

Legal Descriptions of Six (6) Parcels of Land and an Electric Line Easement

Tract 1: That certain 319.09 acres of land described in Exhibit A attached hereto.

Tract 2: That certain 211.51 acres of land described in Exhibit B attached hereto.

Tract 3: That certain 78.130 acres of land described in Exhibit C, SAVE AND EXCEPT that certain 11.331 acres of land described in Exhibit C-1 attached hereto.

Tract 4: That certain 71.247 acres of land described in Exhibit D attached hereto.

Tract 5: That certain 56.05 acres of land described in Exhibit E attached hereto.

Tract 6: That certain 3.942 acres of land described in Exhibit F attached hereto.

Tract 7: That certain Electric Line Easement burdening that certain 0.62 acres of land described in Exhibit G attached hereto.

EXHIBIT "A"

HOLT CARSON INCORPORATED

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0890
FACSIMILE: (512) 442-1084

January 29, 2007

FIELD NOTE DESCRIPTION OF 319.089 ACRES OF LAND OUT OF ISAAC LINDSAY SURVEY NO. 67, ABSTRACT NO. 476, THE WALTON, HILL AND WALTON SURVEY NO. 77, ABSTRACT NO. 2326, AND THE STYLES FOWLER SURVEY NO. 42, ABSTRACT NO. 302, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (319.834 ACRE) TRACT OF LAND AS CONVEYED TO CARRIAGE OAKS ESTATES, INC. BY DEED RECORDED IN VOLUME 13302, PAGE 5198 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Northwest right-of-way line of Carlson Road, also known as "Manda Road and/or Manda Carlson Road", same being a point in the approximate Southwest line of the Walton, Hill and Walton Survey No. 77, Abstract No. 2326 and the Northeast line of the Styles Fowler Survey No. 42, Abstract No. 302, also being the most Easterly corner of that certain (319.834 acre) tract of land as conveyed to Carriage Oaks Estates, Inc. by deed recorded in Volume 13302, Page 5198 of the Real Property records of Travis County, Texas, and also being the most Southerly corner of that certain (80.59 acre) tract of land as conveyed to Nina Covington, et al. by deed recorded in Volume 5180, Page 688 of the Deed Records of Travis County, Texas and the **PLACE OF BEGINNING** of the herein described tract, from which a ½" iron rod found at the most Northerly corner of that certain (12.87 acre) tract of land as conveyed to Marvin Amhamn by deed recorded in Volume 12003, Page 477 of the Real Property Records of Travis County, Texas bears, N 40 deg. 31'44" E 298.50 ft.;

THENCE with the Northwest right-of-way line of Carlson Road, same being a Southeast line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, S 29 deg. 49' 09" W 1784.44 ft. to a ½" iron rod found at the most Southerly corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, same being the East corner of that certain (56.05 acre) tract of land as conveyed to Leonard E. Anderson by deed recorded in Volume 1449, Page 476 of the Deed Records of Travis County, Texas and defined by Boundary Line Agreement recorded in Volume 13305, Page 2264 of the Real Property Records of Travis County, Texas;

THENCE leaving the Northwest right-of-way line of Carlson Road with the Northeast line of said Anderson (56.05 acre) tract, same being the Southwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, as defined by said Boundary Line Agreement, N 60 deg. 19' 32" W 2616.10 ft. to a 2" iron pipe found at the North corner of said Anderson (56.05 acre) tract, same being the East corner of that certain (80.16 acre) tract of land as conveyed to W.C. Roundtree and wife, Dorothy Anne Roundtree by deed recorded in Volume 12121, Page 172 of the Real Property Records of Travis County, Texas;

THENCE with the Northeast line of said Roundtree (80.16 acre) tract, same being the Southwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 60 deg. 33' 32" W 2653.35 ft. to a calculated point in the Southeast line of that certain (12.0 acre) tract of land as conveyed to John R. Rowland by deed recorded in Volume 12741, Page 947 of the Real Property Records of Travis County, Texas, for the West corner of the herein described tract, from which a bent 2" iron pipe found in concrete, on the interior of said Rowland (12.0 acre) tract, at the West corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, same being the North corner of said Roundtree (80.16 acre) tract bears, N 60 deg. 33'32" W 7.21 ft.;

