48+19 W 147.087)
C14	21.53+55	2004.79	343.02	286.84	265.95	N58.67+17.39 W	
C15	21.53+55	2004.79	343.02	286.84	265.95	N58.67+17.39 W	
C16	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C17	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C18	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C19	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C20	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C21	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C22	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C23	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C24	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C25	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C26	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C27	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C28	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C29	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C30	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C31	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C32	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C33	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C34	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C35	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C36	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C37	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C38	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C39	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C40	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C41	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C42	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C43	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C44	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C45	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C46	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C47	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C48	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	
C49	24.22+18	500.00	154.90	303.92	303.92	N30.00+0.00E	

8.944 ACRES
JOINT FORD PARTNERSHIP, LP
PORTION OF 215.79 ACRES
(1890/542)

ACCESS NOTE:

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Stewart Title Guaranty Company

Independence Title Company
C.F. No. 0926358-COM Effective Date: 04/08/2009 Issued: 04/14/2009

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or

Schedule "B" items contained therein and re-listed below were considered:

) Restrictions: Item No. 1 Schedule B, is hereby deleted

10e) 50' X 200' Chained easement to State of Texas, dated February 04, 1953, executed by Mrs. J. S. Smith, recorded in Volume 149, Page 40 of the Deed Records of Bastrop County, Texas. --

Does not affect

1917 might have been to show an heir, even January 8, 1909, executed by Mrs. Jessa Smith, -- F.M. 969

0g) Rights and claims of the public, County of Bagatros, and/or adjoining owners in and to those portions of the land being with the right-of-way of One Bagatros Lane and/or other roads as used on

--- No portion of the 8.944 acre tract lies within Dec Bryson Lane and/or other roads used on the ground.

JOSE MANUEL BANGS SURVEY
ABSTRACT NO 5

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Don't Forget PAPER!
X'S Ranch Fund
Standard Title G

© 2000 Blackwell Science Ltd

DATE OF SURVEY: 04/05/2009

TECHNICAL BASIS: Grid optimum for
based on the Lower Colorado River

0.929058496,

I hereby certify that a survey of

any direction and supervision of the company and belief there are no apparent conflicts. Valuable utility March 07

This survey was made up of

Category 1A, Condition II, Lane
Tennis, 2006 Revised Eleventh F

4/24/15

Joe Bon Barry, Jr.
Registered Professional Land Surveyor

STOCKS OF FIELDS NO. 6016

1000



PROJECT NO.
457-000
457-001
DOT/POB/SAC
DOT/POB/SAC
07/24/00
PLOT SCALE:
1" = 40'
DRAWN BY:
01 OF 01

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McGill Drive
Austin, TX 78744
Phone: 512-443-1724
Fax: 512-443-1724

Joe Ben Engr. No. 16
Reg. in U.S. No. 5018



PROJECT NO.
457-000
457-001
DOT/POB/SAC
DOT/POB/SAC
07/24/00
PLOT SCALE:
1" = 40'
DRAWN BY:
01 OF 01

Chaparral
Professional Land Surveying, Inc.
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Austin, TX 78744
Phone: 512-443-1724
Fax: 512-443-1724

Joe R. Eddy, Jr.
P.E. & L.S. No. 16



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.112 ACRES

**JOSE MANUEL BANGS SURVEY, ABS. 5
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 0.112 ACRES (APPROXIMATELY 4,878 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.112 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap set in the north right-of-way line of F.M. 969 (80' right-of-way width) as described in Volume 149, Page 39 of the Deed Records of Bastrop County, Texas, being in the south line of the said 47.334 acre tract, from which a 1/2" rebar found at the intersection of the north right-of-way line of F.M. 969 and the southwest right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Utley Road in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being also the easternmost corner of the said 47.334 acre tract, bears with a curve to the right, having a radius of 2904.79 feet, a delta angle of 4°22'36", an arc length of 221.89 feet, and a chord which bears South 61°01'22" East, a distance of 221.83 feet;

THENCE with the north right-of-way line of F.M. 969 and the south line of the said 47.334 acre tract, with a curve to the left, having a radius of 2904.79 feet, a delta angle of 1°11'03", an arc length of 60.03 feet, and a chord which bears North 63°48'11" West, a distance of 60.03 feet to a 1/2" rebar with Chaparral cap set, from which a TxDOT type I monument found in the south right-of-way line of F.M. 969 at highway station 1305+95.45, 40' right, bears with a curve to the left, having a radius of 2904.79 feet, a delta angle of 4°28'37", an arc length of 226.97 feet, and a chord which bears North 66°38'01" West, a distance of 226.91 feet, then South 21°07'40" West, a distance of 80.00 feet;

