

SURVEY PLAT FOR
0.79 AC. AND 22.89 AC.
FAB-CON PRODUCTS, INC.
 PART OF 76.02 AC. 527/319
 SITUATED IN THE
 E.D. HARMON SURVEY A-170
 IN WILLIAMSON COUNTY, TEXAS

LEGEND

- STEEL COTTON SPINDLE SET
 - IRON PIN FOUND
 - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
 - IRON PIN SET
 - PIPE POST FOUND
 - MAG SPIKE SET
 - ROW ALIGNMENT WITH BRASS CAP
 - CONCRETE MONUMENT FOUND
 - EXISTING WIRE FENCE
 - CHAINLINK FENCE
 - POWER POLE
 - TELEPHONE CABLE
 - WATERLINE EXISTING
 - OVERHEAD POWER LINE
 - RECORD CALLS (BEARING / DISTANCE)
 - DATA THIS SURVEY (BEARING / DISTANCE)
 - TRACT LINES
 - BOUNDARY LINES
 - LAND GRANT LINES
- ALL DOCUMENT REFERENCES ARE IN WILLIAMSON COUNTY

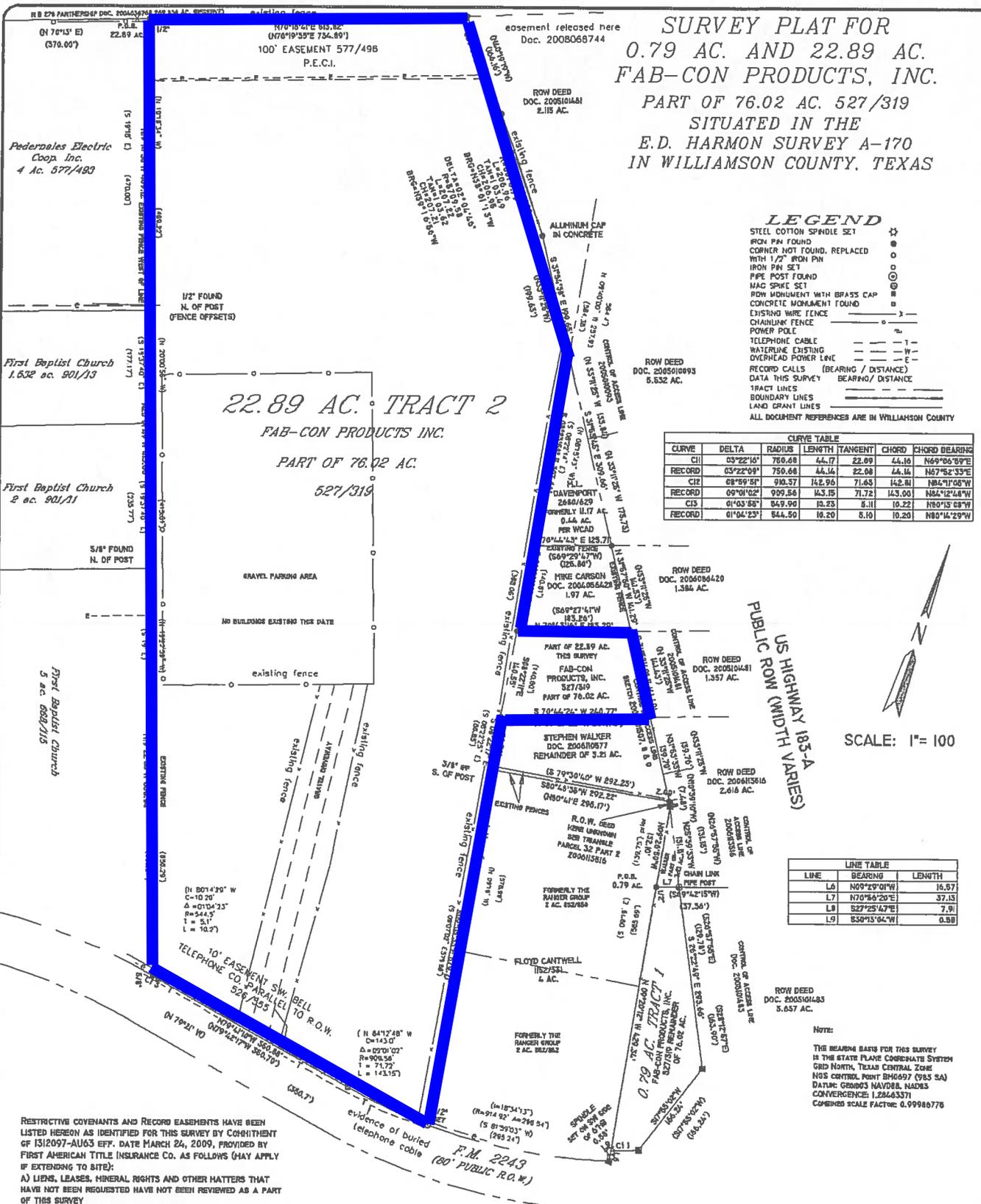
CURVE	CURVE TABLE					
	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RECORD	03°22'15"	766.68	44.17	22.89	44.16	N69°05'09"E
C12	63°29'09"	750.68	44.14	22.88	44.16	N67°52'33"E
C12	68°59'59"	916.57	142.96	71.63	142.81	N84°10'38"W
RECORD	09°01'02"	909.56	43.35	71.72	143.00	N84°12'14"W
C13	01°03'52"	849.90	10.23	8.11	10.22	N90°13'58"W
RECORD	01°04'23"	844.50	10.20	8.10	10.20	N89°14'29"W