THENCE entering the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract with the Southeast line of said Rowland (12.0 acre) tract, N 30 deg. 25'56" E 185.13 ft. to a ½" iron rod found at the East corner of said Rowland (12.0 acre) tract, same being the South corner of that certain (12.0 acre) tract of land as conveyed to Beningo T. Valdez and wife, Irma Valdez by deed recorded in Document No. 2002088232 of the Official Public Records of Travis County, Texas;

THENCE continuing through the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract, with the Southeast line of said Valdez (12.0 acre) tract, N 30 deg. 29'47" E 405.66 ft. to a ½" iron rod found at the East corner of said Valdez (12.0 acre) tract;

Page 1 of 2

EXHIBIT A

THENCE continuing through the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract, with the record Northeast line of said Valdez (12.0 acre) tract, N 59 deg. 52'00" W 7.93 ft. to a calculated point in a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract;

THENCE leaving the Northeast line of said Valdez (12.0 acre) tract, with a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 30 deg. 24' 21" E, 1748.94 ft. to a 1/2" iron rod found at the base of an old wood post in an approximate Northeast line of the Walton, Hill and Walton Survey No. 77, Abstract No. 2326, same being an approximate Southwest line of the Isaac Lindsay Survey No. 67, Abstract No. 476 and an angle corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract;

THENCE with a Southwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 60 deg. 16' 26" W 135.43 ft. to a 1 1/2" iron pipe found at the South corner of that certain (76.066 acre) tract of land as conveyed to Kenneth Schmidt and wife, Irene F. Heine by deed recorded in Document No. 2000083124 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod found for the East corner of said Schmidt (76.066 acre) tract bears, N 30 deg. 42'43" E 3207.19 ft.;

THENCE with a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 30 deg. 59' 22" E 802.63 ft. to a 1/2" iron rod found at the North corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, from which a 2" iron pipe found at the North corner of that certain (132.18 acre) tract of land as conveyed to Nina Covington, et al. by deed recorded in Volume 5180, Page 668 of the Deed Records of Travis County, Texas bears, N30 deg. 59'45" E 1886.90 ft. (direct tie);

THENCE entering the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, S 59 deg. 56' 43" E, passing a calculated point at the South corner of said Covington (132.18 acre) tract, same being an exterior angle corner of said Covington (80.59 acre) tract, at a distance of 3063.63 ft., continuing along said bearing for a total distance of 3407.83 ft. to a 1" iron pipe found at an interior angle corner of said Covington (80.59 acre) tract, from which a 1" iron rod set an Easterly exterior angle corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract bears, N 83 deg. 46' E 5.78 ft.;

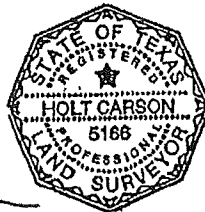
THENCE continuing through the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, with a Northwest line of said Covington (80.59 acre) tract, S 31 deg. 07' 37" W 1308.07 ft. to a 1" hex bolt found at the most Westerly corner of said Covington (80.59 acre) tract;

THENCE continuing through the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, with a Northeast line of said Covington (80.59 acre) tract, S 59 deg. 52' 35" E 27.44 ft. to a 1/2" iron rod found at an interior angle corner of said Carriage Hills Estates, Inc. (319.834 acre) tract;

THENCE with a Northeast line of said Carriage Hills Estates, Inc. (319.834 acre) tract, same being a Southwest line of said Covington (80.59 acre) tract, S 59 deg. 52' 35" E 1966.33 ft. to the PLACE OF BEGINNING and containing 319.089 acres of land.