THENCE over and across the said 47.334 acre tract, the following three (3) courses and distances:

1. North 24°19'20" East, a distance of 13.45 feet to a 1/2" rebar with Chaparral cap set;


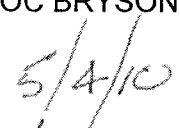
2. With a curve to the left, having a radius of 70.00 feet, a delta angle of $71^{\circ}10'45''$, an arc length of 86.96 feet, and a chord which bears North $11^{\circ}16'02''$ West, a distance of 81.48 feet to a 1/2" rebar with Chaparral cap set;
3. North $43^{\circ}08'35''$ East, a distance of 11.30 feet to a 1/2" rebar with Chaparral cap set in the southwest right-of-way of Doc Bryson Lane, being the northeast line of the said 47.334 acre tract, from which a fence post found for an angle point in the southwest right-of-way of Doc Bryson Lane, being in the northeast line of the said 47.334 acre tract, bears North $46^{\circ}54'50''$ West, a distance of 2025.33 feet;

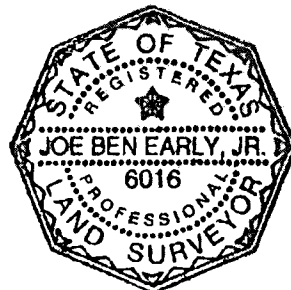
THENCE South $46^{\circ}54'50''$ East with the southwest right-of-way of Doc Bryson Lane and the northeast line of the said 47.334 acre tract, a distance of 101.36 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found at the intersection of the north right-of-way line of F.M. 969 and the southwest right-of-way line of Doc Bryson Lane, being also the easternmost corner of the said 47.334 acre tract, bears South $46^{\circ}54'50''$ East, a distance of 241.75 feet;

THENCE over and across the said 47.334 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 130.00 feet, a delta angle of $19^{\circ}56'44''$, an arc length of 45.26 feet, and a chord which bears South $14^{\circ}20'58''$ West, a distance of 45.03 feet to a 1/2" rebar with Chaparral cap set;
2. South $24^{\circ}19'20''$ West, a distance of 15.41 feet to the **POINT OF BEGINNING**, containing 0.112 acres of land, more or less.

Surveyed on the ground on April 16, 2009. Bearing basis is grid azimuth for Texas central zone. Coordinates contained in this description are based on the Lower Colorado River Authority 1983/93 HARN, with a combined scale factor of 0.999958496. All distances contained in this description are surface distances. Attachments: Survey Drawing 457-001-DOC BRYSON NEW DRIVE.

 
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

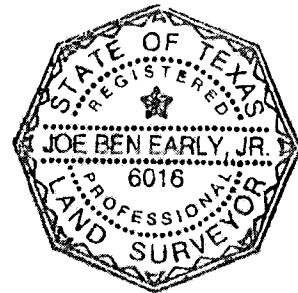


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.112 ACRES (APPROXIMATELY 4,878 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 47.334 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	1°11'03"	2904.79'	30.02'	60.03'	60.03'	N63°48'11"W
C2	71°10'45"	70.00'	50.10'	86.96'	81.48'	N11°16'02"W
C3	19°56'44"	130.00'	22.86'	45.26'	45.03'	S14°20'58"W
C4	4°22'36"	2904.79'	111.00'	221.89'	221.83'	S61°01'22"E
C5	4°28'37"	2904.79'	113.54'	226.97'	226.91'	N66°38'01"W
C15	10°02'15"	2904.79'	255.10'	508.89'	508.24'	N63°51'12"W

(C15 RECORD CHORD N60°32'41"W 510.41')

LINE TABLE		
No.	BEARING	LENGTH
L1	N24°19'20"E	13.45'
L2	N43°08'35"E	11.30'
L3	S46°54'50"E	101.36'
L4	S24°19'20"W	15.41'
L5	S46°54'50"E	241.75'



LEGEND

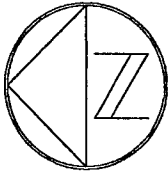
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- TxDOT TYPE I MONUMENT FOUND
- CALCULATED POINT
- ⊙ FENCE POST FOUND

