

981.91'
S55°45'E

12
10.00 ACRES

Subject Property

550°51'E
955.60'

13
10.00 ACRES

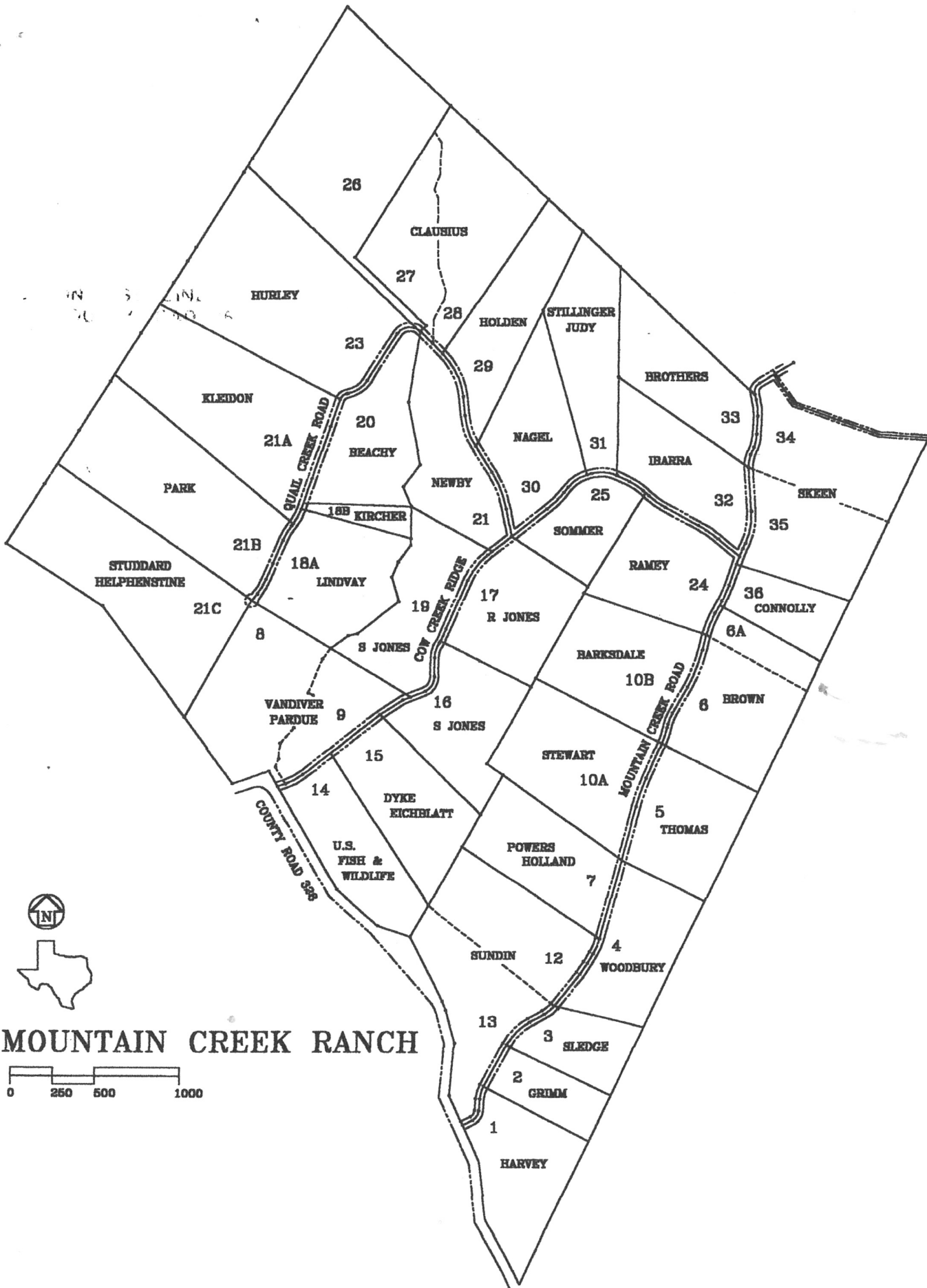
N25°05'W 491.48'
N27°33'W 324.44'

5.66

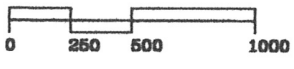
11=400' 2095' 5000'

086

N23°20'



MOUNTAIN CREEK RANCH



BEING 10.00 acres of land, situated in the G. C. & S. F. Railroad Company Survey, Abstract No. 1382, in Burnet County, Texas. Said land being a portion of that certain tract of land called 1,300.44 acres as conveyed to Jones-Drennan Ranch by deed as recorded in Volume 303, Page 597 of the Deed Records of Burnet County, Texas. Surveyed on the ground under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin set in the centerline of a 50-foot-wide Road Easement described in "Attachment A" for the southeast corner hereof; said point being N 25° 23' E, 1,276.45 feet, N 25° 17' E, 422.94 feet, and N 76° 42' W, 537.25 feet from the Southeast corner of the above-referenced 1,300.44 acre tract;

THENCE, with the centerline of said 50-foot-wide Road Easement as follows;

N 38° 37' E, 240.73 feet, to a point at the beginning of a curve to the left (Radius = 558.54 feet, Long chord bears N 34° 31' E, 79.80 feet);

Thence, along the said curve an arc distance of 79.86 feet;

Thence, N 30° 25' E, 67.37 feet, to a point at the beginning of a curve to the left (Radius = 371.62 feet, Long chord bears N 22° 45' E, 99.11 feet);

Thence, along the said curve an arc distance of 99.40 feet to an iron pin set for the N.E. corner hereof;

THENCE, N 55° 45' W, 981.91 feet to an iron pin set for the N.W. corner hereof;

THENCE, S 29° 15' W, 405.81 feet to an iron pin set for the S.W. corner hereof;

THENCE, S 50° 57' E, 955.50 feet, to the Place of BEGINNING and containing 10.00 acres of land.