Surveyed January 29th, 2007
BY:

Holt Carson



Holt Carson
Registered Professional Land Surveyor No. 5166

see survey map B 792012

Page 2 of 2

EXHIBIT A

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
211.51 ACRES OF LAND
ISAAC LINDSEY SURVEY NO. 67, A-476
WALTON HILL & WALTON SURVEY NO. 77
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 211.51 ACRES OF LAND OUT OF THE ISAAC LINDSEY SURVEY NO. 67, ABSTRACT NO. 476 AND THE WALTON HILL & WALTON SURVEY NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN FIRST TRACT-TRACT II, CALLED TO CONTAIN 132.18 ACRES, AND ALL OF THAT CERTAIN SECOND TRACT, CALLED TO CONTAIN 80.59 ACRES, DESCRIBED IN A DEED TO NINA COVINGTON, VAL C. COVINGTON-BUCK, MARY ELIZABETH BUCK VANCE, ROSEMARY COVINGTON DIAZ AND SARAH ANN COVINGTON FENLEY RECORDED IN VOLUME 5180, PAGE 668 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 1 ACRE PORTION OF THE SAID SECOND TRACT DESCRIBED IN A DEED TO DEBRA SUE SRNESKY RECORDED IN DOCUMENT NUMBER 2001184869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME 1 ACRE TRACT PREVIOUSLY DESCRIBED IN A DEED TO EDMOND A. SRNESKY AND WIFE, GLADYS SRNESKY RECORDED IN VOLUME 5373, PAGE 1835 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 211.51 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of the said First Tract-Tract II, being on the east line of that certain 76.066 acre tract described in a deed to Kenneth Schmidt and wife, Elizabeth Schmidt by deed recorded in Document Number 2000083124 of the Official Public Records of Travis County, Texas, and being at an angle point in Felder Lane;

THENCE, S 60°56'55" E, along the south line of Felder Lane, at 3030.97 feet passing a ½ inch diameter steel pin found 0.55 feet south of line and continuing a **total distance of 3280.94 feet** to an iron pipe found at the northerly northeast corner of the said Second Tract, the same being the northwest corner of that certain 19.806 acre tract described in a deed to Homer L. Johnson recorded in Volume 7799, Page 697 of the Deed Records of Travis County, Texas;

THENCE, S 30°20'58" W, along the west line of the said 19.806 acre Johnson tract, then the west line of that certain 30.001 acre tract described in a deed to Homer L. Johnson recorded in Volume 5335, Page 1624 of the Deed Records of Travis County, Texas, and then the west line of that certain 25.005 acre tract described in a deed to Richard Row Weaver recorded in Volume 11939, Page 87 of the Real Property Records of Travis County, Texas, at 428.58 feet passing an iron pipe found 0.21 feet east of line, at 1075.12 feet passing an iron pipe found 0.41 feet west of line, continuing a **total distance of 1611.02 feet** to an iron pipe found at the southwest corner of the said 25.005 acre Weaver tract, being an interior corner of the said Second Tract;

THENCE S 61°03'24" E, a distance of 2035.33 feet to a ½ inch diameter steel pin found on the west line of Manda-Carlson Road at the southeast corner of the said 25.005 acre Weaver tract, the same being an exterior corner of the said Second Tract;

THENCE, S 29°06'58" W, a distance of 776.96 feet along the west line of Manda-Carlson Road, the same being the east line of the said Second Tract, to an iron pipe found at the northeast corner of the said 1 acre tract described in a deed to Debra Sue Srnesky recorded in Document Number 2001184869 of the Official Public Records of Travis County, Texas, being the same 1 acre tract described in Volume 5373, Page 1835 of the Deed Records of Travis County, Texas;

THENCE, traversing the interior of the said Second Tract, along the north, west and south lines of the said 1 acre tract, the following three (3) courses and distances:

- 1) N 60°53'45" W, 216.16 feet to a ½ inch diameter steel pin found with cap;
- 2) S 29°06'48" W, 194.87 feet to a ½ inch diameter steel pin found with cap;
- 3) S 60°48'35" E, a distance of 253.38 feet to an iron pipe found on the west line of Manda-Carlson Road at the southeast corner of the said 1 acre tract;

