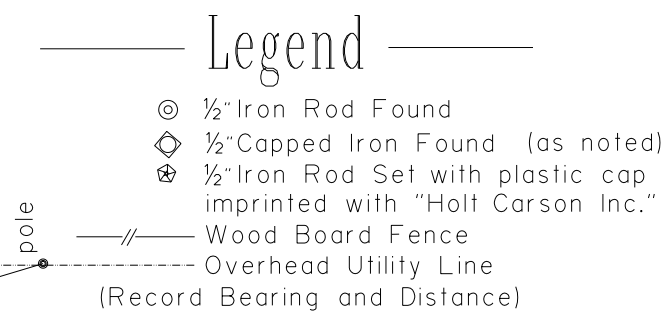
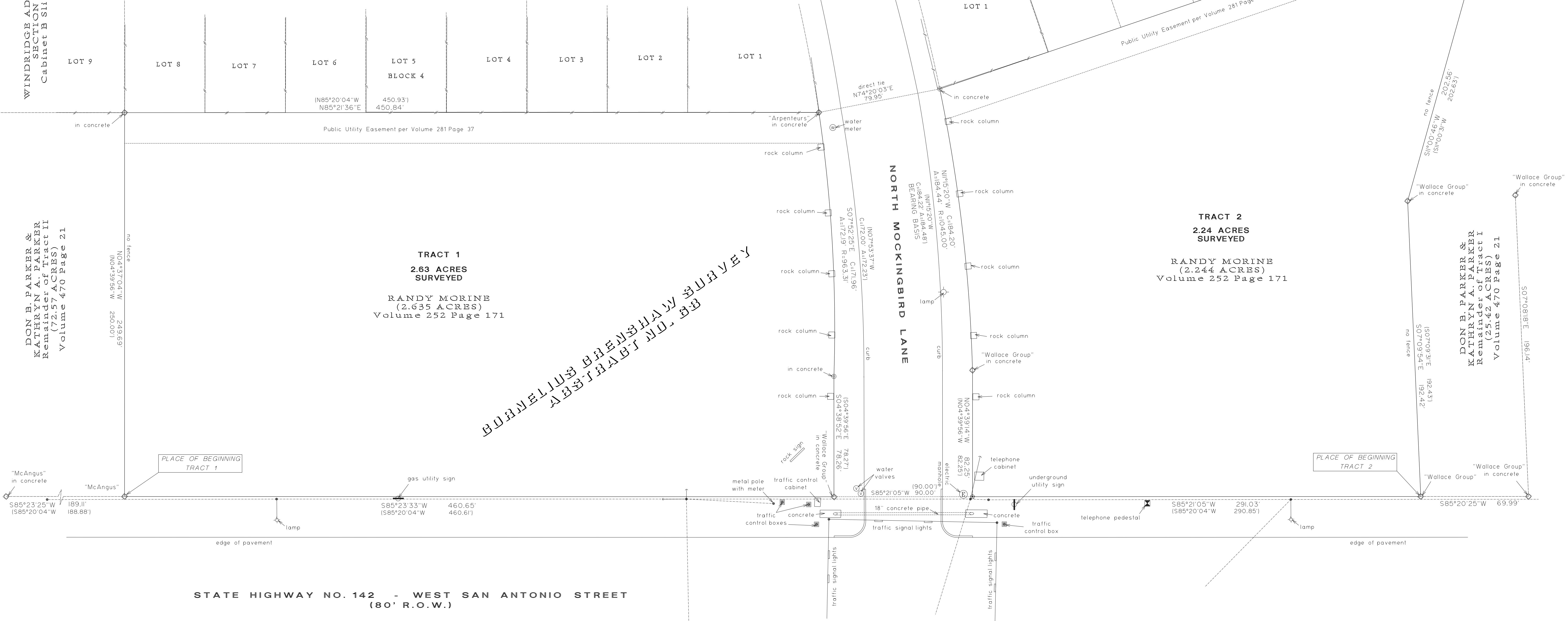


SCALE 1" = 30'



WINDRIDGE ADDITION  
SECTION 3  
Cabinet B Slide 16

WINDRIDGE ADDITION  
SECTION 1 & 2  
Cabinet A Slide 191



CORNELIUS CRENSHAW SURVEY  
ABSTRACT NO. 68

PLACE OF BEGINNING  
TRACT 1

PLACE OF BEGINNING  
TRACT 2

STATE HIGHWAY NO. 142 - WEST SAN ANTONIO STREET  
(80' R.O.W.)

GF No. 00093040  
TO Meredith Knight  
First American Title Insurance Company  
Heritage Title Company of Austin, Inc.  
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities 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 roadway.  
This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480094 0100 C, dated July 21, 1999.  
THIS the 27th day of APRIL, A.D., 2010.

