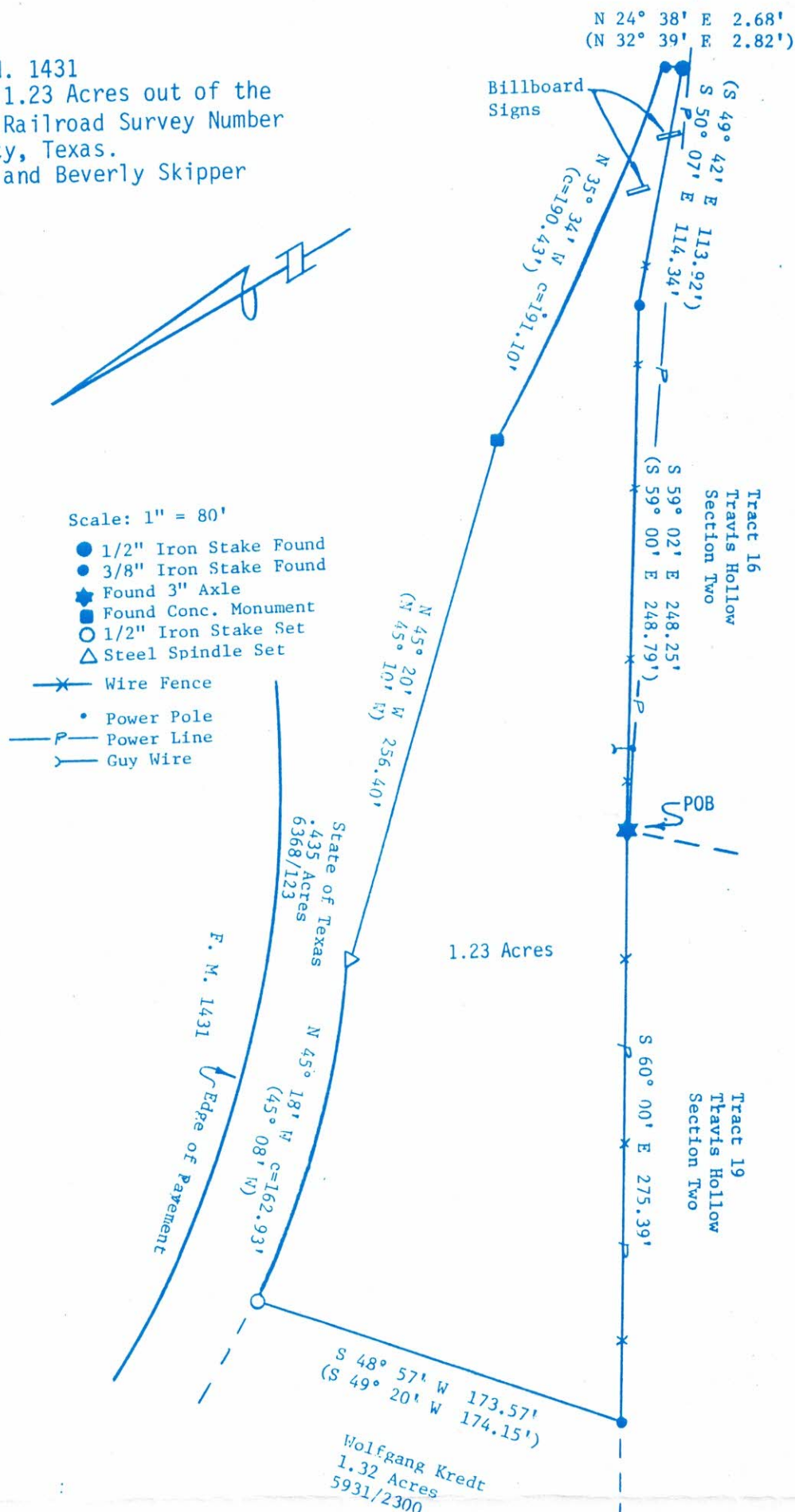


Local Address: F. M. 1431
 Legal Description: 1.23 Acres out of the
 Dallas and Wichita Railroad Survey Number
 97, in Travis County, Texas.
 Reference: Richard and Beverly Skipper



State of Texas:

County of Travis :

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, 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.

Dated this the 28th day of May, 19 96

I hereby certify that the property described herein is not within a special flood hazard area as identified by the Fed. Ins. Adm. Dept. of HUD. Flood hazard boundary map revised, as per Community-Panel Number
 To the lienholders and/or the owners of the property surveyed and

James Nolen
 F. James Nolen
 Registered Professional Surveyor
 No. 2177

FIELD NOTES FOR:

1.23 ACRE OF LAND OUT OF THE DALLAS AND WICHITA RAILROAD COMPANY SURVEY NUMBER 97, IN TRAVIS COUNTY, TEXAS, SAME BEING OUT OF A 4.543 ACRE TRACT OF LAND AS CONVEYED TO WOLFGANG P. KREDT, AS RECORDED IN VOLUME 5931, PAGE 2300, OF THE TRAVIS COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" steel axle found in a fenceline for the Northeast corner of Tract 19, same being the Northwest corner of Tract 16, Travis Hollow Section Two, as recorded in Book 78, Page 398, of the Travis County, Texas Plat Records, for an inside corner of this property and the **PLACE OF BEGINNING;**

THENCE S 59° 02' E for a distance of **248.25** feet along the fence to a 3/8" iron stake found for an inside corner;

THENCE S 50° 07' E for a distance of **114.34** feet to a 1/2" iron stake found for the Southeast corner of this property;

THENCE N 24° 38' E for a distance of **2.68** feet to a 3/8" iron stake found in the South right of way line of FM 1431 for the Northeast corner of this property;

THENCE along the South line of FM 1431 as conveyed to the State of Texas, the following courses;

ALONG a curve to the right for an arc distance of **191.85** feet, whose chord bears **N 35° 34' W**, for a distance of **190.10** feet and whose radius is **623.14** feet to a concrete highway monument found for an angle point;

N 45° 20' W for a distance of **256.40** feet to a steel spindle set for a **POINT OF CURVATURE;**

ALONG a curve to the right whose arc distance is **163.12** feet, whose chord bears **N 45° 18' W** for a distance of **162.93** feet and whose radius is **1,014.93** feet to a 1/2" iron stake set for the Northwest corner of this property;

THENCE S 48° 57' W for a distance of **173.57** feet to a 3/8" iron stake found in a fenceline in the North line of said Tract 19 for the Southwest corner of this property;

THENCE S 60° 00' E for a distance of **275.39** feet to the **PLACE OF BEGINNING** and containing **1.23** acre of land more or less.

As Surveyed By:

F. James Nolen
Registered Professional Land Surveyor
No. 2177

Dated: May 28, 1996