NOTE: The above described 10.00 acre tract of land has access to a County Road along a 50-foot-wide Road Easement described in "Attachment A".

STATE OF TEXAS I

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON I

I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, apparent conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 27th day of October, 1983, A. D.

[Handwritten signature]

STATE OF TEXAS

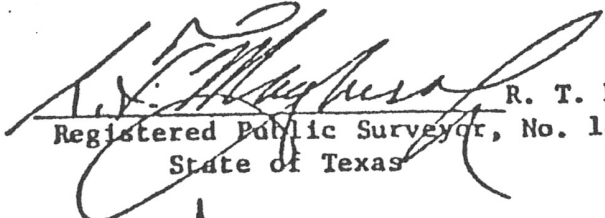
STATE OF TEXAS I

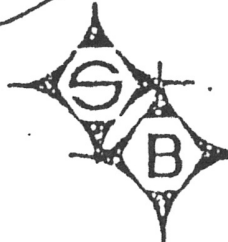
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TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 27th day of October, 1983, A. D.


R. T. Magness, Jr.
Registered Public Surveyor, No. 1433
State of Texas



Steger & Bizzell, Lno.

CONSULTING ENGINEERS - SURVEYORS
P. O. BOX 838 • GEORGETOWN, TX 78628

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PAGE 219

BEING 10.00 acres of land, situated in the G. C. & S. F. Railroad Company Survey, Abstract No. 1382, in Burnet County, Texas. Said land being a portion of that certain tract of land called 1,300.44 acres as conveyed to Jones-Drennan Ranch by deed as recorded in Volume 303, Page 597, of the Deed Records of Burnet County, Texas. Surveyed on the ground under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin set in the south line of said 1,300.44 acre tract of land and the north line of a Burnet County Road at the point of intersection with a 50-foot-wide Road Easement described in "Attachment A" for the most southerly corner hereof; said point being N 23° 51' W, 137.44 feet, N 28° 59' W, 149.48 feet, N 29° 21' W, 146.36 feet, N 6° 09' W, 346.82 feet and N 23° 25' W, 239.25 feet, from the S. E. corner of said 1,300.44 acre tract;

THENCE, with the centerline of said 50-foot-wide Road Easement as follows;

N 63° 19' E, 64.07 feet to a point at the beginning of a curve to the left (Radius = 71.17 feet, Long Chord bears N 33° 59' E, 69.74 feet);

Thence, along the said curve an arc distance of 72.88 feet to a point;

Thence, N 4° 39' E, 72.43 feet to a point at the beginning of a curve to the right (Radius = 190.87 feet, Long chord bears N 16° 29' E, 78.30 feet);

Thence, along the said curve an arc distance of 78.86 feet;

Thence, N 28° 19' E, 276.38 feet, to a point at the beginning of a curve to the right (Radius = 337.45 feet Long chord bears N 44° 49' E, 191.76 feet)

Thence, along the said curve an arc distance of 194.44 feet;

Thence, N 61° 20' E, 98.25 feet to a point at the beginning of a curve to the left (Radius = 199.12 feet, Long chord bears N 49° 58' E, 78.43 feet);

Thence, along the said curve an arc distance of 78.95 feet to an iron pin set for the N.E. corner hereof;

THENCE, N 50° 57' W, 955.50 feet to an iron pin set for the N.W. corner hereof;

THENCE, S 29° 15' W, 216.36 feet to an iron pin found in the south line of said 1,300.44 acre tract of land marking the S.W. corner hereof;

THENCE, with the south line of said 1,300.44 acre tract of land as follows;

S 25° 55' E, 431.43 feet to an iron pin found;
 S 21° 39' S, 56.44 feet to an iron pin found;
 S 14° 42' E, 203.41 feet to an iron pin found;
 S 5° 01' W, 309.63 feet to an iron pin found;
 and S 23° 25' E, 194.19 feet to the Palce of BEGINNING and containing 10.00 acres of land.



E. J. Eger & Blizjoll, Inc.

CONSULTING ENGINEERS - SURVEYORS
 P. O. BOX 458 - GEORGETOWN, TX 78626

Exhibit A

A.M.

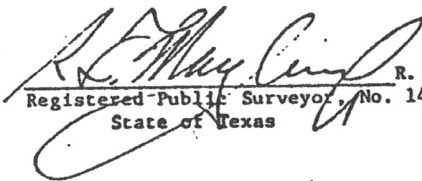
NOTE: The above described 10.00 acre tract of land has access to a County Road along a 50-foot-wide Road Easement described in "Attachment A".

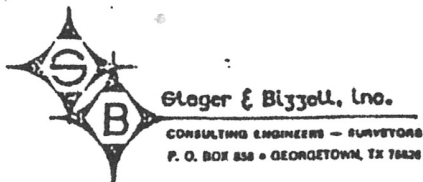
STATE OF TEXAS I
COUNTY OF WILLIAMSON I

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TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this the 27th day of October, 1983, A. D.


R. T. Magness, Jr.
Registered Public Surveyor, No. 1433
State of Texas



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Exhibit A

Ca. M.