

Legend

SCALE: 1" = 200'

- Calculated Point
- ⊙ 1/2" Iron Rod Found (unless noted)
- ⊙ PF 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with cap imprinted as noted hereon
- TXDOT Brass Disk Found in concrete
- ⬮ Telephone Pedestal
- ⬮ Sign (typical)
- UG = Buried Telephone Cable

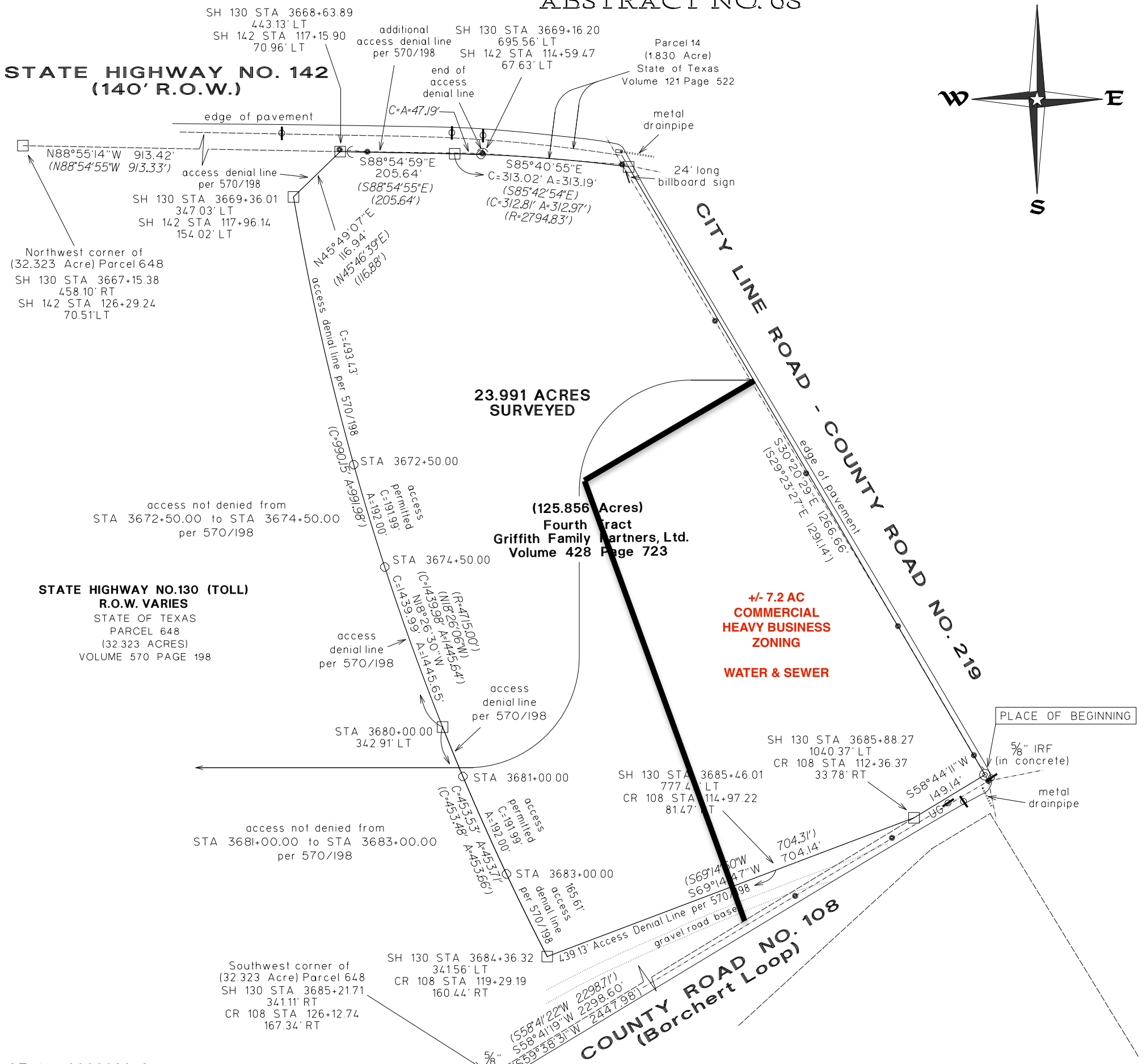
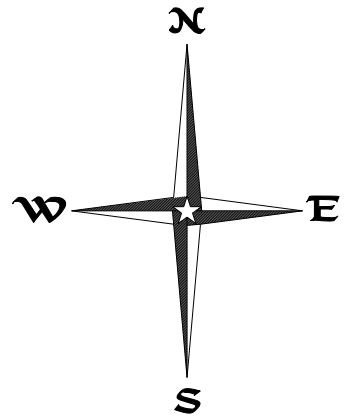
Schedule B Note:

Item 10.j) This tract is subject to that certain easement granted to Texas Power & Light Company as set forth in Volume 174, Page 394 of the Deed Records of Caldwell County, Texas.

(Record Bearing and Distance per subject deed)
(Record Bearing and Distance per adjoining deed)

Orientation for this survey is based upon the Texas State Plane Coordinate System (4204 South Central Zone), NAD83(96) CORS. All distances shown hereon are surface values. Combined Scale Factor 1.00013.

