

POSSESSION AND USE AGREEMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

WHEREAS, MARION K. SHIPMAN, hereinafter referred to as "GRANTOR", whether one or more, is the owner of or tenant on that certain piece, parcel or tract of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibits "A-F" (the "Property"), which is attached hereto and made a part hereof; and

WHEREAS, WILLIAMSON COUNTY, TEXAS, and the STATE OF TEXAS, acting by and through Williamson County, Texas, plan to acquire a fee simple interest in the tract(s) of land described in Exhibit "A-C", and CHISHOLM TRAIL SPECIAL UTILITY DISTRICT and PEDERNALES ELECTRIC COOPERATIVE plan to acquire a waterline/electric utility easement interest in the tract of land described in Exhibits "D-F", collectively acting through Williamson County, Texas and identified as "GRANTEE" herein, whether through contract and conveyance or through eminent domain proceedings; and

WHEREAS, the GRANTEE must have possession of said-described tracts of land for the purposes described below,

Construction of the State Highway 195 roadway improvements and related utility adjustments (Project).

NOW THEREFORE, BE IT KNOWN:

That in consideration of the payment of ONE MILLION SEVEN HUNDRED NINETY THREE THOUSAND THREE HUNDRED EIGHTY SEVEN AND 00/100 Dollars (\$1,793,387.00), which amount represents 100% of the estimated compensation for the acquisition of the right of way and waterline/electric easement interests in the Property to be acquired and any damages to or cost to cure the remaining property, GRANTOR has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto the GRANTEE, its employees, agents and assigns an irrevocable right-of-entry, possession, and construction easement, with the right of exclusive possession over, upon, and across those tracts of land described in Exhibits "A-F".

GRANTOR warrants and represents by, through, and under the GRANTOR, but not otherwise, that the title to the Property is free and clear of all liens and encumbrances on the title to the Property, or that any necessary and proper releases will be executed for the Property prior to or simultaneously with the first payment of funds being disbursed under this agreement. The GRANTOR further agrees to indemnify the GRANTEE from all unreleased or undisclosed liens, claims or encumbrances that are known to GRANTEE and that affect the Property.

It is expressly agreed, acknowledged, and understood that the consideration paid hereunder shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property interests described herein and shown in Exhibits "A-F".

It is expressly agreed, acknowledged, and understood that the easements, rights, and privileges herein granted are assignable and shall be used by the GRANTEE, its employees, agents, and assigns, for the purposes of entering upon the above-described property, before the closing of the contemplated real estate transaction or the acquisition of title through condemnation, and proceeding with surveying, site review and analysis, utility relocation, actual construction on the Project, and all manner of preparation and work attendant thereto on the Property described in Exhibits "A-C". The property described in Exhibits "D-F" shall be used only for the installation of waterline and electric utility facilities.

The GRANTEE, its employees, agents, and assigns shall have the full and exclusive right to control and use the above-described tracts, including the right to erect and maintain fencing and traffic and pedestrian control and devices and signs, the right to clear trees and vegetation, and the right to excavate, trench, fill, and grade the real property itself.

At no time during the possession of the property by GRANTEE for the purposes described herein shall GRANTOR be denied reasonable access and/or ingress to or egress from the remaining property for its current uses.

The easement, rights, and privileges herein granted shall automatically terminate upon the contemplated closing of the above-described real estate transaction or the rendition of a final judgment in condemnation proceedings. However, this grant shall survive the termination of any purchase contract agreement and shall also survive any institution of condemnation proceedings.

The parties further agree as follows:

1. That by virtue of the granting of permission to the GRANTEE to take temporary possession of the Property in accordance with this Agreement, GRANTOR does not waive any legal rights or defenses under the Constitution of the United States, the Constitution and Statutes of the State of Texas or any other provisions of the law that GRANTOR may have in connection with the acquisition of any rights to the Property by the GRANTEE.
2. That this Right of Entry, Possession, and Construction Easement is irrevocable by GRANTOR but only valid until sixty (60) business days after the filing of a Special Commissioners' award in the Cause. Thereafter, continued possession, if at all, will be pursuant to a deposit of a Special Commissioners' award according to Texas law governing possession in a statutory eminent domain case.
3. The date of valuation for purposes of determining the value of the just compensation for the Property to be acquired shall be the date of a deposit of a Special Commissioners Award in any applicable condemnation suit for this acquisition.

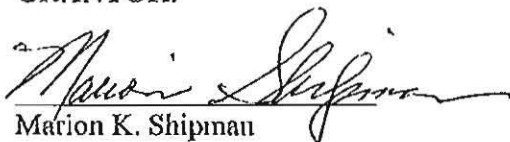
4. This Agreement shall be binding upon the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties. Specifically, Grantor's heirs, devisees, executors, administrators, legal representatives, successors or assigns are bound by terms of this agreement which state that the consideration paid hereunder to Grantor shall be credited against, applied towards, and offset from any consideration to be paid in satisfaction of an agreed purchase price under a contract and conveyance or in satisfaction of the award of the Special Commissioners or subsequent judgment in any condemnation proceeding for the acquisition of the property described herein, whether said Grantor is or is not the owner of said property, now or in the future.
5. The easement, right, and privileges granted herein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by this grant. This grant shall be binding upon legal representatives, successors, and assigns of GRANTOR for the term of this grant.
6. GRANTEE agrees that once the GRANTOR, in writing, asks for a special commissioner's hearing to be scheduled, a Petition in Condemnation will be filed to acquire the specified parcel(s) within thirty (30) days after said written request is received. Furthermore, both parties will undertake all reasonable efforts to hold a special commissioners' hearing within ninety (90) days after the GRANTOR asks for a special commissioners' hearing to be scheduled. Any award that exceeds \$794,166 for parcel 116A, \$16,988 for parcel 116A-B, \$516,716 for parcel 116B, \$11,342 for parcel 116B-E, \$441,388 for parcel 116C, or \$12,787 for parcel 116C-E will be deposited in the registry of the court within twenty (20) days following the award made by the special commissioners. If the compensation issue for any of the required property interests is settled through negotiations, a fixed date for receipt of the additional funds, if any, will be agreed upon as part of the negotiation process.

TO HAVE AND TO HOLD the possession of the above-described tracts of land for the purposes and subject to the limitations described above, and GRANTOR warrants that he knows of no persons or business entity which owns a present possessory interest in the fee title to the above-described premises other than GRANTOR, and that there are no parties in possession of any portion of the referenced real property as lessees other than identified herein.

[signature page follows]

Executed this the ____ day of _____, 2010.

GRANTOR:


Marion K. Shipman

Address: P.O. Box 1119
Cedar Park, TX 78630

GRANTEE:
WILLIAMSON COUNTY, TEXAS

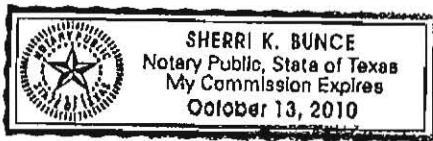

County Judge Dan A. Gattis

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 28th day of May, 2010
by Marion Shipman, in the capacity and for the purposes and consideration recited herein.