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE. COORDINATES LISTED FOR SURVEY CONTROL POINTS ARE BASED ON THE LOWER COLORADO RIVER AUTHORITY 1983/93 HARN, WITH A COMBINED SCALE FACTOR OF 0.999958496.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
457-001-DOC BRYSON NEW DRIVE

DATE OF SURVEY: 4/16/2009
PLOT DATE: 4/28/10
DRAWING NO.: 457-001-DOC BRYSON NEW DRIVE
PROJECT NO.: 457-001
DRAWN BY: JBE
SHEET 1 OF 2

Chaparral



1" = 100'

BASTROP & ELGIN ROAD
REFERENCED IN (106/469)
OLD ELGIN-UTLEY ROAD
REFERENCED IN (746/215)
NO APPARENT DEFINED
RIGHT-OF-WAY WIDTH
POSSIBLY PRIVATE ROAD
DOC BRYSON LANE

DOT FORD PARTNERSHIP, LP
215.79 ACRES (1890/542)
215.79 ACRES DESCRIBED IN (566/176)
215.79 ACRES DESCRIBED IN (224/492)
286 ACRES DESCRIBED IN (33/488)

J. OSBORN, T. OSBORN
& L. OSBORN (1610/1)
47.334 ACRES
DESCRIBED IN
(746/215)

1305+95.45
40' LT.

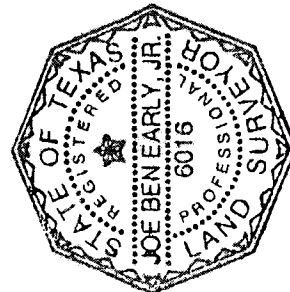
0.112 ACRES
APPROX. 4,878
SQ. FT.

80.00'
521.07' 40" W
1305+95.45
40' RT.

J. OSBORN, T. OSBORN
& L. OSBORN (1610/1)
0.460 ACRES DESCRIBED IN
(746/215)

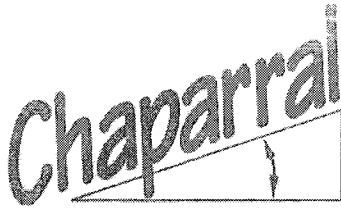
F.M. 969 {80' R.O.W.} {149/39}
P.O.B.

XS RANCH
FUND VI, L.P.
0.034 ACRES
(200908334)
(1926/363)



DATE OF SURVEY: 4/16/2009
PLOT DATE: 4/28/10
DRAWING NO.: 457-001-DOC BRYSON NEW DRIVE
PROJECT NO.: 457-001
DRAWN BY: JBE
SHEET 2 OF 2

Chaparral



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0.156 ACRES

**JOSE MANUEL BANGS SURVEY, ABS. 5
BASTROP COUNTY, TEXAS**

A DESCRIPTION OF 0.156 ACRES (APPROXIMATELY 6,785 SQ. FT.) IN THE JOSE MANUEL BANGS SURVEY, ABS. 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 215 AND CONVEYED TO JEFFREY OSBORN, TERRY OSBORN AND LANCE OSBORN IN A SPECIAL WARRANTY GIFT DEED DATED FEBRUARY 1, 2006 AND RECORDED IN VOLUME 1610, PAGE 1, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.156 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap set in the northeast right-of-way line of Doc Bryson Lane (no apparent defined right-of-way width) called Bastrop & Elgin Road in Volume 106, Page 469 of the Deed Records of Bastrop County, Texas and called Old Elgin-Utley Road in Volume 746, Page 215 of the Deed Records of Bastrop County, Texas, being in the southwest line of the said 0.460 acre tract, being also the westernmost corner of a 0.034 acre tract described in Document No. 200908334 of the Official Public Records of Bastrop County, Texas;

THENCE with the northeast right-of-way line of Doc Bryson Lane and the southwest line of the said 0.460 acre tract, the following two (2) courses and distances:

1. North 47°24'37" West, a distance of 254.57 feet to a 1/2" rebar found;
2. North 46°55'11" West, a distance of 252.52 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar found in the northeast right-of-way line of said Doc Bryson Lane, being the westernmost corner of the said 0.460 acre tract, being also in the southwest line of a 215.79 acre tract of land described in Volume 1890, Page 542 of the Deed Records of Bastrop County, Texas, bears North 46°55'11" West, a distance of 2009.76 feet;

THENCE over and across the said 0.460 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 130.00 feet, a delta angle of 20°41'04", an arc length of 46.93 feet, and a chord which bears North 36°30'53" West, a distance of 46.68 feet to a 1/2" rebar with Chaparral cap set;