

CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT (this “**Assignment**”) is by the City of Pflugerville, Texas (the “**City**”) and dated to be effective as of September ____, 2012 (the “**Effective Date**”).

RECITALS:

A. 130 Cactus Investment, LP, a Texas limited partnership (“**Assignor**”), the City, and Tejas Viejo Land Company, a Texas corporation (the “**Development Partner**”), entered into that certain Development Agreement dated effective as of October 25, 2005 (the “**Original Development Agreement**”), as amended by that certain First Amendment to the Development Agreement among Assignor, the City and the Development Partner, dated August 29, 2006 (the “**First Amendment**”), and as further amended by that certain Second Amendment to the Development Agreement Regarding Bohls North and PCDC Tracts among Assignor and the City, dated December 23, 2008 (the “**Second Amendment**”), pursuant to which Assignor, the City and the Development Partner set forth certain agreements, rights, responsibilities and obligations with respect to the establishment of municipal utility districts to service and the development of that certain real property described in Exhibit A attached hereto (the “**Property**”) and certain other real property located adjacent thereto and more particularly described on Exhibit B attached hereto (the “**Adjacent Property**”) (collectively the Original Development Agreement, the First Amendment and the Second Amendment are referred to herein as, the “**Development Agreement**”).

B. The Development Partner assigned all of its right, title, interest and obligations in and to the Original Development Agreement and the First Amendment to Assignor pursuant to that certain Assignment of Rights dated October 19, 2006, which assignment was approved by the City in the Second Amendment (the “**Partner Assignment**”).

C. Pursuant to that certain Agreement of Sale and Purchase dated July 10, 2012, as amended, by and between Assignor and Sorento Holdings 2012 LLC, a Texas limited liability company (“**Assignee**”), Assignee will acquire the Property from Assignor.

D. Pursuant to Section 12.(b) of the Second Amendment, the Development Agreement will extend to and be binding upon and inure to the benefit of Assignor’s successors-in-interest to the Property.

E. Pursuant to Article XI of the Original Development Agreement, Assignor may assign its rights, duties and responsibilities under the Development Agreement to Assignee only with the consent of the City, which consent may not be unreasonably withheld or delayed.

F. The City desires to grant its consent to Assignor’s assignment of all of its rights, duties and responsibilities under the Development Agreement, only as they relate to the Property, to Assignee, and Assignee’s assumption of all of Assignor’s rights, duties and responsibilities under the Development Agreement, only as they relate to the Property, incident to Assignee’s purchase of the Property from Assignor.

NOW, THEREFORE, in consideration of the above and of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby

acknowledged and confessed by the City hereby consents Assignor's assignment of all of its rights, duties and responsibilities under the Development Agreement, only as they relate to the Property, to Assignee, and Assignee's assumption of all of Assignor's rights, duties and responsibilities under the Development Agreement, only as they relate to the Property, effective upon Assignee's acquisition of the Property from Assignor.

The City hereby represents and warrants to Assignee that the undersigned representative of the City is duly authorized to execute this Consent.

Further, the City hereby acknowledges and agrees that the name of Assignor's general partner is not CIGNEN, LLC, the incorrect name for Assignor's general partner which was inadvertently included in the Development Agreement, but is actually CIGEN, LLC, and that any reference to CIGNEN, LLC in the Development Agreement or Partner Assignment shall mean and refer to CIGEN, LLC for all purposes.

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IN WITNESS WHEREOF, the City has caused this Consent to be executed and effective as of the Effective Date.

CITY OF PFLUGERVILLE, TEXAS

By: _____

Name: _____

Title: _____

Attest:

By: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was ACKNOWLEDGED before me this ____ day of _____, 2012, by _____, the _____ of the City of Pflugerville, Texas.

[S E A L]

Notary Public - State of Texas

EXHIBIT A

Property

FIELD NOTES

JOB NO:

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DATE: May 31, 2005

PAGE: 1 OF 2

237.56 ACRES

All of that certain tract or parcel of land situated in Travis County, Texas, out of the J. B. Bray Survey No. 10, Abstract No. 73, and being a portion of that tract described as 79 acres of land (First Tract), all of that tract described as 120 acres of land (Second Tract), and all of that tract described as 41 acres of land (Third Tract) in a Warranty Deed granted to Julia Bohls Abers, dated January 8, 1987, and recorded in Volume 12115, Page 98, Real Property Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a fence corner post found in the north margin of Jesse Bohls Road and the east margin Weiss Lane, for the southwest corner of said Abers tract (First Tract) and this tract;