THENCE, along the west line of Manda-Carlson Road, the same being the east line of the said Second Tract, the following two (2) courses and distances:

- 1) S 05°44'49" W, 70.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) S 28°19'58" W, 544.51 feet to a ½ inch diameter steel pin found at the southeast corner of the said Second Tract, the same being the easterly most northeast corner of that certain 319.834 acre tract described in a deed to Carriage Oaks Estates, Inc. recorded in Volume 13302, Page 5198 of the Real Property Records of Travis County, Texas, from which a ½ inch diameter steel pin found at the southeast corner of the said 319.834 acre tract bears S 28°42'52" W, 1784.44 feet;

THENCE, N 60°58'24" W, at 1966.40 feet passing a ½ inch diameter steel pin found at an interior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract, and continuing a **total distance of 1993.85 feet** to an iron pipe found at the southerly southwest corner of the said Second Tract in the interior of the said 319.834 acre Carriage Oaks Estates, Inc. tract;

THENCE, N 30°01'22" E, a distance of 1312.15 feet along a line of the said Second Tract, being in conflict with the said 319.834 acre Carriage Oaks Estates, Inc. tract, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on a common line between the said Second Tract and the said 319.834 acre Carriage Oaks Estates, Inc. tract, for an interior corner of the said Second tract, from which an iron pipe found at an exterior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract bears S 61°06'00" E, 4.48 feet;


THENCE, N 61°06'00" W, along the north line of the said 319.834 acre Carriage Oaks Estates, Inc. tract, at 344.20 feet passing the record location of an exterior corner of the said Second Tract, the same being the southeast corner of the said First Tract - Tract II, continuing a **total distance of 3407.81 feet** to a ½ inch diameter steel pin found on the east line of the said 76.066 acre Schmidt tract at the southwest corner of the said First Tract - Tract II, the same being the northwest corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract, from which an iron pipe found at an exterior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract bears S 29°53'24" W, 802.78 feet;

EXHIBIT B
Pg. 2 of 3

211.51 Acres
Page 3 of 3

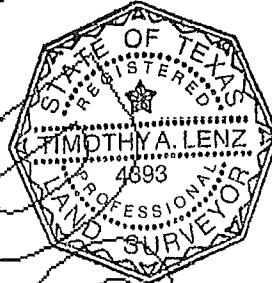
THENCE, N 29°53'24" E, a distance of 1886.72 feet along the common line between the said First Tract - Tract II and the said 76.066 acre Schmidt tract to the **PLACE OF BEGINNING**, containing 211.51 acres of land, of which 0.48 acres is in conflict with the said 319.834 acre Carriage Oaks Estates, Inc. tract as depicted on the map of survey attached hereto.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION.


TIMOTHY A. LENZ, R.P.L.S. No. 4893
Lenz & Associates, Inc
1714 Fort View Road, Suite 200
Austin, Texas 78704
(2007-0551.doc)

7-14-07

DATE



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Aug 16 03:57 PM 2007153496

MORALESB \$32.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

EXHIBIT B
Pg 3 of 3

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 78.130 ACRE TRACT IN THE ROBERT FLETCHER SURVEY NO. 69
IN TRAVIS COUNTY, TEXAS.

BEING a 78.130 acre tract or parcel of land out of and being a part of the Robert Fletcher Survey No. 69, A-287, in Travis County, Texas, and being all of that certain tract said to contain 78.133 acres described in a deed from Edwin S. Magnuson and wife, Anna Magnuson to Kevin Keshvari, et ux, dated June 5, 1995, recorded in Vol. 12349, Page 2127, Travis County Deed Records. Said tract being a part of that certain 80 acre tract described in a deed from Mrs. Hattie Schiller to Edwin S. Magnuson, et ux, recorded in Vol. 5358, Page 801, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the said 80 acre tract, a 5/8 inch iron rod found near a fence corner in the occupied north line of the James P. Kempe Survey NO. 27 and north line of that certain 142 acre tract described in a deed from Lester C. Nelson to The Lester C. Nelson Living Trust, recorded in Vol. 11917, Page 243, Travis County Deed Records, the southwest corner of the William Smith Survey No. 39, and that certain 44.19 acre tract described in a deed from Lester C. Nelson to The Lester C. Nelson Living Trust, recorded in Vol. 11917, Page 241, Travis County Deed Records, the southeast corner of the said Robert Fletcher Survey, for the southeast corner of this tract.