LINE	BEARING	LENGTH
L6	N09°29'01"W	16.57
L7	N70°54'20"E	37.13
L8	S27°25'47"E	7.91
L9	S30°15'04"W	0.88

SCALE: 1" = 100'

NOTE:

THE BEARING DATA FOR THIS SURVEY IS IN THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE NGS CONTROL POINT BM4697 (93.5A) DATUM: GCSNAD83 NAVD83, NAD83 CONVERGENCE: 1.28463371 CONVERSION SCALE FACTOR: 0.99980776



RESTRICTIVE COVENANTS AND RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED BY THIS SURVEY BY COMBINATION OF 1312097-AU63 EFF. DATE MARCH 24, 2009, PROVIDED BY FIRST AMERICAN TITLE INSURANCE CO. AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):

- A) LIENS, LEASES, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY
- B) RESTRICTIVE COVENANTS (NONE LISTED)
- SCHEDULE B EASEMENT ITEMS & OTHER MATTERS (NOT REVIEWED AS A PART OF THIS SURVEY):
- B1(C) VISIBLE UTILITY IMPROVEMENTS AS SHOWN HEREON
- B1(F) EASEMENT TO S.W. BELL TELEPHONE CO. SEE VOL. 526, Pg. 555 (AS SHOWN PER PRIOR SURVEY)
- B1(G) EASEMENT TO PEDERNALES ELECTRIC COOP. INC. (PECI) SEE 577/496 (AS SHOWN PER PRIOR SURVEY) AND PARTIAL RELEASE CLERK'S FILE 2008066744
- B1(G) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN WILLIAMSON COUNTY, TEXAS AND FABCON PRODUCTS, INC. SEE CLERK'S FILE NUMBERS 2005001507, 2005001508, & 2005001509 (IRREVOCABLE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, ACCESS LIMITATIONS, COMPENSATION ETC.) SEE DEEDS DOC. 2005101483, AND DOC. 2005101481 RECORD INSTRUMENTS THAT ARE NOT APPLICABLE TO THIS SITE:
- B1(O) EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 SEE VOL. 438, Pg. 475 (DOES NOT APPLY PER PRIOR SURVEY, FOR FLOODWATER STRUCTURE # 2)
- B1(H) EASEMENT TO PECI SEE VOL. 1297, Pg. 948
- B1(J)&(K) EASEMENTS TO THE CITY OF LEANDER SEE VOL. 1476, Pg. 827; VOL. 1909, Pg. 276; AND CLERK'S FILE 2006021604

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

SURVEY DATE APRIL 8, 2009.