THENCE: along the east line of said Weiss Lane and the west line of this tract, the following two (2) courses,

1. N 27°42'08" E 358.19 feet to a fence post found,
2. N 27°33'06" E 2060.37 feet to a 60d nail found in a fence corner post, for the southwest corner of that tract described as 2.000 acres in a General Warranty Deed granted to Rebecca Talley, dated January 25, 1999, and recorded in Volume 13357, Page 889, said real property records, and the northwest corner of said Abers Tract (First Tract) this tract;

THENCE: along the north line of this tract, the following four (4) courses,

1. S 62°31'40" E 335.11 feet along the south line of said Talley tract, to a ½" iron pipe found for the southwest corner of that tract described as 3.000 acres in a Warranty Deed with Vendor's Lien granted to Susie Leverett, dated December 1, 1999, and recorded as Document No. 1999148172, Official Public Records of Travis County, Texas, and the southeast corner of said Talley tract,
2. S 62°39'02" E 251.79 feet along the south line of said Leverett tract to a ½" iron pin found for the southwest corner of that tract described as 218.56 acres in a Substitute Trustee's Deed granted to Edmund Randig, et ux, dated December 5, 1989, and recorded in Volume 11080, Page 27, said real property records, and the southeast corner of said Leverett tract,
3. S 62°30'55" E 1592.94 feet along the south line of said Randig tract to a ½" iron pin found at a fence corner post, for the southwest corner of that tract described as 64 acres in a Warranty Deed granted to Chester C. Nelle, et al, dated May 29, 1985, and recorded in Volume 9185, Page 197, said real property records, and the southeast corner of said Randig tract,
4. S 62°37'00" E 2089.33 feet to a 60d nail found in a fence corner post, in the west line of that tract described as 97.680 acres granted to Allen Vorwerk, et al per the Travis County Tax Maps, no recorded description found, for the southeast corner of said Nelle tract and the northeast corner of said Abers tract (Second Tract) and this tract;

THENCE: along the east line of said Abers tract (Second Tract) and this tract, the following eight (8) courses,

1. S 27°48'55" W 503.49 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
2. S 27°00'26" W 570.57 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
3. S 27°06'39" W 258.56 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
4. S 28°05'46" W, at approximately 67.39 feet passing the northwest corner of that tract described as 2.00 acres in a Quitclaim Deed granted to Kathy C. Renaker, dated December 31, 2001, and recorded as Document No. 2002024426, said official public records, in all 126.76 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
5. S 27°15'36" W, at approximately 168.33 feet passing the southwest corner of said Renaker tract, in all 189.46 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
6. S 27°06'39" W 342.88 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
7. S 28°21'08" W 194.30 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
8. S 27°31'34" W 245.05 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the north margin of said Jesse Bohls Road, for the southwest corner of said Vorwerk tract and the southeast corner of said Abers tract (Second Tract) and this tract;

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Consent to Assignment of Development Agreement – Exhibit A

FIELD NOTES

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DATE: May 31, 2005

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THENCE: along the north margin of Jesse Bohls Road and the south line of said Abers tract and this tract the following four (4) courses,

1. N 62°27'23" W 628.97 feet to a fence post found,
2. N 61°56'41" W 203.59 feet to a fence post found,
3. N 62°18'58" W 438.10 feet to a fence post found,
4. N 62°21'39" W 2028.61 feet to a fence post found,
5. N 62°36'36" W 975.73 feet to the Point of Beginning and containing 237.56 acres.

Bearings hereon based Grid North, Texas State Plane Coordinate System, Central Zone NAD83(93).

Castleberry Surveying, Ltd.
203 South IH 35, Suite 101C
Georgetown, Texas 78628



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

CCC/sle

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Consent to Assignment of Development Agreement – Exhibit A

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FIELD NOTES

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DATE: December 6, 2007
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119.023 ACRES

All that certain tract or parcel of land situated in Travis County, Texas out of the John C. Bray Survey No. 10, Abstract No. 73, Travis County, Texas and being a portion of that tract described as 158.1 acres in a Deed of Gift to Edmund A. Randig, et ux, recorded in Volume 6870, Page 2077, Deed Records of Travis County, Texas which is all that tract described as 65.15 acres in a Warranty Deed granted to Pflugerville Community Development Corporation, a Texas non-profit corporation, and recorded as Document No. 2004180177, Official Public Records of Travis, Texas and being that tract described as 63.72 acres in a Warranty Deed granted to Pflugerville Community Development Corporation, a Texas non-profit corporation, and recorded as Document No. 2004180178, and further described by metes and bounds as follows:

BEGINNING at a ½" iron pin found in the east margin of Weiss Lane, for the northwest corner of that tract described as 2.00 acres in a Warranty Deed granted to Tony Friesen, et ux, and recorded as Document No. 2000087383 of said Official Public Records, for the most westerly southwest corner of said Pflugerville Community Development Corporation (#2004180177) tract and this tract, from which a 60d nail found in a wood fence corner post broken at ground level for the southwest corner of that tract described as 2.000 acres in a General Warranty Deed granted Rebecca Talley and recorded in Volume 13357, Page 889, Real Property Records of Travis County, Texas, and the original southwest corner of said Randig (6870/2077) tract bears S 27°27'32" W 520.24 feet;

THENCE, N 27°07'19" E 833.45 feet with the east margin of Weiss Lane, a right-of-way of varying width, and the west line of said Pflugerville Community Development Corporation (#2004180177) tract adjacent to a wire fence, to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set in said fence line for the northwest corner of said Pflugerville Community Development Corporation (#2004180177) tract and this tract;

THENCE, with the north line of this tract in the following three (3) courses:

1. S 67°15'37" E 2178.01 feet with the north line of said Pflugerville Community Development Corporation (#2004180177) tract to a ½" iron pin found in the east line of said Randig (6870/2077) tract for the northwest corner of that tract described as 10.00 acres in a General Warranty Deed granted to Dale P. Randig and recorded in Volume 13115, Page 987 of said Real Property Records;
2. S 27°39'04" W 206.95 feet with the west line of said Randig (13115/987) tract and the east line of said Randig (6870/2077) tract and said Pflugerville Community Development Corporation (#2004180177) tract to a ½" iron pin found for the southwest corner of said Randig (13115/987) tract;
3. S 62°37'32" E with the south line of said Randig (13115/987) tract and continuing with the east line of said Randig (6870/2077) tract at 8.80 feet passing a ½" iron pin found for the northwest corner said Pflugerville Community Development Corporation (#2004180178) tract and for the northeast corner of said Pflugerville Community Development Corporation (#2004180177) tract with the north line of said Pflugerville Community Development Corporation (#2004180178) tract in all 1263.71 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the northeast corner of this tract, from which a ½" iron pin found for the northeast corner of said Pflugerville Community Development Corporation (#2004180178) tract bears S 62°37'32" E 841.16 feet;

THENCE, with the east line of this tract in the following thirty-three (33) courses:

1. S 33°06'35" E 79.18 feet over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
2. S 1°44'39" E 59.99 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
3. S 11°48'56" E 31.06 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
4. S 23°36'11" E 35.08 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;

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Consent to Assignment of Development Agreement – Exhibit A

FIELD NOTES

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DATE: December 6, 2007
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5. S 12°31'01" E 23.54 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
6. S 41°01'46" E 25.30 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
7. S 44°13'36" E 29.57 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
8. S 46°29'18" E 33.37 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
9. S 45°08'54" E 28.94 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
10. S 16°28'18" E 35.98 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
11. S 5°51'07" E 50.03 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
12. S 4°59'57" W 88.43 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
13. S 6°13'17" W 23.04 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
14. S 14°42'16" W 30.36 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
15. S 0°00'00" W 21.73 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
16. S 18°32'24" E 24.24 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
17. S 1°34'35" E 43.40 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
18. S 3°53'38" E 57.54 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
19. S 5°57'49" W 61.64 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
20. S 15°43'31" W 94.11 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
21. S 25°49'43" W 41.11 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;

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Consent to Assignment of Development Agreement – Exhibit A

FIELD NOTES

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DATE: December 6, 2007
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22. S 14°54'28" W 19.83 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
23. S 2°46'58" E 26.83 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
24. S 18°22'47" E 44.41 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
25. S 25°56'12" E 49.63 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
26. S 22°25'47" E 46.94 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
27. S 20°08'37" E 51.69 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
28. S 9°30'15" E 85.45 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
29. S 17°02'51" E 83.67 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
30. S 28°47'41" E 32.00 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
31. S 37°57'00" E 37.24 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
32. S 55°22'59" E 13.04 feet continuing over and across said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the east line of said Pflugerville Community Development Corporation (#2004180178) tract;
33. S 27°28'44" W 287.84 feet with the east line of said Pflugerville Community Development Corporation (#2004180178) tract and this tract to an existing wire fence to a 60d nail found in a fence corner post for the occupied northeast corner of that tract described as 239.12 acres in an Executor's Deed granted to Herbert Bohls, et al, and recorded as Document No. 2003126589 of said Official Public Records, and the southeast corner of said Pflugerville Community Development Corporation (#2004180178) tract and this tract;