THENCE with the south line of the Robert Fletcher Survey and 80 acre tract, the north line of the James P. Kempe Survey and Nelson 142 acre tract, N 62 deg. 30 min. 00 sec. W, 2613.81 feet to a 5/8 inch iron rod found where same intersects the east line of Manda-Carlson Road, for the southwest corner of this tract.

THENCE with the east line of Manda-Carlson Road, N 27 deg. 07 min. 15 sec. E, 1307.87 feet to a 5/8 inch iron rod with aluminum cap found where same intersects the north line of the 80 acre tract, the southwest corner of that certain 23.704 acre tract described as Tract II in a deed from Marjorie Carlson Kerwin, et al, to Carl G. Strubbe, et ux, recorded in Vol. 12811, Page 0897, Travis County Deed Records, for the northwest corner of this tract.

THENCE with the north line of the 80 acre tract and south line of the Stubbe 23.704 acre tract, S 62 deg. 15 min. 07 sec. E, 2613.41 feet to a 5/8 inch iron rod found at a fence corner in the east line of the Robert Fletcher Survey, the west line of the William Smith Survey and that certain 44.57 acre tract described in a deed from Viola Maurine Ekeristam to Carl Carlson, recorded in Doc. No. 200205340, Travis County Deed Records, the southeast corner of the Strubbe 23.704 acre tract and northeast corner of the 80 acre tract, for the northeast corner of this tract.

THENCE with the east line of the Robert Fletcher Survey and 80 acre tract, the west line of the Carlson 44.57 acre tract and before mentioned Nelson 44.19 acre tract, S 27 deg. 05 min. 56 sec. W, 1296.56 feet to the POINT OF BEGINNING, containing 78.130 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 121210

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Date Created: 08/27/10

EXHIBIT C
Pg. 1 of 1

EXHIBIT 'C'-1

DESCRIPTION FOR A 11.331 ACRE TRACT OF LAND SITUATED IN THE ROBERT FLETCHER SURVEY No. 69, ABSTRACT No. 287, TRAVIS COUNTY, TEXAS; SAID 11.331 ACRE TRACT BEING A PORTION OF A 78.133 ACRE TRACT DESCRIBED IN THE DEED FROM EDWIN S. MAGNUSON AND WIFE, ANNA MAGNUSON, TO KEIVAN KESHVARI AND WIFE, REGINA HOOTEN-KESHVARI, DATED JANUARY 5, 1995 AND RECORDED IN VOLUME 12349, PAGE 2127 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; THE PERIMETER OF SAID 11.331 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap found (Grid Coordinates: N10126421.75 USft; E3202102.42 USft) in the easterly right-of-way line of Manda Carlson Road (60' R.O.W.), being the northwesterly corner of that certain 142 acre tract of land described in the deed from Lester C. Nelson, to Lester C. Nelson, as Trustee of the Lester C. Nelson Revocable Living Trust, with life estate reserved to the grantor, dated April 5, 1993 and recorded in Volume 11917, Page 243 of the Real Property Records of Travis County, Texas and the southwesterly corner of said 78.133 acre tract of land, for the southwesterly corner hereof;