CORNELIUS CRENSHAW SURVEY ABSTRACT NO. 68



GF No. 0909030-3
To: CLP Venture One, a Texas Limited Liability Company
Stewart Title Guaranty Company

STATE OF TEXAS x
COUNTY OF TRAVIS x

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480094 0100 C, dated July 21, 1999. THIS the 14th day of OCTOBER A.D., 2010.

BY

Holt Carson
Registered Professional Land Surveyor No. 5166

SURVEY PLAT OF
23.991 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (125.856 ACRE) "FOURTH TRACT" OF LAND AS CONVEYED TO GRIFFITH FAMILY PARTNERS, LTD. BY DEED RECORDED IN VOLUME 428, PAGE 723 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS. LOCATED ON STATE HIGHWAY NO. 130 (TOLL), STATE HIGHWAY NO. 142, CALDWELL COUNTY ROAD NO. 219 AND CALDWELL COUNTY ROAD NO. 108. see accompanying field note description

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

HOLT CARSON INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

October 14, 2010

FIELD NOTE DESCRIPTION OF 23.991 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, IN CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (125.856 ACRE) "FOURTH TRACT" OF LAND AS CONVEYED TO GRIFFITH FAMILY PARTNERS, LTD. BY DEED RECORDED IN VOLUME 428, PAGE 723 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod in concrete found in the intersecting Northwest right-of-way line Caldwell County Road No. 108, locally known as Borchert Loop, and the Southwest right-of-way line of Caldwell County Road No. 219, locally known as City Line Road, and being the Southeast corner of that certain (125.856 acre) "Fourth Tract" of land as conveyed to Griffith Family Partners, Ltd. by deed recorded in Volume 428, Page 723 of the Official Records of Caldwell County, Texas and the Southeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Northwest right-of-way line of Borchert Loop **S 58 deg. 44'11" W 149.14 ft.** to a TXDOT brass disk in concrete found in a Northwest right-of-way line of State Highway No. 130 (Toll) 1040.37 ft. left of record Engineers Station 3685+88.27 at the Easterly Southeast corner of that certain (32.323 acre) "Parcel 648" as conveyed to the State of Texas by deed recorded in Volume 570, Page 198 of the Official Records of Caldwell County, Texas, from which a 5/8" inch iron rod found 341.11 ft. right of record Engineers Station 3685+21.71 at the Southwest corner of said (32.323 acre) State of Texas "Parcel 648" bears, S 58 deg. 41'19" W 2298.60 ft.;

THENCE leaving the Northwest right-of-way line of Borchert Loop and entering the interior of said (125.856 acre) Griffith Family Partners, Ltd. "Fourth Tract" with the Northerly and Easterly right-of-way lines of State Highway No. 130 (Toll), same being the Northerly and Easterly lines of said (32.323 acre) State of Texas "Parcel 648" the following three (3) courses:

- 1.) **S 69 deg. 14'47" W 704.14 ft.** to a TXDOT brass disk in concrete found 341.56 ft. left of record Engineers Station 3684+36.32 at a non-tangent point of curvature and the Southwest corner of the herein described tract;
- 2.) along a curve to the right with a radius of 4715.00 ft. for an arc length of 1445.65 ft. and which chord bears, **N 18 deg. 26'30" W 1439.99 ft.** to a TXDOT brass disk in concrete found 347.03 ft. left of record Engineers Station 3669+36.01 for the most Westerly Northwest corner of the herein described tract;
- 3.) **N 45 deg. 49'07" E 116.94 ft.** to a TXDOT brass disk in concrete found in the South right-of-way line of State Highway No. 142, same being a point in the South line of that certain (1.830 acre) "Parcel 14" as conveyed to the State of Texas by deed recorded in Volume 121, Page 522 of the Official Records of Caldwell County, Texas, also being the most Northeasterly corner of said (32.323 acre) State of Texas "Parcel 648" and the most Northerly Northeast corner of the herein described tract, from which a TXDOT brass disk in concrete found 458.10 ft. right of record Engineers Station 3667+15.38 at the most Westerly Northwest corner of said (32.323 acre) State of Texas "Parcel 648" bears, N 88 deg. 55'14" W 913.42 ft.;

THENCE continuing through the interior of said (125.856 acre) Griffith Family Partners, Ltd. "Fourth Tract" with the South right-of-way line of State Highway No. 142 and the South line of said (1.830 acre) State of Texas "Parcel 14", **S 88 deg. 54'59" E 205.64 ft.** to a TXDOT brass disk in concrete found at a point of curvature;

THENCE along a curve to the right with a radius of 2794.83 ft. for an arc length of 313.19 ft. and which chord bears, **S 85 deg. 40'55" E 313.02 ft.** to a TXDOT brass disk in concrete found in the intersecting South right-of-way line of State Highway No. 142 and the Southwest right-of-way line of City Line Road at the Southwest corner of said (1.830 acre) State of Texas "Parcel 14", same being a point in the northeast line of said (125.86 acre) Griffith Family Partners, Ltd. "Fourth Tract" and the Northeast corner of the herein described tract;

THENCE leaving the South right-of-way line of State Highway No. 142 with the Southwest right-of-way line of City Line Road **S 30 deg. 20'29" E 1266.66 ft.** to the **PLACE OF BEGINNING** and containing **23.991 acres** of land.

Surveyed: October 14th, 2010
BY:

Holt Carson
Registered Professional Land Surveyor No. 5166

see survey map A861098 Tract 4