THENCE, with the south line of this tract in the following five (5) courses:

1. N 62°36'47" W 2089.60 feet with the north line of said Bohls tract and the south line of said Pflugerville Community Development Corporation (#2004180178) tract to a ½" iron pin found for the southwest corner of said Pflugerville Community Development Corporation (#2004180177) tract and the southeast corner of said Pflugerville Community Development Corporation (#2004180178) tract;
2. N 62°32'16" W 1593.45 feet continuing with the north line of said Bohls tract and the south line of said Pflugerville Community Development Corporation (#2004180177) tract to a ½" iron pin found for the southeast corner of that tract described as 3 acres in a Warranty Deed granted to Susie Leverett, and recorded as Document No. 1999148172 of said Official Public Records, and for the most southerly southwest corner of said Pflugerville Community Development Corporation (#2004180177) tract and this tract;

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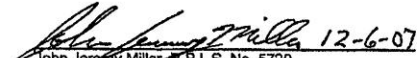
Consent to Assignment of Development Agreement – Exhibit A

FIELD NOTES

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3. N 27°22'43" E 520.55 feet with the east line of said Leverett tract and the south line of said Pflugerville Community Development Corporation (#2004180177) tract to a 1/4" iron pin found for an interior ell corner of said Pflugerville Community Development Corporation (#2004180177) tract and this tract;
4. N 62°35'55" W 251.07 feet with the north line of said Leverett tract and the south line of said Pflugerville Community Development Corporation (#2004180177) tract to a 1/4" iron pin found for the northeast corner of said Friesen tract and the northwest corner of said Leverett tract;
5. N 62°32'40" W 334.59 feet with the north line of said Friesen tract and the south line of said Pflugerville Community Development Corporation (#2004180177) tract to the point of Beginning and containing 119.023 acres of land within this metes and bounds description.

Bearings cited hereon based on grid north Texas State Plane Coordinate System (Central Zone)
NAD 83(93)


John Jeremy Miller, P.L.S. No. 5720
Castleberry Surveying, Ltd.
3813 Williams Drive, Suite 903
Georgetown, Texas 78628
JJM/adm



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Consent to Assignment of Development Agreement - Exhibit A

EXHIBIT B

Adjacent Property

FIELD NOTES

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DATE: January 9, 2006
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MUD Parcel One - 162.17 ACRES

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No. 7, Abstract No. 458 and being a portion of that tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England, et al, dated February 4, 1994 and recorded in Volume 12118, Page 195 of said real property records, and a portion of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000, and recorded as Document No. 2001020588, Official Public Records Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found for the common monumented and occupied southwest corner of that tract described as 11.00 acres (Third Tract) in a Special Warranty Deed granted to Bob Nicholas, et al, dated March 29, 1991 and recorded in Volume 11418, Page 1139 of said Real Property Records Travis County, Texas, and the monumented and occupied most westerly northwest corner of said Hill tract and this tract;

THENCE: S 62°59'03" E 1360.58 feet with the south line of said Nicholas tract and the most westerly north line of said Hill tract to a 1/2" iron pin found for the common monumented and occupied southeast corner of said Nicholas Third Tract, the monumented and occupied interior ell corner of said Hill tract and an interior ell corner of this tract;

THENCE: along the most northerly west line of this tract in the following three (3) courses:

1. N 27°15'21" E with the most northerly west line of said Hill tract, as monumented and adjacent to the east line of said Nicholas Third tract, at approximately 351.71 feet passing the common northeast corner of said Nicholas Third tract and the southeast corner of that tract described as 7.00 acres (Second Tract) in said Nicholas deed (11418/1139) and continuing adjacent to the east line of said Nicholas Second Tract, at approximately 614.64 feet passing the common northeast corner of said Nicholas Second Tract and the southeast corner of that tract described as 58.08 acres (First Tract) in said Nicholas deed (11418/1139), in all 1078.73 feet to a 1/2" iron pin found with a yellow plastic cap inscribed "CCC 4835" in the south line of that tract described as 0.930 acres in a Special Warranty Deed granted to the City of Pflugerville, Texas, dated June 10, 2003 and recorded as Document No. 2003139002 of said official public records for the southwest corner of said City of Pflugerville tract (#2003139002).
2. offset S 58°05'00" E 30.10 feet across said Hill tract with the south line of said City of Pflugerville tract (#2003139002) to a 1/2" iron pin found with a yellow plastic cap inscribed "CCC 4835" in the west line said England and the east line of said Hill tract for the southeast corner of said City of Pflugerville tract (#2003139002).
3. N 27°09'34" E 83.04 feet with the east line of said City of Pflugerville tract (#2003139002) and the west line of said England tract to a 1/2" iron pin found with an orange plastic cap inscribed "RDS RPLS 4094" for the southwest corner of that tract described as 45.193 acres in a Special Warranty Deed granted to the City of Pflugerville, Texas, dated October 3, 2003 and recorded as Document No. 2003236749 of said official public records and the northwest corner of this tract;

THENCE: along the north line of this tract with the south line of said City of Pflugerville tract (#2003236749), also being the south right-of-way line of the proposed realignment of Pfluger Lane, in the following two courses:

1. S 51°28'52" E 1214.89 feet to a 1/2" iron pin found with a yellow plastic cap inscribed "CCC 4835" at the beginning of a tangent curve,
2. 208.88 feet along a curve to the left and concave to the northeast (delta = 12°31'55", r = 955.00 feet, lc bears S 57°45'03" E 208.46 feet) to a 1/2" iron pin found with a yellow plastic cap inscribed "CCC 4835" in the east line of said England tract for the common southwest corner of that tract described as 9.294 acres in a Special Warranty Deed granted to the City of Pflugerville, Texas, dated April 4, 2003 and recorded as Document No. 2003097726 of said official public records, the northwest corner of the remainder of that tract described as 32.290 acres (Tract 2) granted to H.L. Weiss, Jr., in a Partition Deed dated April 6, 2001 and recorded as Document No. 2001085236 of said official public records, the southeast corner of said City of Pflugerville tract (#2003236749), and the northeast corner of this tract;

FIELD NOTES

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THENCE: along the monumented east line of said England tract and this tract in the following four (4) courses:

1. S 27°21'57" W 338.08 feet with the west line of said H.L. Weiss, Jr. tract, to a 1/4" iron pin found for the southwest corner of said H.L. Weiss, Jr. tract and the northwest corner of that tract described as 32.290 acres (Tract 3) granted to Don L. Weiss, et ux, in a Partition Deed dated April 6, 2001 and recorded as Document No. 2001065237 of said official public records,
2. S 27°17'51" W 901.16 feet with the west line of said Don L. Weiss tract to a 1/4" iron pin found for the southwest corner of said Don L. Weiss tract and the northwest corner of that tract described as 32.290 acres (Tract 4) granted to Glen Weiss in a Partition Deed dated April 6, 2001 and recorded as Document No. 2001065235 of said official public records,
3. S 27°17'40" W 902.56 feet with the west line of said Glenn Weiss tract to a 1/2" iron pin found for the southwest corner of said Glenn Weiss tract and the northwest corner of that tract described as 32.290 acres (Tract 5) granted to Joe Weiss, in a Partition Deed dated April 6, 2001 and recorded as Document No. 2001065236 of said official public records,
4. S 27°19'48" W 905.60 feet with the west line of said Joe Weiss tract to a 1/2" iron pin found adjacent to the north line of said Smith First Tract for the southwest corner of said Joe Weiss tract, the southeast corner of said England tract and this tract;

THENCE: with the south line of this tract in the following three (3) courses:

1. N 62°53'20" W along the north line of said Smith tract and with the south line of said England tract, at approximately 68.59 feet crossing Brace Creek, in all 1390.54 feet to a 1/2" iron pin found on the north side of a wood fence corner, the monumented southeast corner of said Hill tract, the southwest corner of said England tract as occupied and monumented, and the southwest corner of this tract,
2. N 39°53'22" W 1023.54 feet into and across said Hill tract to a calculated point,
3. N 62°53'39" W 450.00 feet to a calculated point adjacent to the west line that tract described as "...97-1/2 acres..." in a deed granted to Theodor R. Timmerman, dated February 27, 1963 and recorded in Volume 2470, Page 572 Deed Records Travis County, Texas, for the southwest corner of this tract;

THENCE: N 27°09'50" E 1742.87 feet along the west line of said Timmerman tract, with the west line said Hill tract and this tract to the Point of Beginning and containing 162.17 acres of land.

