

EXHIBIT _____

County: Williamson
Parcel No.: 132
Highway: U.S. 183A
Limits: From: The South Fork of the San Gabriel River
 To: Avery Ranch Boulevard

PROPERTY DESCRIPTION FOR PARCEL 132

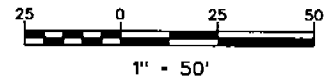
DESCRIPTION OF A 0.013 ACRE (560 SQUARE FEET) TRACT OF LAND, LOCATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, BEING A PORTION OF A CALLED 77.49 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN THE DEED TO JEAN BAPTISTE LTD. AS RECORDED IN DOCUMENT NO. 9926686, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), SAID 0.013 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with SAM Inc. cap set on the curving proposed westerly right-of-way line of U.S. Highway 183A, at its intersection with the curving existing easterly right-of-way line of U.S. Highway 183 as described in the deed to the State of Texas, recorded in Volume 295, Page 131, Deed Records Williamson County, Texas (D.R.W.C.TX.), and being on the west line of said Tract One, from which a concrete highway monument found for the northerly terminus of said curving easterly right-of-way line of U.S. Highway 183, bears an arc distance of 218.30 feet through a central angle of 04° 28' 47", having a radius of 2792.05 feet, and a chord which bears N 05° 47' 53" E, a distance of 218.25 feet;

- 1) **THENCE** through the interior of said Tract One, with said curving proposed right-of-way line, a distance of 84.50 feet along the arc of a curve to the left, through a central angle of 00° 48' 59", having a radius of 5929.58 feet, and a chord which bears S 05° 43' 59" E, a distance of 84.50 feet to a ½-inch iron rod with SAM Inc. cap set on the south line of said Tract One, being the north line of a called 77.484 acre tract of land described as Tract Two in said deed to Jean Baptiste Ltd., from which a ½-inch iron rod found for the common easterly corner of said Tract One and said Tract Two bears, N 69° 23' 27" E, a distance of 3462.98 feet;
- 2) **THENCE** S 69° 23' 27" W, with the south line of said Tract One, being the north line of said Tract Two, a distance of 13.40 feet to a calculated point for the common west corner of same, and being on said curving easterly right-of-way line of U.S. Highway 183, from which a ½-inch iron rod found, bears S 69° 23' 27" W, a distance of 0.33 feet;