William F. Forest, Jr.
 WILLIAM F. FOREST, JR. R.P.L.S. 1847



NOTE: THIS MAP COPYRIGHT 2009 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONNECTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED, (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)

FOREST SURVEYING
 AND MAPPING COMPANY
 1008 ASH STREET
 GEORGETOWN, TEXAS
 512-530-6827
 SDCS\FAB-CON\FAB-CON.DWG
 FB FAB-CON.LSY FINAL\RFH

FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR FAB-CON PRODUCTS, INC.

TRACT 1

BEING 0.79 acres, situated in the E.D. Harmon Survey, Abstract # 170, including part of the 76.02 acre property which is described in a deed to Fab-Con Products, Inc. of record in Vol. 527, Pg. 319 of the Official Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in April of 2009, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone. Line codes hereon are in agreement with the survey plat prepared for this property on this date.

BEGINNING at a ½ inch iron pin which was found in the East line of the property which was conveyed to Floyd Cantwell (4 ac. 1152/331), at the lower Southwest corner of a 3.21 acre property which is described in a deed to Stephen Walker (Doc. 2006110577 ORWCT). An iron pin which was found in the North line of the said Cantwell tract stands N 09°26'50"W 132.10 feet and (L8) N 27°25'47"W 7.91 feet.

THENCE (L7) N 70°56'20"E 37.13 feet to a point in a chain link pipe post which was found in the West right-of-way line of U.S. Highway 183-A. This corner exists at the common West corner between R.O.W. parcels that are described in Doc. 2006113516 and Doc. 2005101483 ORWCT.

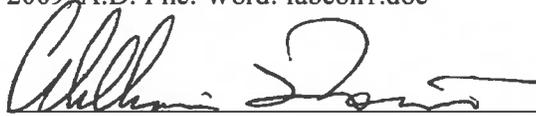
THENCE with the West line of US 183A and the R.O.W. parcel described in said Doc. 2005101483, S 26°22'49"E 293.66 feet to a right-of-way monument found having a brass cap; and S 17°55'02"W 166.24 feet to a right-of-way monument found having a brass cap; and (C11) 44.17 feet with the arc of the curve to the right having a radius of 750.68 feet and a central angle of 03°22'16", the chord bears S 69°06'59"W 44.16 feet to a point in a 6 inch hackberry (a cotton spindle set in the Southwest side of the Hackberry stands (L9) S 30°13'04"W 0.58 feet), for the Southwest corner of this 0.79 acre parcel. From said Southwest corner of the 0.79 acre parcel a brass capped R.O.W. monument found in the North line of F.M. 2243 stands (L6) S 09°29'01"E 16.57 feet (Southeast corner of Cantwell 4 ac. 1152/331).

THENCE with the East boundary of Cantwell, along or near the general line of an existing fence, N 09°20'12"W 429.34 feet to the POINT OF BEGINNING.

STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON :

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 8TH day of April of 2009 A.D. File: Word: fabcon1.doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR FAB-CON PRODUCTS, INC.

TRACT 2

BEING 22.89 acres, situated in the E.D. Harmon Survey, Abstract # 170, including part of the 76.02 acre property which is described in a deed to Fab-Con Products, Inc. of record in Vol. 527, Pg. 319 of the Official Records of Williamson County, Texas (ORWCT). This tract was surveyed on the ground in April of 2009, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone. Line codes hereon are in agreement with the survey plat prepared for this property on this date.

BEGINNING at a ½ inch iron pin which was found in the North line of the said 76.02 acre property of Fab-Con Products, Inc., at the Northeast corner of the 4 acre property which is described in a deed to Pedernales Electric Coop. Inc. (from Fab-Con Products Inc.) as described in Vol. 577, Pg. 493 (ORWCT). This corner exists in the South boundary of the property of RB 270 Partnership (Doc. 2004036768 ORWCT).

THENCE with the common boundary between the property of Fab-Con Products Inc. and the said RB 270 Partnership (reserve of 269.836 ac.), along or near the general line of an existing fence, N 70°18'41"E 513.82 feet to an iron pin found in the West line of U.S. Highway 183A.