MUD Parcel Two - 237.56 ACRES

All of that certain tract or parcel of land situated in Travis County, Texas, out of the J. B. Bray Survey No. 10, Abstract No. 73, and that tract described in an Executor's Deed, granted to Harber Bohls, et al, dated May 29, 2003, and recorded in Document No. 2003126589, Official Public Records, Travis County, Texas and further described as being a portion of that tract described as 79 acres of land (First Tract), a portion of that tract described as 120 acres of land (Second Tract), a portion of that tract described as 41 acres of land (Third Tract) in a Warranty Deed granted to Julia Bohls Abers, dated January 6, 1987, and recorded in Volume 12115, Page 98, Real Property Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a fence corner post found in the north margin of Jesse Bohls Road and the east margin Weiss Lane, for the southwest corner of said Abers tract (First Tract) and this tract;

THENCE: along the east line of said Weiss Lane and the west line of this tract, the following two (2) courses:

1. N 27°42'08" E 358.19 feet to a fence post found,
2. N 27°33'06" E 2060.37 feet to a 60d nail found in a fence corner post, for the southwest corner of that tract described as 2,000 acres in a General Warranty Deed granted to Rebecca Talley, dated January 25, 1999, and recorded in Volume 13357, Page 889, said real property records, and the northwest corner of said Abers Tract (First Tract) this tract;

FIELD NOTES

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THENCE: along the north line of this tract, the following four (4) courses:

1. S 62°31'40" E 335.11 feet along the south line of said Talley tract, to a 1/2" iron pipe found for the southwest corner of that tract described as 3,000 acres in a Warranty Deed with Vendor's Lien granted to Susie Leverett, dated December 1, 1999, and recorded as Document No. 1999148172, Official Public Records of Travis County, Texas, and the southeast corner of said Talley tract,
2. S 62°39'02" E 251.79 feet along the south line of said Leverett tract to a 1/2" iron pin found for the southwest corner of that tract described as 218.66 acres in a Substitute Trustee's Deed granted to Edmund Randig, et al, dated December 5, 1989, and recorded in Volume 11080, Page 27, said real property records, and the southeast corner of said Leverett tract,
3. S 62°30'55" E 1592.94 feet along the south line of said Randig tract to a 1/2" iron pin found at a fence corner post, for the southwest corner of that tract described as 64 acres in a Warranty Deed granted to Chester C. Nelle, et al, dated May 29, 1985, and recorded in Volume 9185, Page 197, said real property records, and the southeast corner of said Randig tract,
4. S 62°37'00" E 2089.33 feet, along the south line of said Nelle tract, to a 80d nail found in a fence corner post, in the west line of that tract described as 97.680 acres granted to Allen Vorwerk, et al per the Travis County Tax Maps, no recorded description found, for the southeast corner of said Nelle tract and the northeast corner of said Abers tract (Second Tract) and this tract;

THENCE: along the east line of said Abers tract (Second Tract) and this tract, the following eight (8) courses:

1. S 27°48'55" W 503.49 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
2. S 27°00'26" W 570.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
3. S 27°06'39" W 258.56 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
4. S 28°05'46" W, at approximately 67.39 feet passing the northwest corner of that tract described as 2.00 acres in a Quitclaim Deed granted to Kathy C. Fenaker, dated December 31, 2001, and recorded as Document No. 2002024428, said official public records, in all 126.78 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
5. S 27°15'36" W, at approximately 168.33 feet passing the southwest corner of said Renaker tract, in all 189.46 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
6. S 27°06'39" W 346.88 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
7. S 28°21'08" W 194.30 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
8. S 27°31'34" W 245.05 feet to a fence post corner, in the north margin of said Jesse Bohls Road, for the southwest corner of said Vorwerk tract and the southeast corner of said Abers tract (Second Tract) and this tract;

THENCE: along the north margin of Jesse Bohls Road and the south line of said Abers tract (Third tract) and this tract the following four (4) courses:

1. N 62°27'23" W 628.97 feet to a fence post found,
2. N 61°56'41" W 203.59 feet to a fence post found,
3. N 62°18'56" W 438.10 feet to a fence post found,
4. N 62°21'39" W 2028.61 feet to a fence post found,
5. N 62°36'36" W 975.73 feet to the Point of Beginning and containing 237.56 acres of land.

Bearings hereon based Grid North, Texas State Plane Coordinate System, Central Zone NAD83(93).

Castleberry Surveying, Ltd.
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Registered Professional Land Surveyor No. 4835



CCC/sle