Sherri K. Bunce
Notary Public, State of Texas
Printed Name: Sherri K. Bunce
My Commission Expires: 10-13-2010

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the ____ day of _____,
2010 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and
consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

After recording return to:

Don Childs
Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

EXHIBIT **A**

County: Williamson
Highway: SH 195
Limits: From 8.105 Miles South of S. H. 138 to I.H. 35
ROW CSJ: 0440-02-012

Legal Description Parcel 116A

BEING a 4.229 acre (184,213 square feet) tract of land located in the W. Roberts Survey, Abstract No. 524, of Williamson County, Texas, said 4.229 acre tract of land is out of and a part of a 5.0004 acre tract known as Lot 1 of River Road Subdivision, a plat of which is recorded in Cabinet V, Slide 123-124 of the Plat Records of Williamson County, Texas, the said Lot 1 also being the same land conveyed by M. S. Properties to Marion K. Shipman by deed recorded July 2, 2002 as Document No. 2002050030 of the Official Public Records of Williamson County, Texas, said 4.229 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a plastic yellow cap stamped "RODS SURVEYING, INC." set in the northeast line of a 5.00 acre tract conveyed by Mark A. Shelton and wife, Jamie L. Shelton to Ricky Shipman, by deed recorded October 16, 2003 as Document No. 2003101243 of the Official Records of Williamson County, Texas, said point is the common corner of Lot 1 and Lot 2 of the above referenced River Road Subdivision and is located 445.68 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1690+28.28;

THENCE North 42° 17' 52" East with the common line of said Lot 1 and Lot 2 for a distance of 149.55 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set, said rod being in the proposed southwest right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 297.16 feet right of Proposed SH 195 Baseline Station 1690+45.17;

1. THENCE North 55° 03' 31" West with the proposed southwest right of way line of SH 195 and with an ACCESS DENIAL LINE for a distance of 180.11 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 300.00 feet right of Proposed SH 195 Baseline Station 1688+65.00;

EXHIBIT _____

2. THENCE South $84^{\circ} 17' 09''$ West continuing with the proposed southwest right of way line of SH 195 and said ACCESS DENIAL LINE for a distance of 123.69 feet to a TxDOT Type II concrete monument set for an angle point, and for the POINT OF ENDING of the ACCESS DENIAL LINE, said monument is located 382.05 feet right of Proposed SH 195 Baseline Station 1687+72.44;
3. THENCE South $34^{\circ} 14' 34''$ West continuing with the proposed southwest right of way line of SH 195 for a distance of 52.02 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the southwest line of the said Lot 1 and in the northeast line of the aforementioned 5.00 acre tract, said rod is located 69.33 feet right of Proposed Shell Road Baseline Station 9+42.53 and 434.05 feet right of Proposed SH 195 Baseline Station 1687+73.90;
4. THENCE North $51^{\circ} 32' 21''$ West with the common line of Lot 1 and the 5.00 acre tract for a distance of 31.66 feet to a calculated point in the existing southeast right of way line of Shell Road, a 1/2 inch iron rod found bears North $51^{\circ} 32' 21''$ West a distance of 0.60 feet;
5. THENCE North $34^{\circ} 09' 05''$ East with the existing southeast right of way line of Shell Road for a distance of 594.23 feet to an angle point;
6. THENCE North $78^{\circ} 50' 09''$ East continuing with the existing southeast right of way line for a distance of 71.73 feet to a calculated point at the intersection of the existing southeast right of way line of Shell Road and the existing southwest right of way line of SH 195, said point being the beginning of a non-tangent curve to the right, from which a 1/2 inch iron rod found bears South $78^{\circ} 50' 09''$ West a distance of 0.18 feet;
7. THENCE with the existing southwest right of way line of SH 195 in a southeasterly direction and with a curve turning to the right for an arc distance of 330.05 feet, said curve has a radius of 8135.11 feet, a delta angle of $2^{\circ} 19' 28''$, a chord bearing of South $55^{\circ} 15' 06''$ East, and a chord distance of 330.03 feet, to a calculated point for the east corner of Lot 1 and the north corner of Lot 2, from which a 1/2 inch iron rod found for witness bears South $42^{\circ} 17' 52''$ West a distance of 0.20 feet;

EXHIBIT _____

8. THENCE South $42^{\circ} 17' 52''$ West with the common line of Lot 1 and Lot 2 for a distance of 520.61 feet to the POINT OF BEGINNING, said described tract containing 4.229 acres (184,213 square feet) of land, more or less.

Access will be prohibited across the ACCESS DENIAL LINE as herein described to the highway facility from the remainder of the property lying adjacent to SH 195.

This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment, monuments T27 A (PID AB2837), Austin RRP (PID AP9537) and, Georgetown (PID BM1093). All distances are surface values expressed in U. S. Survey feet and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.000120.

This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring Texas 77379
Phone (281) 379-6388

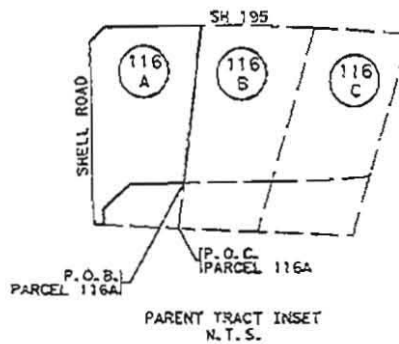
I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

Scott Morris
Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: March 7, 2007



Vol 11/10/2007 01:17:07-2003B-005 6h 195Vom modd current/porcel&phone&2-par116p1-6h1010-dgn DATE: 3/7/2007 TIME: 4:11:43 PM

- LEGEND**
- FOUND CONCRETE MONUMENT (TXDOT TYPE 1)
 - FOUND CONCRETE MONUMENT (TXDOT TYPE 11)
 - CONCRETE MONUMENT SET (TXDOT TYPE 11)
 - FOUND 1/2" IRON ROD UNLESS NOTED
 - 5/8" IRON ROD SET WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
 - △ CALCULATED POINT
 - FOUND CORNER (AS DESCRIBED)
 - 5/8" IRON ROD SET WITH YELLOW CAP "RODS SURVEYING INC."
 - R PROPERTY LINE
 - () RECORD INFORMATION
 - SURVEY LINE
 - - - PROPOSED DRAINAGE EASEMENT
 - ||| ACCESS DENIAL LINE
 - EXISTING R.O.W. LINE
 - PARCEL BOUNDARY
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - B.L. BUILDING SETBACK LINE (PER PLAT)
 - N.T.S. NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.C.D.R. WILLIAMSON COUNTY DEED RECORDS
 - W.C.O.R. WILLIAMSON COUNTY OFFICIAL RECORDS
 - W.C.O.P.R. WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
 - W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
 - O.S.S.F.S. ON SITE SEWERAGE FACILITY SETBACK



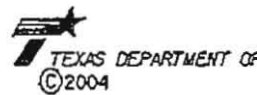
I, SCOTT MORRIS, HEREBY CERTIFY
MAP OR PLAT IS TRUE AND CORRECT
SURVEY MADE UNDER MY SUPERVISION
GROUND AND IS BASED ON DATA GATH
FEBRUARY 2001 TO OCTOBER 2006

SCOTT MORRIS, R.P.L.S. # 5076 DA

NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY: DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.
2. THIS SURVEY IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. THE PROJECTION AND DATUM ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL BEARINGS ARE RELATIVE TO NATIONAL GEODETIC SURVEY, 1993 ADJUSTMENT, MONUMENTS T27 A (PID A82837), AUSTIN RRP (PID AF9537) AND, GEORGETOWN (PID BM1093). ALL DISTANCES ARE SURFACE VALUES EXPRESSED IN U. S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000120.

RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
				LEFT		RIGHT	
ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.
5.0004	217,817	4.229	184,213			0.7714	33,604



RIGHT OF WAY
SHOWING PROPER
MARION K. SH
PARCEL 11

PAGE 4 OF
ROW CSJ NO. 044
STATE HIGHWAY 195 WILLIA
RODS SURVEYIN
6810 LEE ROAD SPI
(281) 379-6
SCALE: 1"=100'

\\n:\vol\ent\or\ccad\13 017\017-20036-005 sh 195\row maps current\porcel\m\phosad2-dor\116d11-sh101.dgn DATE: 1/7/2007 TIME: 11:42 PM

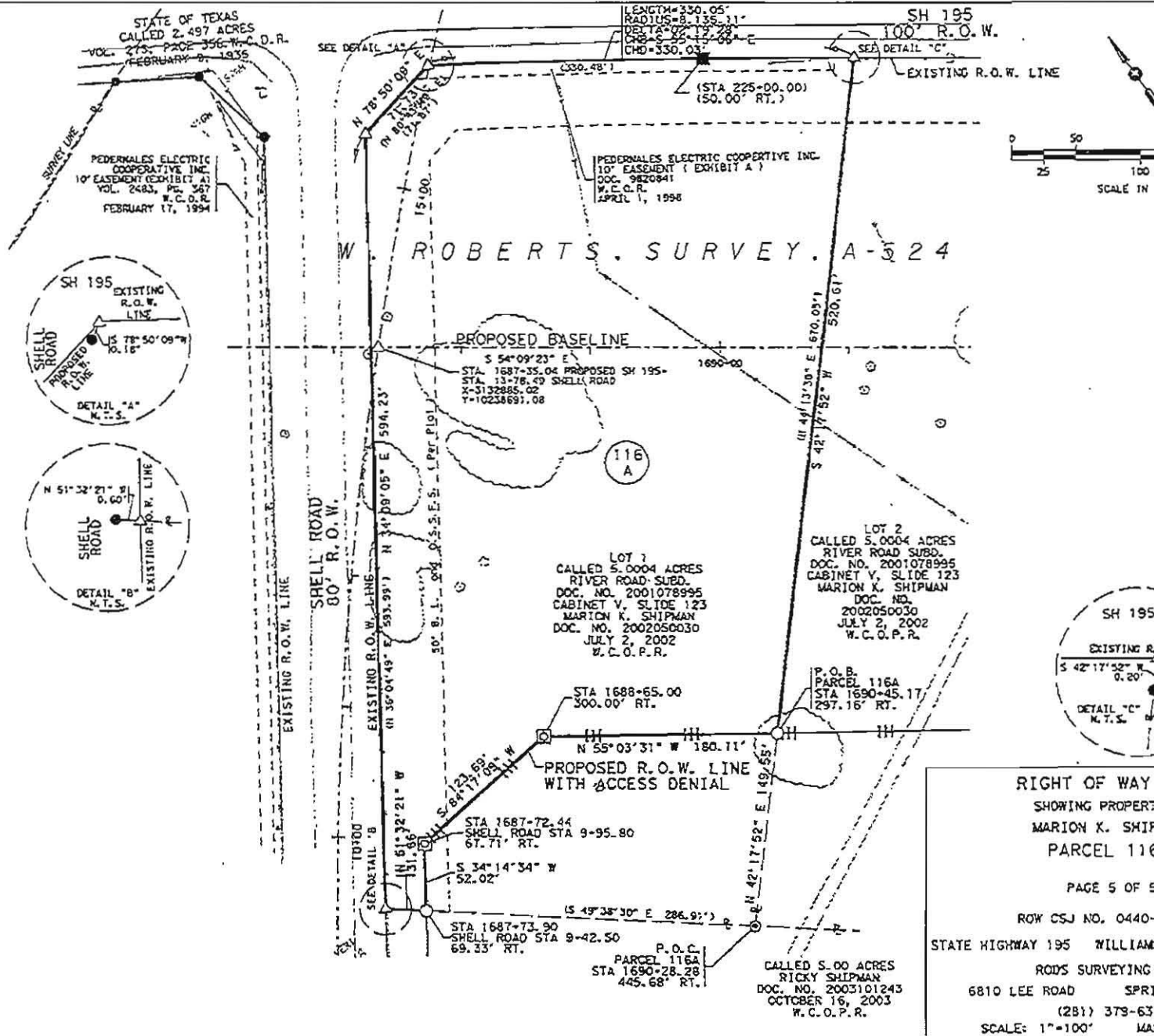


EXHIBIT **B**

County: Williamson
Highway: SH 195
Limits: From 8.105 Miles South of S. H. 138 to I.H. 35
ROW CSJ: 0440-02-012

Legal Description Parcel 116B

BEING a 3.987 acre (173,674 square feet) tract of land located in the W. Roberts Survey, Abstract No. 524, of Williamson County, Texas, said 3.987 acre tract of land is out of and a part of a 5.0004 acre tract known as Lot 2 of River Road Subdivision, a plat of which is recorded in Cabinet V, Slide 123-124 of the Plat Records of Williamson County, Texas, the said Lot 2 also being part of the same land conveyed by M. S. Properties to Marlon K. Shipman by deed recorded July 2, 2002 as Document No. 2002050030 of the Official Public Records of Williamson County, Texas, said 3.987 acre tract of land is further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a plastic yellow cap stamped "RODS SURVEYING, INC." set in the northeast line of a 5.00 acre tract conveyed by Mark A. Shelton and wife, Jamie L. Shelton to Ricky Shipman, by deed recorded October 16, 2003 as Document No. 2003101243 of the Official Public Records of Williamson County, Texas, said rod is a common corner of Lot 1 and Lot 2 of the above referenced River Road Subdivision and is located 445.68 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1690+28.28;

THENCE North 42° 17' 52" East with the common line of said Lot 1 and Lot 2 for a distance of 149.55 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set, said rod being in the proposed southwest right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 297.16 feet right of Proposed SH 195 Baseline Station 1690+45.17;

1. THENCE North 42° 17' 52" East continuing with the common line of Lot 1 and Lot 2 for a distance of 520.61 feet to a calculated point in the existing southwest right of way line of SH 195 for the beginning of a non-tangent curve to the right, from which a 1/2 inch iron rod found for witness bears South 42° 17' 52" West a distance of 0.20 feet;
2. THENCE with the existing southwest right of way line of SH 195 in a southeasterly direction and with a curve turning to the right for an arc distance of 381.16 feet, said curve has a radius of 8135.11 feet, a delta angle of 2° 41' 04", a

EXHIBIT . . .

chord bearing of South $52^{\circ} 44' 49''$ East, and a chord distance of 381.13 feet to a 1/2 inch iron rod found for the east corner of Lot 2 and for the north corner of Lot 3 of said subdivision;

3. THENCE South $51^{\circ} 42' 09''$ West with the common line of Lot 2 and Lot 3 for a distance of 523.17 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the northeast line of the aforementioned 5.00 acre tract, said rod is located 292.49 feet right of Proposed SH 195 Baseline Station 1693+41.65;
4. THENCE North $55^{\circ} 03' 31''$ West with the proposed west Right of Way line of SH 195, at 166.67 feet pass a 5/8" iron rod set with a TxDOT aluminum cap stamped "ADL" for the BEGINNING of an ACCESS DENIAL LINE, then continue on the same bearing with said proposed right of way line and with an ACCESS DENIAL LINE for a distance of 129.84 feet (total distance 296.52 feet) to the POINT OF BEGINNING, said described tract containing 3.987 acres (173,674 square feet) of land, more or less.

Access will be prohibited across the ACCESS DENIAL LINE as herein described to the highway facility from the remainder of the property lying adjacent to SH 195.

This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment, monuments T27 A (PID AB2837), Austin RRP (PID AF9537) and, Georgeport (PID BM1093). All distances are surface values expressed in U. S. Survey feet and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.000120.