THENCE with the West line of U.S. Highway 183A, along or near the general line of an existing fence (R.O.W. deed Doc. 2005101481), S 39°00'24"E 166.36 feet to an iron pin which was found at the beginning of a curve to the right having a radius of 6010.79 feet and a central angle of 01°58'22", continuing 206.96 feet with the arc of the curve, the chord bears S 38° 01'13"E 206.95 feet to an aluminum cap found set in concrete; and S 31°54'38"E 199.65 feet to an iron pin found in the West boundary of the 11.17 ac. property of M.L. Davenport (0.44 ac., more or less, reserve of 2680/629 11.17 ac. less R.O.W. in Doc. 2005010093).

THENCE with the West boundary of the reserve of the M.L. Davenport property, along or near the most Easterly of two fence lines, S 08°23'58"E 307.66 feet to an iron pin found at a fence corner that exists at the Northwest corner of the reserve of the property of Mike Carson (1.97 ac. Doc. 2004056428 ORWCT); continuing with the West boundary of Mike Carson, S 08°22'24"E 140.41 feet to an iron pin found at the Southwest corner of Carson.

THENCE with the South boundary of Carson, N 70°43'16"E 183.29 feet to an iron pin found in the West line of U.S. Highway 183A, at the common West corner between two deeds for R.O.W. as set out in Doc. 2006086420 and Doc. 2005101481 ORWCT.

THENCE with the West line of the said Highway and the control of access line as described in Doc. 2005101481, S 31°52'49"E 141.49 feet to an iron pin found.

THENCE with the boundary of the property of Stephen Walker (remainder parcel of 3.21 ac. Doc. 2006110577 less R.O.W. Doc. 2006113516), S 70°44'24"W 240.77 feet to an iron pin found; and S 08°22' 17"E 86.79 feet to an iron pin found at an existing fence corner at the Northwest corner of the 4 acre Floyd Cantwell property (1152/331).

THENCE along the most Easterly of two fences, following the West boundary of Cantwell, S 09°05'33"E 579.71 feet to a 1/2 inch iron pin which was set in the North right-of-way line of F.M. 2243.

THENCE (C12) with the North line of F.M. 2243, 142.96 feet with the arc of a curve to the right having a radius of 910.37 feet and a central angle of 08°59'51", the chord bears N 84°11'05"W 142.81 feet to a concrete right-of-way monument found at the end of the curve; N 79°41'10"W 350.88 feet to a concrete monument found at the beginning of curve to the left (C13) having a radius of 549.90 feet and a central angle of 01°03'55"; 10.23 feet with the arc of the curve, the chord bears N 80°13'08" W 10.22 feet to an iron pin found at the Southeast corner of the property of the First Baptist Church (5 ac. 668/115).

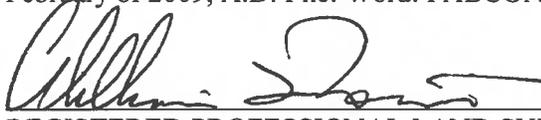
THENCE along or near the general line of an existing fence, N 19°22'35"W 656.04 feet to a 5/8 inch iron pin which was found at the Northeast corner of the Baptist Church 5 ac. Tract and at the Southeast corner of a 2 ac. property which was conveyed to the First Baptist Church (901/11).

THENCE continuing along the general line of the existing fence, N 20°01'49"W 413.65 feet to an iron pin which was found at the Northeast corner of a 1.532 acre tract which was conveyed to First Baptist Church (901/13); and continuing with the East line of the 4 acre parcel which is described in a deed to Pedernales Electric Coop. Inc. (577/493), along a line that remains Easterly of a chain link fence, N 19°16'38"W 469.12 feet to the POINT OF BEGINNING.

STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON :

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 8TH day of February of 2009, A.D. File: Word: FABCON23.doc

 WM. F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



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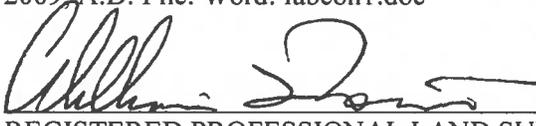
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