NOTES  
1) These tracts are subject to restrictions recorded in Volume 252 Page 171 of the Official Public Records of Caldwell County, Texas.  
2) The easement granted to Texas Power and Light Company in Volume 192 Page 132 of the Deed Records of Caldwell County, Texas, does not apply to these tracts.

SURVEY MAP OF:  
TRACT 1  
2.63 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68 IN CALDWELL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.635 ACRE) TRACT OF LAND AS CONVEYED TO RANDY MORINE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 252 PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.  
TRACT 2  
2.24 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68 IN CALDWELL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.244 ACRE) TRACT OF LAND AS CONVEYED TO RANDY MORINE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 252 PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.  
see accompanying field note descriptions

HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
www.hciaustin.com  
(512) 442-0990  
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Exhibit A**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084April 27<sup>th</sup>, 2010**TRACT 1**

**FIELD NOTE DESCRIPTION OF 2.63 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT No. 68 IN CALDWELL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.635 ACRE) TRACT OF LAND AS CONVEYED TO RANDY MORINE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 252 PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron rod found with a plastic cap imprinted with "McAngus" in the North right-of-way line of State Highway No. 142, and in the South line of that certain (72.57 acre) tract of land as conveyed to Don B. Parker and Kathryn A. Parker by deed recorded in Volume 470 Page 21 of the Deed Records of Caldwell County, Texas, for the Southwest corner of that certain (2.635 Acre) tract of land as conveyed to Randy Morine by Special Warranty Deed recorded in Volume 252 Page 171 of the Official Public Records of Caldwell County, Texas and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found with a plastic cap imprinted with "McAngus", in concrete, in the North right-of-way line of State Highway No. 142 bears S 85 deg. 23' 25" W 189.11 ft.;

THENCE leaving the North right-of-way line of State Highway No. 142, and entering the interior of said Parker (72.57 Acre) tract, and with the West line of said Morine (2.635 Acre) tract, **N 04 deg. 37' 04" W 249.69 ft.** to a ½" iron rod found with a plastic cap (unreadable) in concrete for the Southeast corner of Lot 9, Block 4, Windridge Addition, Section 3, a subdivision in Caldwell County, Texas, according to the map or plat thereof recorded in Cabinet B Slide 16 of the Plat Records of Caldwell County, Texas, and being the Southwest corner of Lot 8, Block 4, Windridge Addition, Section 1 & 2, a subdivision in Caldwell County, Texas, according to the map or plat thereof recorded in Cabinet A Slide 191 of the Plat Records of Caldwell County, Texas, and being the Northwest corner of said Morine (2.635 Acres) tract, and being the Northwest corner of this tract;

THENCE with the common line of said Windridge Addition, Section 1 & 2 and said Morine (2.635 Acre) tract, **N 85 deg. 21' 36" E 450.84 ft.** to a ½" iron rod found with a plastic cap imprinted with "Arpenteurs" in concrete in the curving West right-of-way line of North Mockingbird Lane and being the Southeast corner of Lot 1, Block A, Windridge Addition, Section 1 & 2 and being the Northeast corner of said Morine (2.635 Acre) tract and being the Northeast corner of this tract;

THENCE with the curving West right-of-way line of North Mockingbird Lane and with the East line of said Morine (2.635 Acre) tract with a curve to the right, having a radius of 963.31 ft., an arc length of 172.19 ft., and a chord bearing of **S 07 deg. 52' 25" E 171.96 ft.** to a ½" iron rod found in concrete for a point of tangency;

THENCE continuing with the West right-of-way line of North Mockingbird Lane and the East line of said Morine (2.635 Acre) tract, **S 04 deg. 38' 52" E 78.26 ft.** to a ½" iron rod found with a plastic cap imprinted with "Wallace Group" in concrete in the North right-of-way line of State Highway No. 142 and being the Southeast corner of said Morine (2.635 Acre) tract and being the Southeast corner of this tract, and from which a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection of the East right-of-way line of North Mockingbird Lane and the North right-of-way line of State Highway No. 142 bears **N 85 deg. 21' 05" E 90.00 ft.**;

THENCE with the North right-of-way line of State Highway No. 142 and with the South line of said Morine (2.635 Acre) tract **S 85 deg. 23' 33" W 460.65 ft.** to the **PLACE OF BEGINNING** and containing 2.63 Acres of land.