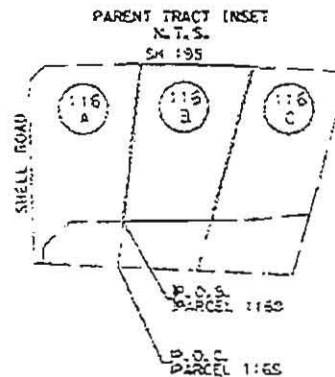
This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring Texas 77379
Phone (281) 379-6388

I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: 5-29-2009

LEGEND	
	FOUND CONCRETE MONUMENT (TXDOT TYPE 11)
	FOUND CONCRETE MONUMENT (TXDOT TYPE 111)
	CONCRETE MONUMENT SET (TXDOT TYPE 11)
	FOUND 1/2" IRON ROD UNLESS NOTED
	3/8" IRON ROD SET WITH TXDOT
	ALUMINUM CAP (UNLESS NOTED)
	CALCULATED POINT
	FOUND CORNER (AS DESCRIBED)
	3/8" IRON ROD SET WITH
	YELLOW CAP (ROADS SURVEYING ONLY)
	PROPERTY LINE
	RECORD INFORMATION
	SURVEY LINE
	PROPOSED DRAINAGE EASEMENT
	ACCESS DENIAL LINE
	EXISTING R.O.W. LINE
	PARCEL BOUNDARY
	RIGHT OF WAY
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POINT OF CURVATURE
	POINT OF TANGENCY
	CHORD BEARING
	CHORD DISTANCE
	BUILDING SETBACK LINE (PER PLAT)
	NOT TO SCALE
	PUBLIC UTILITY EASEMENT
	WILLIAMSON COUNTY DEED RECORDS
	WILLIAMSON COUNTY OFFICIAL RECORDS
	WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY PLAT RECORDS
	ON SITE SEWERAGE FACILITY SETBACK



I, SCOTT MORRIS, HEREBY CERTIFY
MAP OR PLAT IS TRUE AND CORRECT
SURVEY MADE UNDER MY SUPERVISION
GROUND AND IS BASED ON DATA GA
FEBRUARY 2001 TO OCTOBER 2006

SCOTT MORRIS, R.P.L.S. = 5076

REVISED MAY 29, 2009



TEXAS DEPARTMENT OF
TRANSPORTATION
©2004

RIGHT OF WAY

SHOWING PROPOSED

MARION K. S.

PARCEL

PAGE 3 OF 4

ACR CSJ NO. 04

STATE HIGHWAY 195 WILL

ROAD SURVEY

6810 LEE ROAD

(281) 279

SCALE: 1"=100'

NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY: DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.

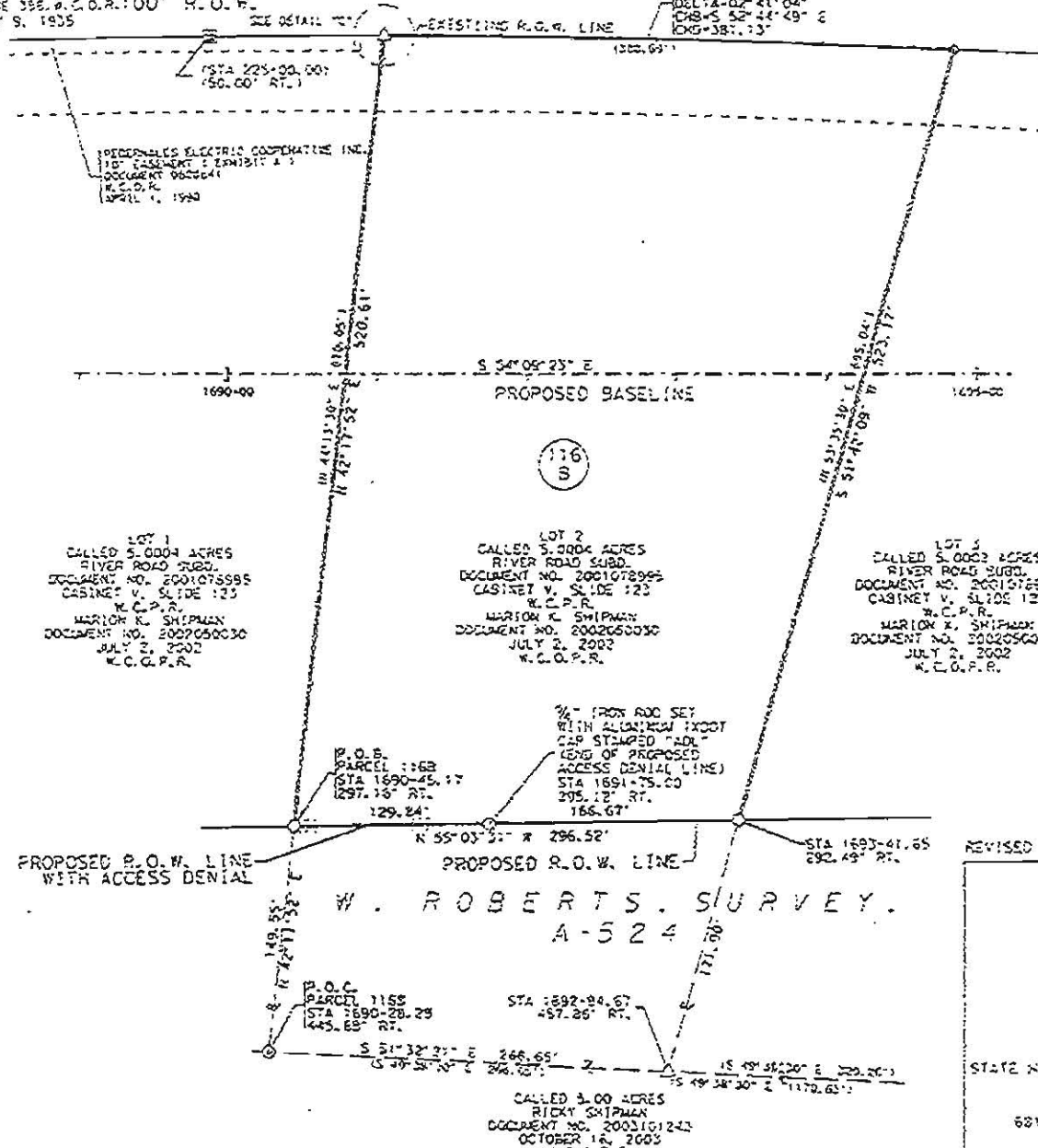
2. THIS SURVEY IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. THE PROJECTION AND DATUM ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL BEARINGS ARE RELATIVE TO NATIONAL GEODETIC SURVEY, 1993 ADJUSTMENT, MONUMENTS T27 A (PID AB2837), AUSTIN RRP (PID AF9537) AND, GEORGETOWN (PID BM1093). ALL DISTANCES ARE SURFACE VALUES EXPRESSED IN U. S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000120.

RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
				LEFT		RIGHT	
ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.
5.0004	217,817	3.987	173,674			1.0134	44,143

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STATE OF TEXAS
 CALLED 2.407 ACRES
 VOL. 273, PAGE 386, R.O.W. 100' R.O.W.
 FEBRUARY 9, 1935

LENGTH=381.16'
 RADIUS=2,135.11'
 DELTA=02°41'04"
 CHS=5.52°44'49" E
 CUG=381.13'



REVISED MAY 29, 2009

RIGHT OF WAY
 SHOWING PROPOSED
 MARION K. SHIPMAN
 PARCEL

PAGE 4 OF 4

ROW CEN. NO. 04

STATE HIGHWAY 195 WILL

ROAD SURVEY

6910 LEE ROAD

12611 375

SCALE: 1"=100'

EXHIBIT **C**

County: Williamson
Highway: SH 195
Limits: From 8.105 Miles South of S. H. 138 to I.H. 35
ROW CSJ: 0440-02-012

Legal Description Parcel 116C

BEING a 3.669 acre (159,822 square feet) tract of land located in the W. Roberts Survey, Abstract No. 524, of Williamson County, Texas, said 3.669 acre tract of land is out of and a part of a 5.0002 acre tract known as Lot 3 of River Road Subdivision, a plat of which is recorded in Cabinet V, Slide 123-124 of the Plat Records of Williamson County, Texas, the said Lot 3 also being part of the same land conveyed by M. S. Properties to Marion K. Shipman by deed recorded July 2, 2002 as Document No. 2002050030 of the Official Public Records of Williamson County, Texas, said 3.669 acre tract of land is further described by metes and bounds as follows:

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THENCE North 52° 09' 16" East with the common line of said Lot 3 and Lot 4 for a distance of 205.36 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap set, said rod being in the proposed southwest right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said rod is located 275.38 feet right of Proposed SH 195 Baseline Station 1696+72.27;

1. THENCE North 59° 00' 22" West with the proposed southwest right of way line of SH 195 for a distance of 172.89 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 290.00 feet right of Proposed SH 195 Baseline Station 1695+00.00;
2. THENCE North 55° 03' 31" West continuing with the proposed southwest right of way line of SH 195 for a distance of 158.37 feet to a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being in the common line of Lot 2 and Lot 3 of said subdivision, said rod is located 292.49 feet right of Proposed SH 195 Baseline Station 1693+41.65;

EXHIBIT' _____

3. THENCE North $51^{\circ} 42' 09''$ East with the common line of Lot 2 and Lot 3 for a distance of 523.17 feet to a 1/2 inch iron rod found in the existing southwest right of way line of SH 195 for the beginning of a non-tangent curve to the right;
4. THENCE with the existing southwest right of way line of SH 195 in a southeasterly direction with a curve turning to the right for an arc distance of 324.24 feet, said curve has a radius of 8135.11 feet, a delta angle of $2^{\circ} 17' 01''$, a chord bearing of South $50^{\circ} 15' 47''$ East, and a chord distance of 324.22 feet, to a 1/2 inch iron rod found for the east corner of Lot 3;
5. THENCE South $52^{\circ} 09' 16''$ West with the common line of Lot 3 and Lot 4 for a distance of 483.60 feet to the POINT OF BEGINNING, said described tract containing 3.669 acres (159,822 square feet) of land, more or less.

This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment, monuments T27 A (PID AB2837), Austin RRP (PID AF9537) and, Georgeport (PID BM1093). All distances are surface values expressed in U. S. Survey feet and may be converted to grid by dividing by the TxDOT surface adjustment factor of 1.000120.

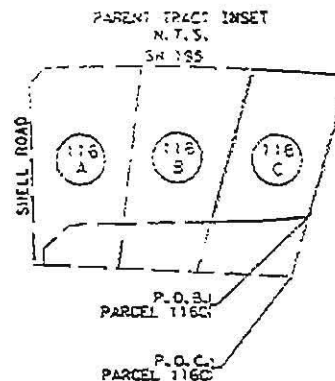
This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring Texas 77379
Phone (281) 379-6388

I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: 5-29-2009

- LEGEND**
- FOUND CONCRETE MONUMENT (TXDOT TYPE I)
 - FOUND CONCRETE MONUMENT (TXDOT TYPE II)
 - CONCRETE MONUMENT SET (TXDOT TYPE III)
 - FOUND 1/2" IRON ROD UNLESS NOTED
 - 5/8" IRON ROD SET WITH TXDOT
 - ALUMINUM CAP UNLESS NOTED
 - CALCULATED POINT
 - FOUND CORNER HAS DESCRIPTION:
 - 5/8" IRON ROD SET WITH
 - YELLOW CAP "ROAD SURVEYING INC."
 - PROPERTY LINE
 - () RECORD INFORMATION
 - SURVEY LINE
 - PROPOSED DRAINAGE BASEMENT
 - ACCESS DENTAL LINE
 - EXISTING R.O.W. LINE
 - PARCEL BOUNDARY
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - B.L. BUILDING SETBACK LINE (PER PLAT)
 - N.T.S. NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.C.O.R. WILLIAMSON COUNTY DEED RECORDS
 - W.C.O.R. WILLIAMSON COUNTY OFFICIAL RECORDS
 - W.C.O.P.R. WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
 - W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
 - O.S.S.P.S. ON SITE SEWERAGE FACILITY SETBACK



I, SCOTT MORRIS, HEREBY CERTIFY THAT THE MAP OR PLAT IS TRUE AND CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION AND IS BASED ON DATA FROM FEBRUARY 2001 TO OCTOBER 2002.

SCOTT MORRIS, R.P.L.S. # 507

NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY; DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.

2. THIS SURVEY IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM, THE PROJECTION AND DATUM ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ALL BEARINGS ARE RELATIVE TO NATIONAL GEODETIC SURVEY, 1993 ADJUSTMENT, MONUMENTS T27 A (PID AB2837), AUSTIN RRP (PID AF9537) AND, GEORGETOWN (PID BM1093). ALL DISTANCES ARE SURFACE VALUES EXPRESSED IN U. S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.000120.

RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
				LEFT		RIGHT	
ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.
5.0002	217,809	3.669	159,322			1.3312	57,987

VPhase2-Par116Pt3-Sht01C.dgn 5/29/2009 2:25 33 PM

REVISED MAY 29, 2009

TEXAS DEPARTMENT OF TRANSPORTATION
©2004

RIGHT OF WAY
SHOWING PROPOSED
PARCEL

PAGE 3

ROW DIST. NO.

STATE HIGHWAY 195

ROAD SURVEY

6810 LEE ROAD

1:2500

SCALE: 1"=100'

STATE OF TEXAS
 CALLED 2.497 ACRES
 VOL. 771 PAGE 566 W.C.O.P.R.
 FEBRUARY 9, 1935

SH 195
 100' R.O.W.

LENGTH=324.24'
 RADIUS=6135.11'
 DELTA=02°17'01"
 CHORD=56°15'47" E
 LENGTH=324.22'

EXISTING R.O.W. LINE

PROPOSED BASELINE

LOT 2
 CALLED 5.0064 ACRES
 RIVER ROAD SUBD.
 DOCUMENT NO. 2001078995
 CABINET V, SLICE 123
 W.C.F.R.
 MARION K. SHIPMAN
 DOCUMENT NO. 2002050030
 JULY 2, 2002
 W.C.O.P.R.

LOT 3
 CALLED 5.0062 ACRES
 RIVER ROAD SUBD.
 DOCUMENT NO. 2001078995
 CABINET V, SLICE 123
 W.C.F.R.
 MARION K. SHIPMAN
 DOCUMENT NO. 2002050030
 JULY 2, 2002
 W.C.O.P.R.

STA 1693+41.65
 292.49' RT.

STA 1695+00.00
 290.00' RT.

N 55°03'31" W 158.37'

N 59°00'22" W 172.59'
 P.O.B.
 PARCEL 116C
 STA 1696+72.27
 275.35' RT.

STA 1696+76.79
 275.00' RT.

PROPOSED R.O.W. LINE WITH
 PROPOSED ACCESS DENIAL LINE

W. ROBERTS SURVEY A-524

CALLLED 5.00 ACRES
 RIVER ROAD SUBD.
 DOCUMENT NO. 2003101243
 OCTOBER 16, 2002
 W.C.O.P.R.

REVISED MAY 29, 2005

RIGHT OF WAY
 SHOWING PROPOSED
 MARION K.
 PARCEL

PAGE 4

ROW C.S. NO. 0
 STATE HIGHWAY 195 R.I.C.

