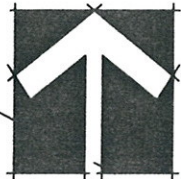


EXHIBIT TO ACCOMPANY FIELD NOTES FOR
16.24 ACRES OUT OF THE EDWARD FLINT SURVEY NO. 11
CITY OF PFLUGERVILLE, WILLIAMSON COUNTY, TEXAS



Scale: 1" = 200'

Bearings based on Grid
 North Texas State Plane
 Coordinate System
 (Central Zone) NAD
 83(93)
 All distances are surface
 (US survey feet)

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

SYMBOL LEGEND

- 1/2" IRON PIN FOUND w/YELLOW PLASTIC CAP "CCC 4835" (UNLESS OTHERWISE NOTED)
- + CALCULATED POINT
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 26°55'15" E	20.52'
L2	N 66°33'11" E	118.84'
L3	S 63°06'41" E	13.61'
L4	S 29°30'00" W	100.10'
L5	S 28°50'05" W	207.75'

CURVE TABLE

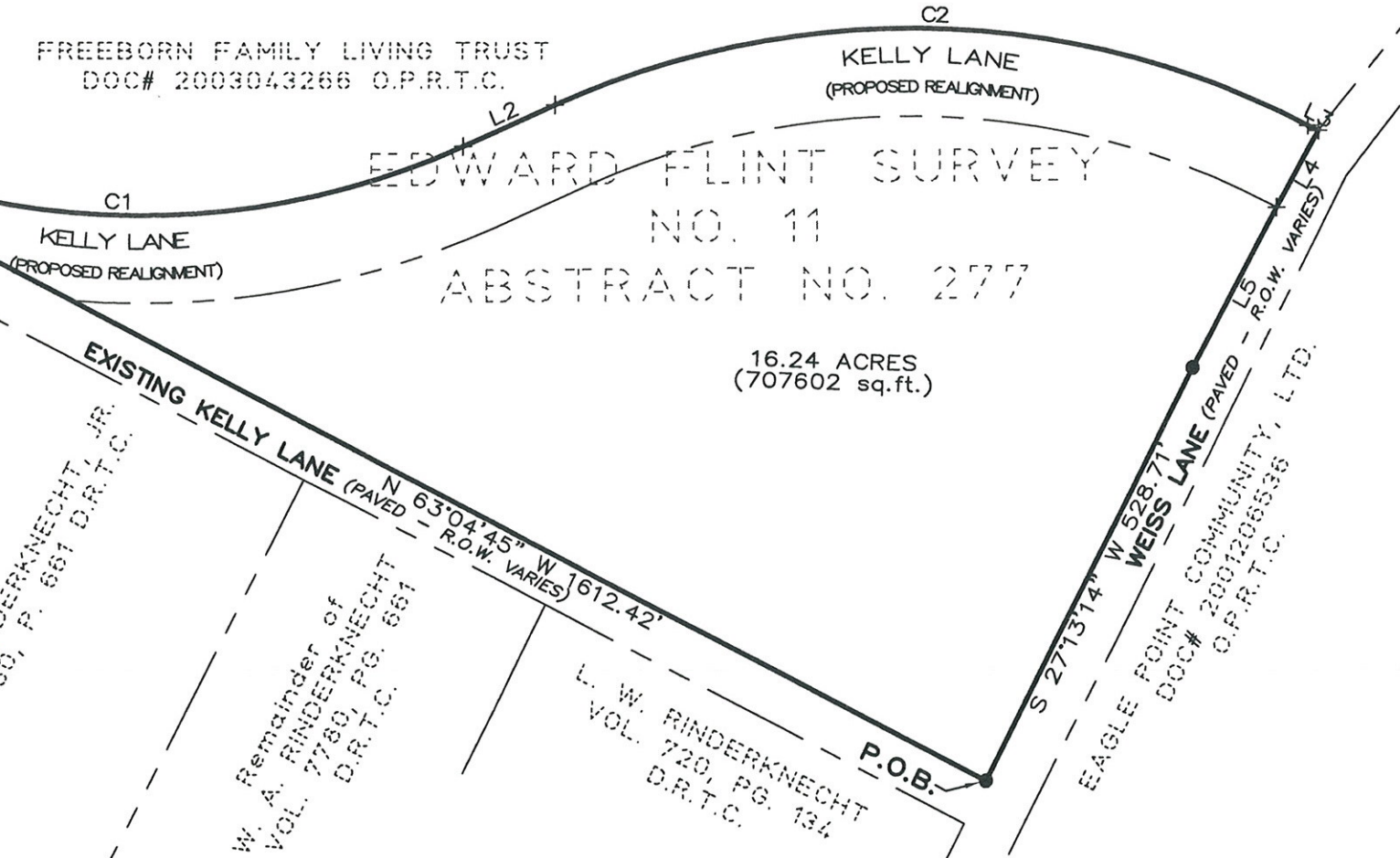
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	50°13'02"	950.00	832.63	806.24	S 88°20'18" E
C2	50°20'08"	1050.00	922.45	893.07	S 88°16'45" E



FREEBORN FAMILY LIVING TRUST
 DOC# 2003043266 O.P.R.T.C.