SURVEYED: April 27<sup>th</sup>, 2010

BY:



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: B 849142

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# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

April 27<sup>th</sup>, 2010

### TRACT 2

FIELD NOTE DESCRIPTION OF 2.24 ACRES OF LAND OUT OF THE CORNELIUS CRENSHAW SURVEY, ABSTRACT No. 68 IN CALDWELL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (2.244 ACRE) TRACT OF LAND AS CONVEYED TO RANDY MORINE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 252 PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with plastic cap imprinted with "Wallace Group" in the North right-of-way line State Highway No. 142 for the Southeast corner of the certain (2.244 Acre) tract of land as conveyed to Randy Morine by Special Warranty Deed recorded in Volume 252 Page 171 of the Official Public Records of Caldwell County, Texas and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found with a plastic cap imprinted with "Wallace Group", in concrete, in the North right-of-way line of State Highway No. 142 bears N 85 deg. 20' 25" E 69.99 ft.;

THENCE with the North right-of-way line of State Highway No. 142 and with the South line of said Morine (2.244 Acre) tract, **S 85 deg. 21' 05" W 291.03 ft.** to a ½" iron rod set with a plastic cap imprinted with "Holt Carson Inc." at a point of intersection with the East right-of-way line of North Mockingbird Lane for the Southwest corner of said Morine (2.244 Acre) tract and being the Southwest corner of this tract, and from which a ½" iron rod found with a plastic cap imprinted with "Wallace Group" for the Southeast corner of that certain (2.635 Acre) tract as conveyed to Randy Morine by Special Warranty Deed in Volume 252 Page 171 of the Official Public Records of Caldwell County, Texas, at the point of intersection of the North right-of-way line of State Highway No. 142 and the West right-of-way line of North Mockingbird Lane bears S 85 deg. 21' 05" W 90.00 ft.;

End of page 1

THENCE leaving the North right-of-way line of State Highway No. 142, with the East right-of-way line of North Mockingbird Lane and with the West line of said Morine (2.44 Acre) tract for the following two (2) courses:

- 1) N 04 deg. 39' 14" W 82.25 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Wallace Group" in concrete for a point of curvature;
- 2) With a curve to the left, having a radius of 1045.00 ft., an arc length of 184.44 ft., and a chord bearing of N 11 deg. 15' 20" W 184.20 ft. to a 1/2" iron rod found in concrete for the Southwest corner of Lot 1, Block 3, Windridge Addition, Section 1 & 2, a subdivision in Caldwell County, Texas, according to the map or plat thereof recorded in Cabinet A Slide 191 of the Plat Records of Caldwell County, Texas, and the Northwest corner of said Morine (2.244 Acre) tract and being the Northwest corner of this tract;

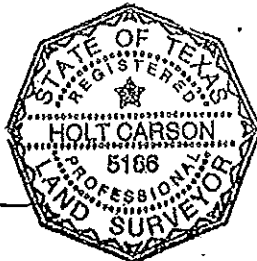
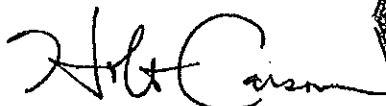
THENCE leaving the East right-of-way line of North Mockingbird Lane with the common line of Windridge Addition, Section 1 & 2 and said Morine (2.244 Acre) tract, N 66 deg. 33' 01" E 378.67 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Wallace Group" in concrete for the Southeast corner of Lot 7, Block 3, Windridge Addition Section 1 & 2, and for the Northeast corner of said Morine (2.44 Acre) tract and being the Northeast corner of this tract;

THENCE with the East line of said Morine (2.244 Acre) tract for the following two (2) courses:

- 1) S 11 deg. 00' 46" W 202.56 ft. to a 1/2" iron found with a plastic cap imprinted with "Wallace Group" in concrete for an angle point of this tract;
- 2) S 07 deg. 09' 54" E 192.42 ft. to the PLACE OF BEGINNING and containing 2.24 acres of land.

SURVEYED: April 27<sup>th</sup>, 2010

BY:



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: B 849142

**EXHIBIT C**

**PERMITTED EXCEPTIONS**

1. Terms, conditions, and restrictions in the restrictive covenants recorded in Volume 252, Page 171 in the Official Public Records of Caldwell County, Texas.
2. Property lies within the boundaries of Plum Creek Conservation District.
3. Public Utility Easement granted to the City of Lockhart by instrument dated September 19, 2001, recorded in Volume 281, Page 37 of the Official Public Records of Caldwell County, Texas.

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.  
STATE OF TEXAS  
COUNTY OF CALDWELL  
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

MAY 20 2010

FILED this 20<sup>th</sup> day of May 20 10  
11:50 A M  
NINA S. SELLS  
COUNTY CLERK CALDWELL COUNTY, TEXAS  
By Steve Page Deputy



*Nina S. Sells*  
COUNTY CLERK  
CALDWELL COUNTY, TEXAS