ROBES SURVEY
 6510 LEE ROAD
 (26°) 37'

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF WILLIAMSON

EASEMENT

0.139 ACRE OF LAND SITUATED IN
W. ROBERTS SURVEY
ABSTRACT 524
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 0.139 ACRE (6,068 SQUARE FEET) TRACT SITUATED IN THE W. ROBERTS SURVEY, ABSTRACT 524, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, RIVER ROAD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET V, SLIDES 123-124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the northeast line of a called 5.00 acres tract as described in a Warranty Deed to Micky Shipman and recorded in Document No. 2003101242 of the Official Public Records of Williamson County, Texas, for the southeast corner of said Lot 1, same being the southwest corner of Lot 2, said River Road Subdivision;

THENCE leaving said northeast line of the 5.00 acres tract, with the southeast line of said Lot 1, same being the northwest line of said Lot 2, N42°19'46"E a distance of 129.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF BSMT" set for the POINT OF BEGINNING of the tract described herein;

THENCE leaving said southeast line of Lot 1 and said northwest line of Lot 2, crossing said Lot 1 the following five (5) courses and distances:

1. N55°03'31"W a distance of 170.22 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF BSMT" set for an angle point,
2. S84°17'09"W a distance of 132.99 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF BSMT" set in the proposed south right-of-way line of State Highway No. 195, a varying width right-of-way, and from which a 5/8-inch iron rod with aluminum cap stamped "TXDOT" found at the intersection of said proposed south right-of-way line of SH195 with said northeast line of the 5.00 acres tract, same being the southwest line of said Lot 1, bears S34°14'34"W a distance of 25.96 feet,
3. with said proposed south right-of-way line of SH195, N34°14'34"E a distance of 26.06 feet to a Texas Department of Transportation (TXDOT) Type II Concrete Monument with brass disk found for an angle point,
4. with said proposed south right-of-way line of SH195, N84°17'09"E a distance of 123.69 feet to a Texas Department of Transportation (TXDOT) Type II Concrete Monument with brass disk found for an angle point, and
5. with said proposed south right-of-way line of SH195, S55°03'31"E a distance of 180.19 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" found at the intersection of said proposed south right-of-way line of SH195 and said southeast line of Lot 1 and said northwest line of Lot 2, and from which a 1/2-inch iron rod found in the existing south right-of-way line of SH195, a 100-foot wide right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 2, bears N42°19'46"E a distance of 520.64 feet;

THENCE with said southeast line of Lot 1 and said northwest line of Lot 2, S42°19'46"W a distance of 20.17 feet to said POINT OF BEGINNING and containing 0.139 acre.

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February 2010.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of March 2010, A.D.

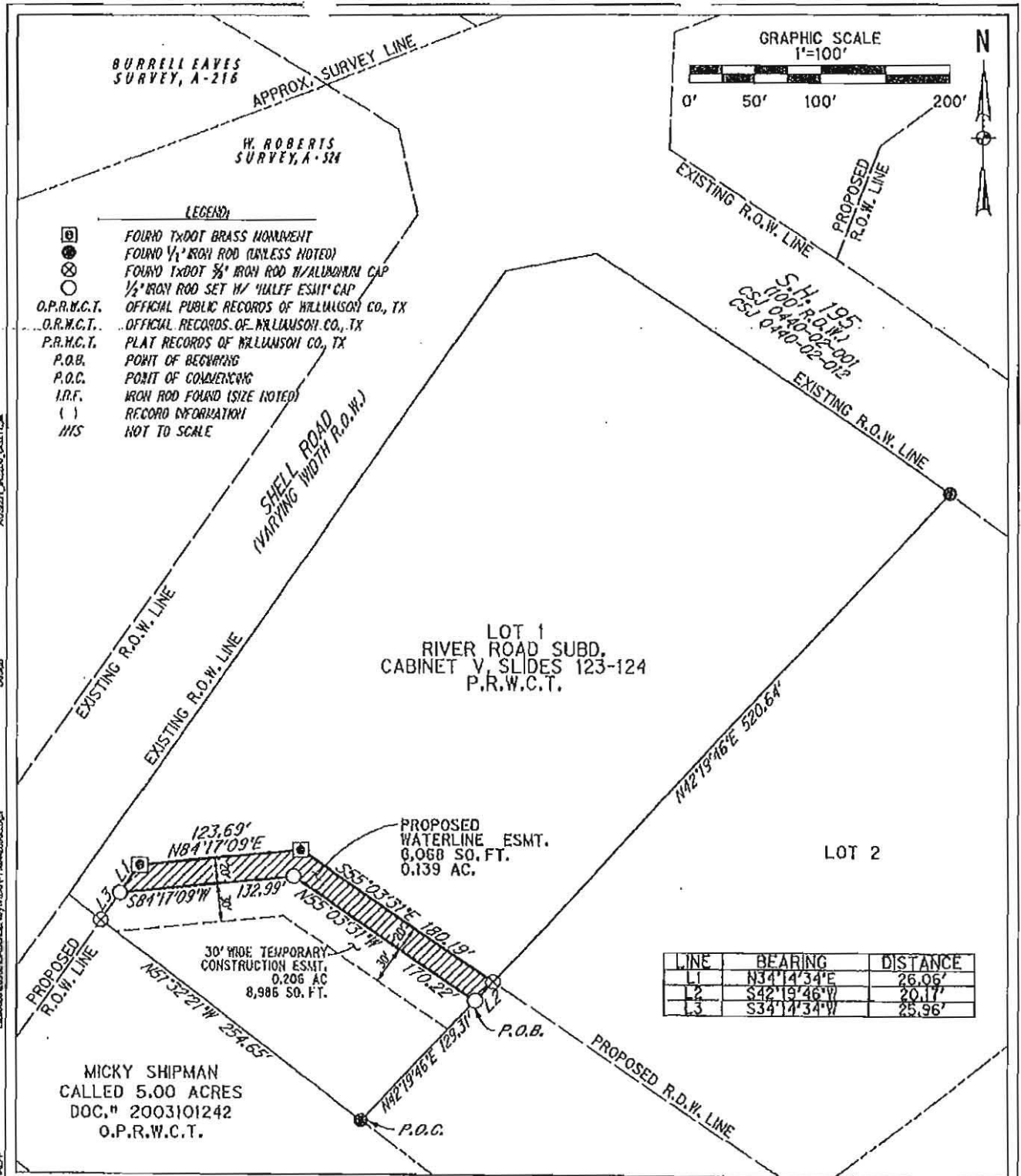


Halff Associates, Inc.
4030 West Braker Lane
Suite 450
Austin, Texas 78759


Dan H. Clark
Registered Professional Land Surveyor
No. 6011 - State of Texas

ADDITIONAL NOTES:

1. Bearings shown hereon are based on the Texas State Plane Coordinates System, NAD 83, Central Zone, using a combined surface adjustment factor of 1.000120. Distances shown hereon are surface distances.
2. This description has been prepared as a result of a survey completed in February of 2010 and is submitted in connection with a survey drawing prepared by Halff Associates, Inc. titled VEXH-116A-26903.dgn, dated March 17, 2010, AVO No. 26903.
3. See Texas Department of Transportation Right-of-Way map CSJ No. 0440-01-036 & 0440-02-012 for detailed information regarding State Highway 195.