THENCE N 27°05'50" E, along the easterly right-of-way line of Manda Carlson Road, being a portion of the westerly line of said 78.133 acre tract of land, a distance of 75.00 feet to the most westerly northwest corner hereof, from which a 5/8 inch iron rod with aluminum cap found in the easterly right-of-way line of Manda Carlson Road, being the southwesterly corner of that certain 23.704 acre tract of land called "Tract II" described in the deed from Marjorie Carlson Kerwin and Adelee Carlson Almquist to Carl G. Strubbe and wife, Mary B. Strubbe, dated October 31, 1996 and recorded in Volume 12811, Page 897 of the Real Property Records of Travis County, Texas and the northwesterly corner of said 78.133 acre tract of land bears, N 27°05'50" E, a distance of 1232.77 feet;

THENCE leaving the easterly right-of-way line of Manda Carlson Road, being the westerly line of said 78.133 acre tract of land, through the interior of said 78.133 Acre Tract, the following four (4) courses and distances:

1. S 62°30'53" E, a distance of 814.07 feet to a point for a calculated point, and
2. N 27°29'07" E, a distance of 735.00 feet to the most northerly northwest corner hereof; and
3. S 62°30'53" E, a distance of 534.00 feet to the northeasterly corner hereof, and
4. S 27°29'07" W, a distance of 810.00 feet to a point in the northerly line of said 142 acre tract of land, being the southerly line of said 78.133 acre tract of land for the southeasterly corner hereof, from which a 5/8 inch iron rod with aluminum cap found in the northerly line of said 142 acre tract of land, being the southwesterly corner of that certain 44.19 acre tract of land described in the deed from Lester C. Nelson, to Lester C. Nelson, as Trustee of the Lester C. Nelson Revocable Living Trust, with life estate reserved to the grantor, dated April 5, 1993 and recorded in Volume 11917, Page 241 of the Real Property Records of Travis County, Texas and also being the southeasterly corner of said 78.133 acre tract of land bears, S 62°30'53" E, a distance of 1266.07 feet;

THENCE N 62°30'53" W, with the common boundary line of said 142 acre tract of land and said 78.133 acre tract of land, for the southerly line hereof, a distance of 1347.56 feet to the **POINT OF BEGINNING** and containing 11.331 acres of land within the bearing and distance calls contained herein.

BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/NSRS 2007

All distances are surface values, to obtain grid distances multiply surface values by a combined scale factor of 0.99991.

EXHIBIT C-1
Pg 1 of 1

FIELD NOTES FOR CLAUD BALNEACE:

BEING a 71.274 acre tract of land situated in the Styles J. Fowler Survey, Abstract No. 302, Travis County, Texas, and being the remainder of that certain 100.00 acre tract of land conveyed by deed to Rudolph R. Carlson as recorded in Volume 1414, Page 379, Deed Records, Travis County, Texas. Surveyed on the ground in the month of September, 1994, under the supervision of R. T. Magness, Jr., Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the West line of Manda Road, marking the occupied Northeast corner of the said 100.00 acre Carlson tract for the Northeast corner hereof;

TRENCES S 22° 30' 30" W, 1615.89 feet with the said West line of the Manda Road to an iron pin set at the intersection of the North line of the Sandeen Road for the Southeast corner hereof;

TRENCES S 60° 27' 45" W, 1927.66 feet with the said North line of the Sandeen Road to cut-off "T" post, marking the Southwest corner hereof, said corner also being the Southeast corner of that certain 34.563 acre survey performed for Steven A. and Dawn E. Cooper in the month of June, 1994;

TRENCH N 29° 56' 30" W, 1615.68 feet with the East line of the said Cooper survey to an iron pipe found set in concrete, marking the Northeast corner of said Cooper survey for the Northwest corner hereof;

TRENCH S 60° 28' 15" E, 1915.38 feet to the place of BEGINNING and containing 71.274 acres of land.

NOTE: Also included is that certain 20 foot right-of-way for road purposes as described in deed to Rudolph R. Carlson as recorded in Volume 3097, Page 1743, Deed Records, Travis County, Texas.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, R. T. Magness, Jr., Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this 16th day of September, 1994, A.D.