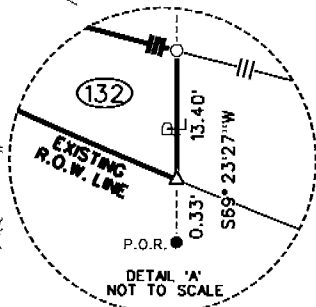
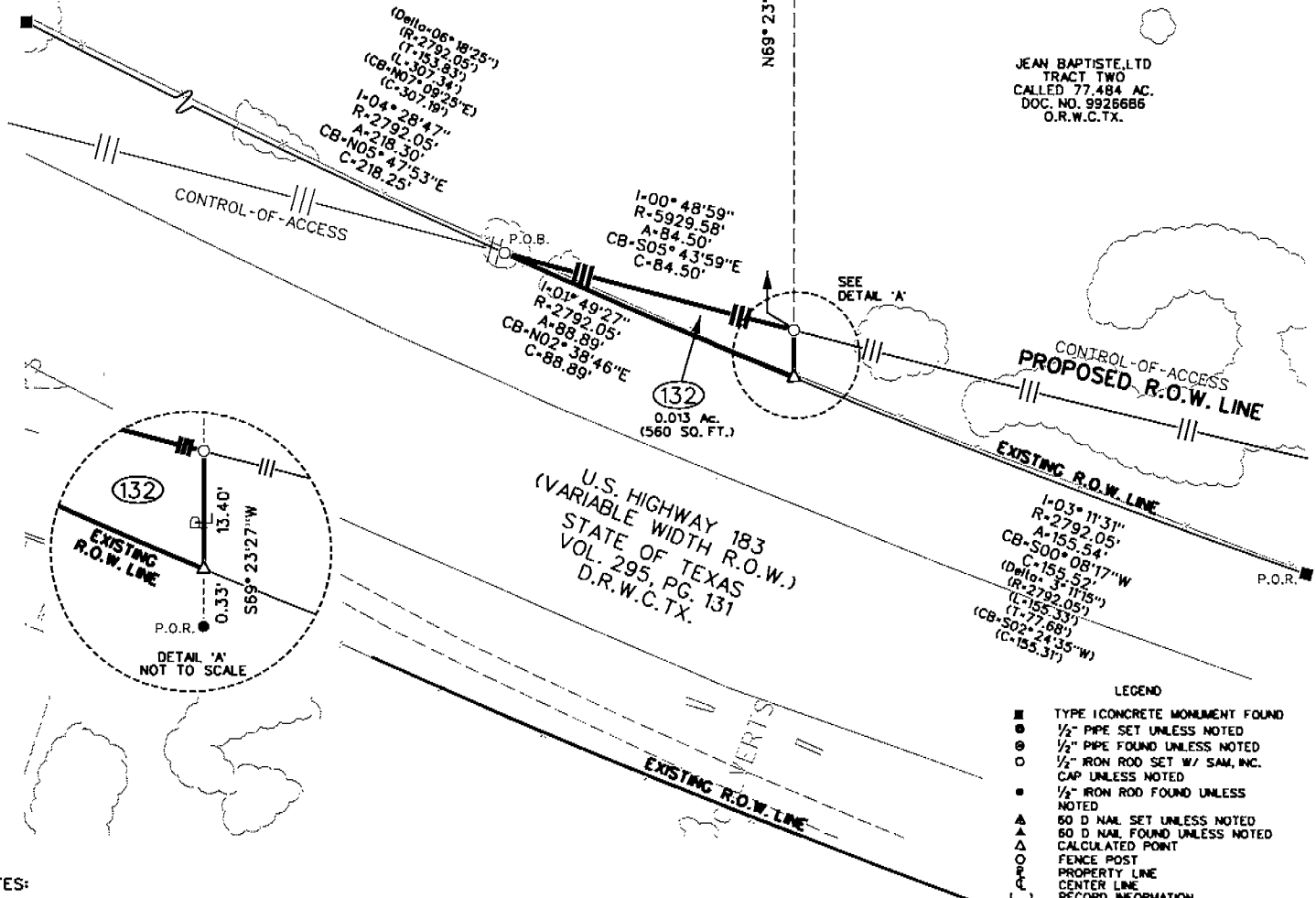
WILLIAM MANSIL SURVEY, ABSTRACT NO. 437

WILLIAMSON COUNTY, TEXAS
GRAPHIC SCALE



JEAN BAPTISTE, LTD
TRACT ONE
CALLED 77.49 AC.
DOC. NO. 9926686
O.R.W.C.TX.

JEAN BAPTISTE, LTD
TRACT TWO
CALLED 77.484 AC.
DOC. NO. 9926686
O.R.W.C.TX.



LEGEND

■	TYPE I (CONCRETE MONUMENT FOUND)
●	1/2" PIPE SET UNLESS NOTED
○	1/2" PIPE FOUND UNLESS NOTED
○	1/2" IRON ROD SET W/ SAM, INC. CAP UNLESS NOTED
●	1/2" IRON ROD FOUND UNLESS NOTED
▲	60 D NAIL SET UNLESS NOTED
▲	60 D NAIL FOUND UNLESS NOTED
△	CALCULATED POINT
○	FENCE POST
○	PROPERTY LINE
○	CENTER LINE
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

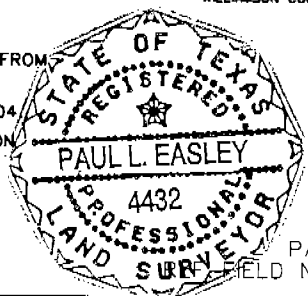
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (93), ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00012.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
4. ACCESS IS PROHIBITED ACROSS THE CONTROL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJOINING PROPERTY.
5. PLANIMETRICS SHOWN HEREON ARE FROM AERIAL MAPPING PERFORMED BY SAM, INC. IN FEBRUARY 2004.

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

Paul L. Easley
PAUL L. EASLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4432, STATE OF TEXAS

JULY 16, 2004
DATE



5508 West Highway 290
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JEAN BAPTISTE, LTD