4050 WEST BRAKER LANE, SUITE 400
AUSTIN, TEXAS 78746-5158
TEL (512) 252-8184
FAX (512) 252-8181

SH 195 UTILITY

EASEMENT FOR
PARCEL 110A

Project No.: 28903

Issued: 3/10/2010

Accompanying file Name:
SV-LD-110A-28903.dwg

3 of 3

116B



STATE OF TEXAS
COUNTY OF WILLIAMSON

EASEMENT

0.1354 ACRE OF LAND SITUATED IN
W. ROBERTS SURVEY
ABSTRACT 524
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 0.1354 ACRE (5,896 SQUARE FEET) TRACT SITUATED IN THE W. ROBERTS SURVEY, ABSTRACT 524, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 2, RIVER ROAD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET V, SLIDES 123-124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the northeast line of a called 5.00 acres tract as described in a Warranty Deed to Rieky Shlpman and recorded in Document No. 2003101243 of the Official Public Records of Williamson County, Texas, for the west corner of said Lot 2, same being the south corner of Lot 1, said River Road Subdivision;

THENCE leaving said northeast line of the 5.00 acres tract, with the northwest line of said Lot 2, same being the southeast line of said Lot 1, N42°19'46"E a distance of 129.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the POINT OF BEGINNING of the tract described herein;

CONTINUING with said northwest line of Lot 2 and said southeast line of Lot 1, N42°19'46"E a distance of 20.17 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" found at the intersection of said northwest line of Lot 2 and said southeast line of Lot 1 with the proposed southwest right-of-way line of State Highway No. 195, a varying width right-of-way, and from which a 1/2-inch iron rod found in the existing southwest right-of-way line of SH195, a 100-foot wide right-of-way, for the north corner of said Lot 2, same being the east corner of said Lot 1 bears N42°19'46"E a distance of 520.64 feet;

THENCE leaving said northwest line of Lot 2 and said southeast line of Lot 1, crossing said Lot 2 with said proposed southwest right-of-way line of SH195, S55°03'31"E a distance of 296.52 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" found at the intersection of said proposed southwest right-of-way line of SH195 with the southeast line of said Lot 2, same being the northwest line of Lot 3, said River Road Subdivision, and from which a 1/2-inch iron rod found in said existing southwest right-of-way line of SH195 for the east corner of said Lot 2, same being the north corner of said Lot 3, bears N51°42'09"E a distance of 523.17 feet;

THENCE leaving said proposed southwest right-of-way line of SH195, with said southeast line of Lot 2 and said northwest line of Lot 3, S51°42'09"W a distance of 20.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and from which a 1/2-inch iron rod found in said northeast line of the 5.00 acres tract for the south corner of said Lot 2, same being the west corner of said Lot 3, bears S51°42'09"W a distance of 151.02 feet;

THENCE leaving said southeast line of Lot 2 and said northwest line of Lot 3, crossing said Lot 2, N55°03'31"W a distance of 293.09 feet to said POINT OF BEGINNING and containing 0.1354 acre.

THE STATE OF TEXAS
COUNTY OF TRAVIS

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§
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KNOW ALL MEN BY THESE PRESENTS:

That I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February 2010.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14th day of May 2010, A.D.

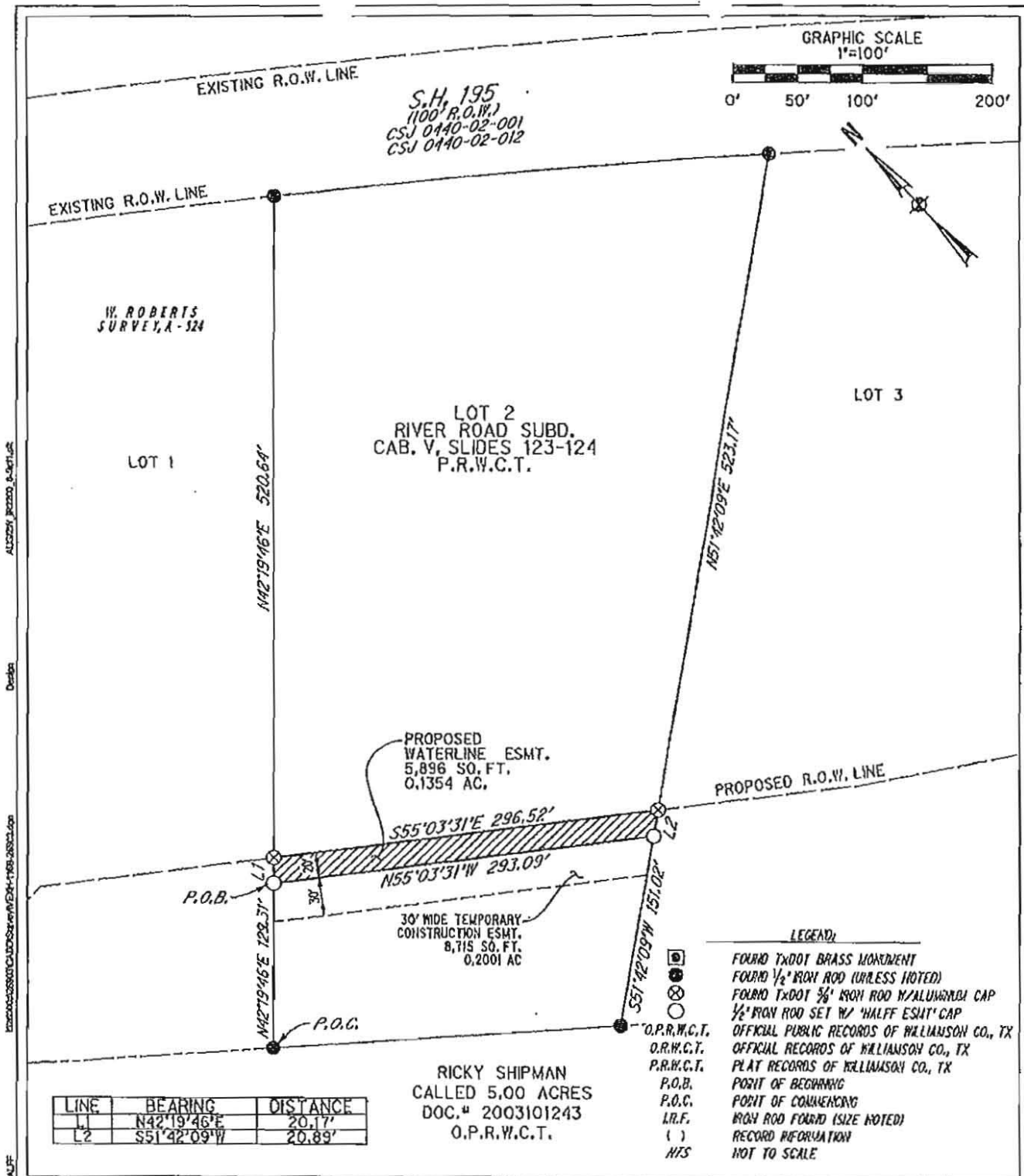
Halff Associates, Inc.
4030 West Braker Lane
Suite 450
Austin, Texas 78759



 5/14/2010
Dan H. Clark
Registered Professional Land Surveyor
No. 6011 - State of Texas

ADDITIONAL NOTES:

1. Bearings shown hereon are based on the Texas State Plane Coordinates System, NAD 83, Central Zone, using a combined surface adjustment factor of 1.000120. Distances shown hereon are surface distances.
2. This description has been prepared as a result of a survey completed in February of 2010 and is submitted in connection with a survey drawing prepared by Halff Associates, Inc. titled VEXH-116B-26903.dgn, dated May 14, 2010, AVO No. 26903.
3. See Texas Department of Transportation Right-of-Way map CSJ No. 0440-01-036 & 0440-02-012 for detailed information regarding State Highway 195.