R. T. Magness, Jr.
R. T. Magness, Jr.
Registered Professional Land Surveyor, No. 1433
State of Texas

Job No. S-17007.91
tb/2

EXHIBIT D



1991
Steger & Bizzell Engineering, Inc.
Consulting Engineers - Surveyors
P.O. Box 850 - Georgetown, Texas 78627
1011 N. Main St. Taylor, Texas 78374

Property (including any improvements):

BEING all that certain tract or parcel of land being situated about 20 miles North East of the City of Austin, Travis County, Texas, and being out of and a portion of the Styles Fowler Survey No. 42, in the County of Travis and State of Texas, and being a portion of that tract of 80 acres of land conveyed to Axel Zahr, et us, Esther Zahr, by K.T. Williamson, et ux, Ruby Williamson, by deed dated the 23rd day of August, A.D. 1951, of record in Book No. 1182, Pages 460 to 461, of the Deed Records of Travis County, Texas, to which said deed reference is here made to aid in the description hereof; and BEING more particularly described as follows, to-wit:

BEGINNING at the N W corner of said Zahr tract, an iron water pipe driven into the ground under a wire fence in the south line of the Arnham 160 acre tract, said beginning point being also the N E corner of the Mrs. C.O. Carlson 80 acre tract;

THENCE along the west line of the said Zahr tract, which is the east line of the aforementioned Carlson tract, S 30 deg. W 336.2 varas to a pipe in the ground for the S W corner of this tract, and the N W corner of a 21.59 acre tract this day conveyed out of said Zahr tract;

THENCE along the north line of said 21.59 acre tract, S 60 deg. E 940.8 varas to a pipe in the West margin of the public road which bounds this tract on the East, for the N E corner of said 21.59 acre tract and the S E corner thereof;

THENCE along the West margin of said road, N. 30 deg. 08' E 336.2 varas to an iron pipe at the S E corner of the aforementioned Arnham tract and the N E corner thereof;

THENCE along a wire fence that is the south line of the said Arnham tract and the North line thereof, N 60 deg W 941.5 varas to the PLACE OF BEGINNING, and containing 56.05 acres of land, as surveyed by Sidney Perrin, Licensed State Land Surveyor, on November 21, A. D. 1953.

EXHIBIT E
Pg 1 of 1

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 3.942 ACRE TRACT IN THE STYLES FOWLER SURVEY IN TRAVIS COUNTY, TEXAS.

BEING a 3.942 acre tract or parcel of land out of and being a part of the Styles Fowler Survey No. 42, in Travis County, Texas, and being a part of that certain 21.59 acre tract described in a deed from the Veterans Land Board OF Texas to Howard C. Anderson, recorded in Vol. 5275, Page 137, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

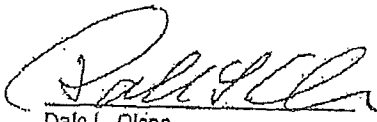
BEGINNING at the southeast corner of the said 21.59 acre tract, a 5/8 inch iron rod set in the west line of the Manda-Carlson Road and northeast corner of that certain 20 foot strip described in a deed to Mrs. Lucy Rivers, recorded in Vol. 416, Page 301, Travis County Deed Records, for the southeast corner of this tract,

THENCE with the south line of the 21.59 acre tract and north line of the 20 foot strip, N 60 deg. 01 min. 19 sec. W, 940.74 feet to a 5/8 inch iron rod set for the southwest corner of this tract from which the southwest corner of the said 21.59 acre tract, a 5/8 inch iron rod set bears N 60 deg. 01 min. 19 sec. W, 1673.73 feet.

THENCE N 27 deg. 55 min. 59 sec. E, 174.77 feet to a 5/8 inch iron rod set in the center of a driveway for the northwest corner of this tract.

THENCE with the center of said driveway, S 61 deg. 52 min. 57 sec. E, 339.04 feet to a 5/8 inch iron rod set; S 60 deg. 14 min. 01 sec. E, 73.28 feet to a 5/8 inch iron rod set; S 59 deg. 15 min. 41 sec. E, 535.18 feet to a 5/8 inch iron rod set where same intersects the west line of Manda- Carlson Road and east line of the 21.59 acre tract, for the northeast corner of this tract.

