

EXHIBIT _____

County: Williamson
Parcel No.: 133
Highway: U.S. 183A
Limits: From: The South Fork of the San Gabriel River
To: Avery Ranch Boulevard

PROPERTY DESCRIPTION FOR PARCEL 133

DESCRIPTION OF A 1.748 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, BEING A PORTION OF A CALLED 77.484 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN THE DEED TO JEAN BAPTISTE LTD. AS RECORDED IN DOCUMENT NO. 9926686, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), SAID 1.748 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:

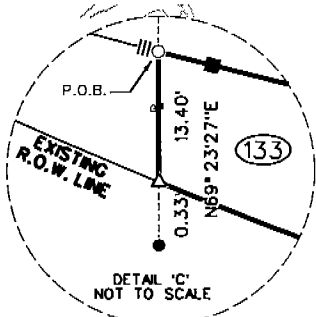
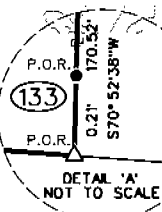
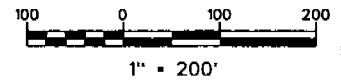
BEGINNING at a ½-inch iron rod with SAM Inc. cap set on the curving proposed westerly right-of-way line of U.S. Highway 183A, on the north line of said 77.484 acre tract, being the south line of a called 77.49 acre tract as described as Tract One in the deed to Jean Baptiste and recorded in Document No. 9926686, O.R.W.C.TX., also being the northeast corner of the tract described herein, from which a ½-inch iron rod found at the common east corner of said Tract One and said Tract Two, bears N69°23'27"E, a distance of 3462.98 feet;

- 1) **THENCE** through the interior of said Tract Two, with said curving proposed westerly right-of-way line of U.S. Highway 183A, a distance of 929.07 feet along the arc of a curve to the left, through a central angle of 08° 58' 38", having a radius of 5929.58 feet and a chord which bears S 10° 37' 48" E, a distance of 928.12 feet to a calculated point on the south line of said Tract Two, being the north line of a called 17.46 acre tract described as Tract I in the deed to West Texas Trading Retirement, Ltd. and recorded in Volume 2058, Page 119, O.R.W.C.TX., from which a ½-inch iron rod found for the northeast corner of said 17.46 acre tract, being the northwest corner of a called 5.96 acre tract as described in the deed to Gary G. Bonnet and recorded in Volume 2697, Page 599, O.R.W.C.TX., bears, N 70° 52' 38" E, a distance of 37.93 feet;
- 2) **THENCE** S 70°52'38" W, at a distance of 170.52 feet, passing a ½-inch iron rod found, continuing for a total distance of 170.73 feet with the south line of said Tract Two, being the north line of said 17.46 acre tract, to a calculated point on the curving 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.), for the southwest corner of the tract described herein, from which a concrete highway monument found for the southerly terminus of said curving easterly right-of-way line, bears an arc distance of 602.44 feet along the arc of a curve to the left, through a central angle of 12° 15' 44", having a radius of 2814.93 feet, and a chord which bears S 10° 00' 11" E, a distance of 601.29 feet;

THENCE with said easterly right-of-way line of U.S. Highway 183, the following 3 calls numbered 3 through 5:

- 3) northerly, along the arc of a curve to the right, an arc distance of 118.67 feet through a central angle of 02° 24' 56", having a radius of 2814.93 feet, and a chord which bears N 02° 39' 51" W, a distance of 118.67 feet to a calculated point, from which a concrete highway monument found, bears N 12° 46' 34" W, a distance of 0.45 feet,

WILLIAMSON COUNTY, TEXAS
GRAPHIC SCALE
(IN FEET)



WILLIAM MANSIL SURVEY
ABSTRACT NO. 437

JEAN BAPTISTE, LTD
TRACT ONE
CALLED 77.45 AC.
DOC. NO. 9926686
O.R.W.C.T.X.
(Delta-06° 18' 25")
(R-2792.05')
(T-153.83')
(L-307.34')
(CB-N07° 09' 25" E)
(C-307.19")
I-06° 18' 14"
R-2792.05'
A-307.19"
CB-N04° 53' 09" E
C-307.04'

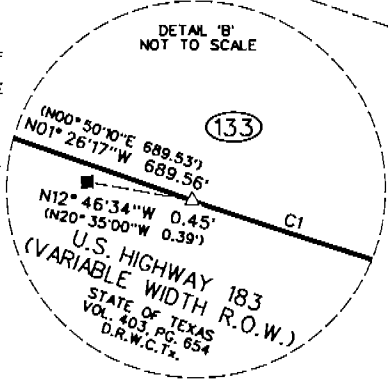
JEAN BAPTISTE, LTD.
TRACT TWO
CALLED 77.484 ACRES
DOC. NO. 9926686
O.R.W.C.T.X.

GARY G. BONNET
CALLED 5.96 ACRES
VOL. 2697, PG. 0599
O.R.W.C.T.X.

WEST TEXAS TRADING
RETIREMENT, LTD.
TRACT 1
CALLED 17.46 ACRES
VOL. 2058, PG. 119
O.R.W.C.T.X.

(R-2814.93')
(L-601.95')
(CB-N 07° 42' W)
(CH-600.80')
I-12° 15' 44"
R-2814.93'
A-602.44'
CB-S10° 00' 11" E
C-604.29'

- 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.T.X. DEED RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T.X. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - O.R.W.C.T.X. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T.X. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 24' 56"	2814.93'	118.67'	118.67'	N02° 39' 51" W
(C1)	(02° 39' 10")	(2561.15')	(118.58')	(118.57')	(N00° 29' 25" W)
C2	03° 11' 31"	2792.05'	155.54'	155.52'	N00° 08' 17" E
(C2)	(3° 11' 15")	(2792.05')	(155.33')	(155.31')	(S02° 24' 35" W)

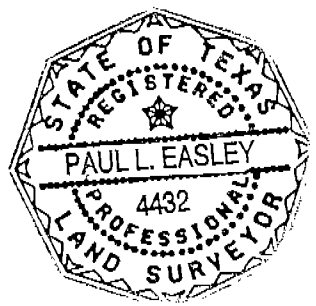
NOTES:

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