HALFF
600 WEST BRAYER LANE, SUITE 450
AUSTIN, TEXAS 78759-5134
TEL (512) 252-8181
FAX (512) 212-5144

SH 195 UTILITY
EASEMENT FOR
PARCEL 116B

Project No.: 28903
Issued: 5/14/2010
Accompanying file Name:
SV-LD-116B-26903.doc
3 of 3

116C



STATE OF TEXAS
COUNTY OF WILLIAMSON

EASEMENT

0.1520 ACRE OF LAND SITUATED IN
W. ROBERTS SURVEY
ABSTRACT 524
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 0.1520 ACRE (6,621 SQUARE FEET) TRACT SITUATED IN THE W. ROBERTS SURVEY, ABSTRACT 524, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF LOT 3, RIVER ROAD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET V, SLIDES 123-124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the northeast line of a called 5.00 acres tract as described in a Warranty Deed to Ricky Shipman and recorded in Document No. 2003101243 of the Official Public Records of Williamson County, Texas, for the west corner of said Lot 3, same being the south corner of Lot 2, said River Road Subdivision;

THENCE leaving said northeast line of the 5.00 acres tract, with the northwest line of said Lot 3, same being the southeast line of said Lot 2, N51°42'09"E a distance of 151.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESM1" set for the POINT OF BEGINNING of the tract described herein;

CONTINUING with said northwest line of Lot 3 and said southeast line of Lot 2, N51°42'09"E a distance of 20.89 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" found at the intersection of said northwest line of Lot 3 and said southeast line of Lot 2 with the proposed southwest right-of-way line of State Highway No. 195, a varying width right-of-way, and from which a 1/2-inch iron rod found in the existing southwest right-of-way line of SH195, a 100-foot wide right-of-way, for the north corner of said Lot 3, same being the east corner of said Lot 2, bears N51°42'09"E a distance of 523.17 feet;

THENCE leaving said northwest line of Lot 3 and said southeast line of Lot 2, crossing said Lot 3 with said proposed southwest right-of-way line of SH195 the following two (2) courses and distances:

1. S55°03'31"E a distance of 158.37 feet to a Texas Department of Transportation (TxDOT) Type II Concrete Monument with Brass Disc found for an angle point, and
2. S59°00'22"E a distance of 172.89 feet to a 5/8-inch iron rod with aluminum cap stamped "TxDOT" found at the intersection of said proposed southwest right-of-way line of SH195 with the southeast line of said Lot 3, same being the northwest line of Lot 4, said River Road Subdivision, and from which a 1/2-inch iron rod found in said existing southwest right-of-way line of SH195 for the east corner of said Lot 3, same being the north corner of said Lot 4, bears N52°09'16"E a distance of 483.60 feet;

THENCE leaving said proposed southwest right-of-way line of SH195, with said southeast line of Lot 3 and said northwest line of Lot 4, S52°09'16"W a distance of 21.44 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESM1" set, and from which a 1/2-inch iron rod found in said northeast line of the 5.00 acres tract for the south corner of said Lot 3, same being the west corner of said Lot 4, bears S52°09'16"W a distance of 184.00 feet;

THENCE leaving said southeast line of Lot 3 and said northwest line of Lot 4, crossing said Lot 3 the following two (2) courses and distances:

1. N59°00'22"W a distance of 165.87 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF BSMT" set for an angle point, and
2. N55°03'31"W a distance of 165.05 feet to said POINT OF BEGINNING and containing 0.1520 acre.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

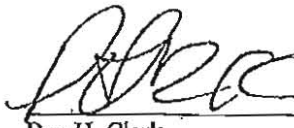
COUNTY OF TRAVIS

That I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February 2010.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14th day of May 2010, A.D.

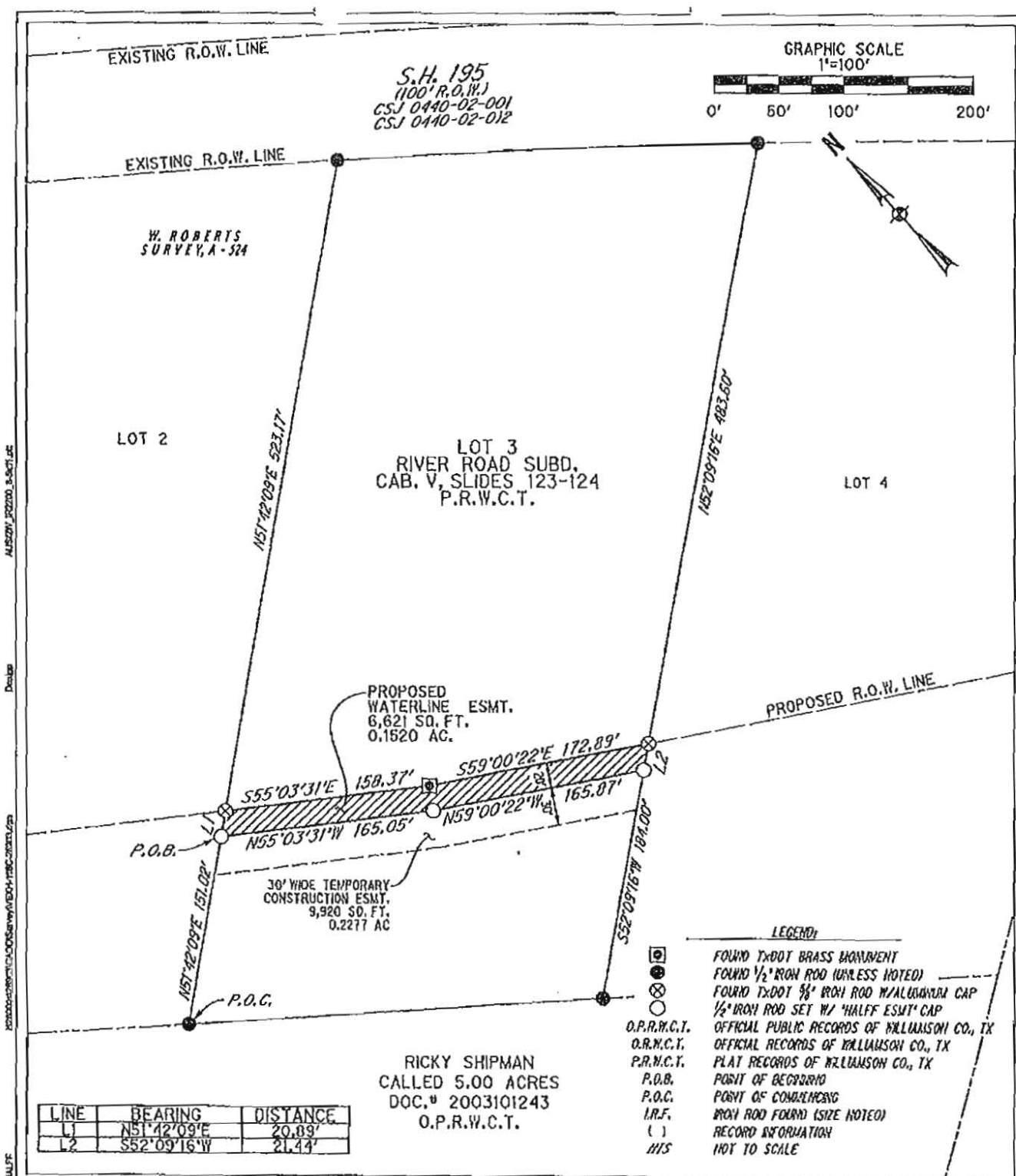
Halff Associates, Inc.
4030 West Braker Lane
Suite 450
Austin, Texas 78759



 5/14/2010
Dan H. Clark
Registered Professional Land Surveyor
No. 6011 - State of Texas

ADDITIONAL NOTES:

1. Bearings shown hereon are based on the Texas State Plane Coordinates System, NAD 83, Central Zone, using a combined surface adjustment factor of 1,000,120. Distances shown hereon are surface distances.
2. This description has been prepared as a result of a survey completed in February of 2010 and is submitted in connection with a survey drawing prepared by Halff Associates, Inc. titled VEXH-116C-26903.dgn, dated May 14, 2010, AVO No. 26903.
3. See Texas Department of Transportation Right-of-Way map CSJ No. 0440-01-036 & 0440-02-012 for detailed information regarding State Highway 195.



HALFF
4030 WEST BRANCH LAKE, SUITE 450
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SH 195 UTILITY
EASEMENT FOR
PARCEL 116C

Project No.: 26909
Issued: 5/14/2010
Accompanying file Name:
SV-LD-116C-20903.dwg