EDWARD FLINT SURVEY
 NO. 11
 ABSTRACT NO. 277

16.24 ACRES
 (707602 sq.ft.)



Castleberry Surveying, Ltd.
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600/(512) 930-9389 fax
 www.castleberysurveying.com

SHEET
2
 OF
2

16.24 ACRES

All that certain tract or parcel of land in Travis County, Texas, out of the Edward Flint Survey No. 11, Abstract No. 277 and being a portion of that tract described as 190.461 acres in a General Warranty Deed granted to the Freeborn Family Living Trust, dated October 16, 2002, and recorded as Document No. 2003043266, Official Public Records Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found with a yellow plastic cap inscribed "CCC 4835" found at the intersection of the north margin of Kelly Lane, a right-of-way of varying width, and the west margin of Weiss Lane, a right-of-way of varying width, for the southeast corner of said Freeborn Family Living Trust tract and the most southerly corner of this tract;

THENCE: N 63°04'45" W 1612.42 feet with the north margin of said Kelly Lane and the south line of said Freeborn Family Living Trust tract and with the southwest line of this tract to a calculated point;

THENCE into and across said Freeborn Family Living Trust tract with the north line of this tract in the following five (5) courses:

1. N 26°55'15" E 20.52 feet to a calculated point for an exterior ell corner of this tract;
2. 832.63 feet along a curve to the left, concave to the north, ($\Delta=50^{\circ}13'02"$, $r=950.00$ feet, lc bears S 88°20'18" E 806.24 feet) to a calculated point of tangency,
3. N 66°33'11" E 118.84 feet to a calculated point of curvature,
4. 893.07 feet along a curve to the right, concave to the south, ($\Delta=50^{\circ}20'08"$, $r=1050.00$ feet, lc bears S 88°16'45" E 893.07 feet) to a calculated point of tangency,
5. S 63°06'41" E 13.61 feet to a calculated point in the west margin of said Weiss Lane and the east line of said Freeborn Family Living Trust tract for the most easterly corner of this tract;

THENCE: with the west margin of said Weiss Lane and the east line of said Freeborn Family Living Trust tract and with the southeast line of this tract in the following three (3) courses:

1. S 29°30'00" W 100.10 feet to a calculated point,
2. S 28°50'05" W 207.75 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
3. S 27°13'14" W 528.71 feet to the Point of Beginning and containing 16.24 acres (707602 sq. ft) of land.

Bearings based on grid north Texas State Plane Coordinate System (Central Zone) NAD 83

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Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 9032
Georgetown, Texas 78628



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

CCC/tcp

40132 16.24 EXCLUDED ACRES
Boundary/Alignment Inverse Report
Mon Feb 20 12:29:04 2006

Project:

Inverse of Lot 1

1 N:131.9444' E:-155.1587'
N 63°04'45" W 1612.42'
2 N:861.9820' E:-1592.8455'
N 26°55'15" E 20.52'
3 N:880.2783' E:-1583.5549' (PC of curve)

Curve Parameters

Direction: Left/Counter-clockwise

Radius Pt at N:1728.46 E:-1155.66

Delta =50°13'03" Left/Counter-clockwise

Radius =950.00

Arc Length =832.64

Tangent Length =445.19

Chord Length =806.24

Chord Bearing =S 88°20'18" E

PC Tang Bearing=S 63°13'47" E

PT Tang Bearing=N 66°33'11" E

PC->RP Bearing =N 26°46'13" E

RP->PT Bearing =S 23°26'49" E

4 N:856.8994' E:-777.6539'

N 66°33'11" E 118.84'

5 N:904.1858' E:-668.6267' (PC of curve)

Curve Parameters

Direction: Right/Clockwise

Radius Pt at N:-59.11 E:-250.83

Delta =50°20'08" Right/Clockwise

Radius =1050.00

Arc Length =922.45

Tangent Length =493.37

Chord Length =893.07

Chord Bearing =S 88°16'45" E

PC Tang Bearing=N 66°33'11" E

PT Tang Bearing=S 63°06'41" E

PC->RP Bearing =S 23°26'49" E

RP->PT Bearing =N 26°53'19" E

6 N:877.3672' E:224.0406'

S 63°06'41" E 13.61'

7 N:871.2120' E:236.1791'

8 S 29°30'00" W 100.10' N:784.0894' E:186.8875'
9 S 28°50'05" W 207.75' N:602.0973' E:86.6929'
10 S 27°13'14" W 528.71' N:131.9407' E:-155.1480'
Perimeter: 4357.04' Area: 16.24 acres 707602.01 sq ft Precision: 385830.14