THENCE with the west line of said road and east line of the 21.59 acre tract, S 30 deg. 04 min. 18 sec. W, 178.84 feet to the POINT OF BEGINNING, containing 3.942 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 115009

Date Created: 06/12/09

EXHIBIT F

Pg 1 of 1

AND RECORDED

IAL PUBLIC RECORDS



2010 May 10 11:48 AM 2010065611

FERGUSONLL \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

DESCRIPTION

FOR A 0.620 ACRE TRACT OF LAND OUT OF THE STYLES J. FOWLER SURVEY NO. 42, ABSTRACT 302 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 17.667 ACRE TRACT OF LAND CONVEYED TO LESTER ANDERSON BY DEED OF RECORD IN DOCUMENT NO. 2010065612 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.620 ACRE TRACT, AS PREPARED FROM RECORD INFORMATION, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly right-of-way line of Manda Carlson Road (60' R.O.W.), being in the southeasterly corner of that certain 56.06 acre tract of land conveyed to Debbie Lindemann by deed of record in Document No. 2010065613 of said Official Public Records, same being the northeasterly corner of said 17.667 acre tract of land, for the northeasterly corner hereof;

THENCE along the westerly right-of-way line of Manda Carlson Road, being the most easterly line of said 17.667 acre tract, for the easterly line hereof, **S 30°04'18" W** for a distance of **181.17 feet** to a calculated point being the northeasterly corner of that certain 3.942 acre tract of land conveyed to Debbie Lindemann by deed of record in Document No. 2010065611 of said Official Public Records, same being the most easterly southeast corner of said 17.667 acre tract of land, for the southeasterly corner hereof, from which the calculated southeast corner of said 3.942 acre tract of land bears, **S30°04'18"W** for a distance of 178.84 feet;

THENCE leaving the westerly right-of-way line of Manda Carlson Road, along the northerly line of said 3.942 acre tract of land, being a portion of the southerly line of said 17.667 acre tract of land, for the southerly line hereof, **N 59°15'41" W** for a distance of **150.01 feet** to the southwesterly corner hereof, from which an angle point in the common line of said 3.942 acre tract of land and said 17.667 acre tract of land bears, **N59°15'41"W** for a distance of 385.17 feet;

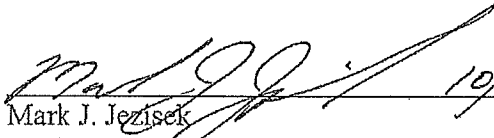
THENCE leaving the northerly line of said 3.942 acre tract of land, over and across said 17.667 acre tract of land, for the westerly line hereof, **N 30°04'18" E** for a distance of **179.18 feet** to a point in the southerly line of said 56.06 acre tract of land, same being the northerly line of said 17.667 acre tract of land for the northwesterly corner hereof;

THENCE along the southerly line of said 56.06 acre tract of land, being the northerly line of said 17.667 acre tract of land, for the northerly line hereof, **S 60°01'19" E** for a distance of **150.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.620 acres of land.

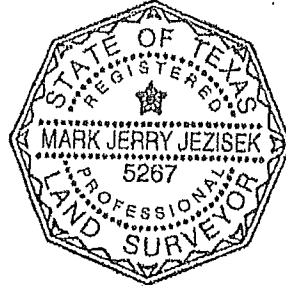
EXHIBIT G

Pg 1 of 2

This Metes and Bounds description was prepared from record information. This survey was not performed on the ground. The basis of bearings is that certain 17.667 acre deed of record in Document No. 2010065612 of the Official Public Records of Travis County, Texas.

 10/7/10

Mark J. Jezisek
Registered Professional Land Surveyor No. 5267
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



Job No.: 1946-2-001

Filename: W:\PROJECTS\RE AUSTIN SOLAR\DESCRIPTIONS\0.620 AC ELEC. ESMT..DOC

EXHIBIT G
Pg 2 of 2