

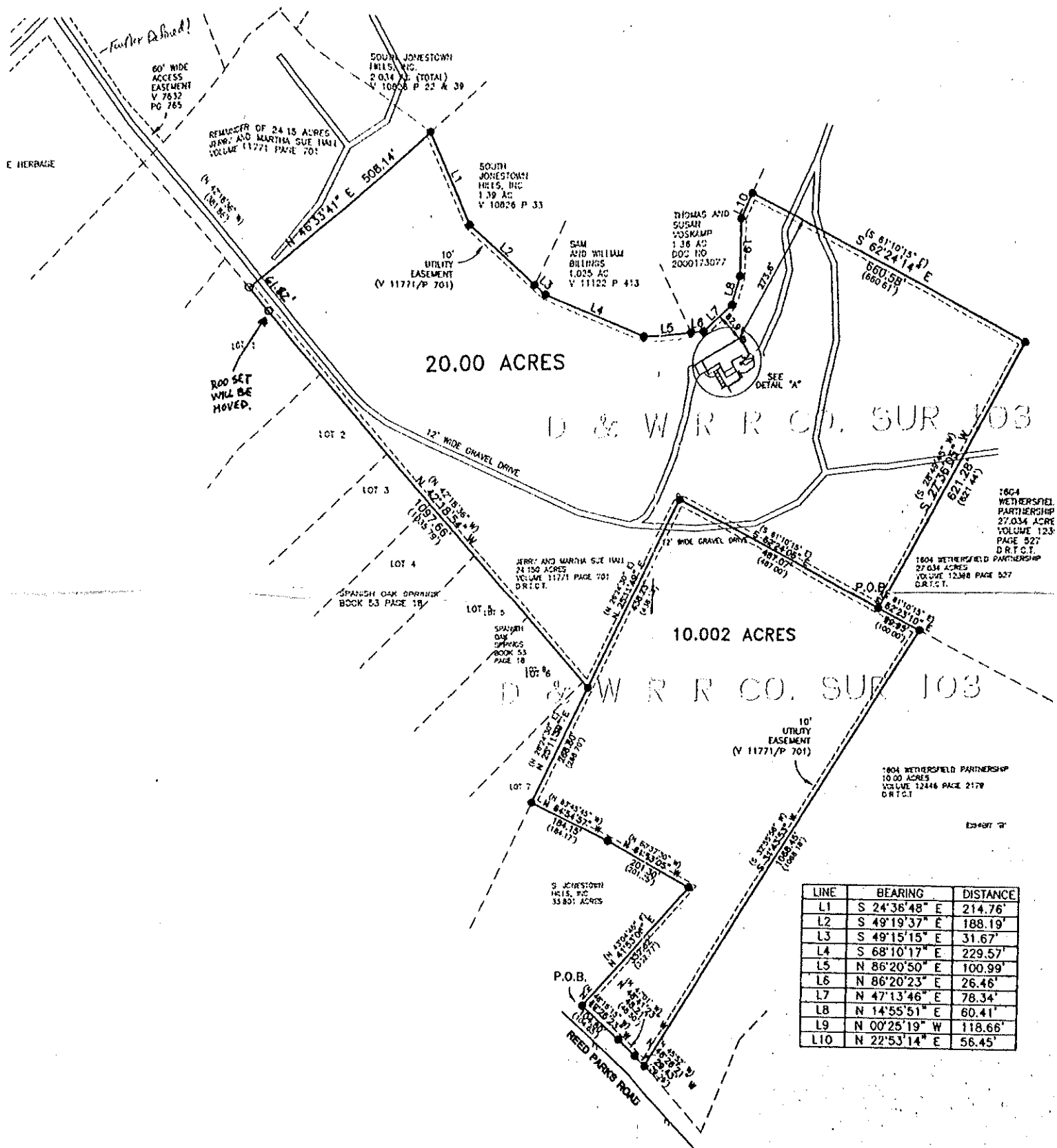
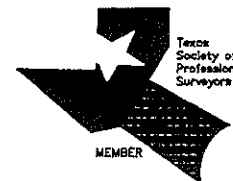


Exhibit A DNR DEP

SURVEY SKETCH

20.00 ACRES OF LAND OUT OF THE D. & W. R.R. CO. SURVEY NO. 103, ABSTRACT NO. 248, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 24.15 ACRES, CONVEYED TO JERRY HALL AND MARTHA SUE HALL, BY PARTITION DEED RECORDED IN VOLUME 11771, PAGE 701 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



0 100 200
APPROXIMATE
SCALE IN FEET

60' WIDE
ACCESS
EASEMENT
V 7632
PG 765

REMAINDER OF 24.15 ACRES
JERRY AND MARTHA SUE HALL
VOLUME 11771 PAGE 701

SOUTH JONESTOWN
HILLS, INC.
2.034 AC (TOTAL)
V 10826 P 22 & 39

SOUTH JONESTOWN
HILLS, INC.
1.39 AC
V 10826 P 33

SAM
AND WILLIAM
BILLINGS
1.025 AC
V 11122 P 413

THOMAS AND
SUSAN
YOSKAMP
1.35 AC
DOC NO
2000173077

1604
WETHERSFIELD
PARTNERSHIP
27.034 ACRES
VOLUME 12398
PAGE 527
D.R.T.C.T.

LEGEND
● IRON ROD FOUND
○ IRON ROD SET
() RECORD BEARING, DISTANCE
— OVERHEAD ELECTRIC

NO EAVES OR OVERHANGS ARE
SHOWN HEREON

DATE: 6-13-06
DRAWN BY: CORY & SGW
FILE NAME: 06-116

PROJ. NO. : 06-116
EXCEPTIONS TO SCHEDULE B
AS STATED IN GF NO. 2412001043,
EFFECTIVE DATE: MAY 2, 2006

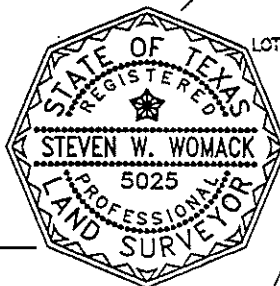
CERTIFIED TO: LAND AMERICA AUSTIN TITLE
BORROWER: DAVID PETERSON
INSURED: DAVID PETERSON

COMMENTS:
10. I. EASEMENTS IN THE PARTITION DEED (V 11771/ P 701 & V 7632 / P 765) R.P.R.T.C.T. DOES AFFECT THIS TRACT AND IS SHOWN HEREON.

10. G. AN ELECTRIC AND OR TRANSMISSION OR DISTRIBUTION LINE (V 821 / P 437) R.P.R.T.C.T. BLANKET TYPE EASEMENT, DOES AFFECT THIS TRACT.

10. H. BLANKET TYPE EASEMENT FOR AN ELECTRIC AND OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE, (V 9335/ P 503) DOES AFFECT THIS TRACT

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, TITLE SURVEY AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS, DATED OCTOBER 20, 2000.



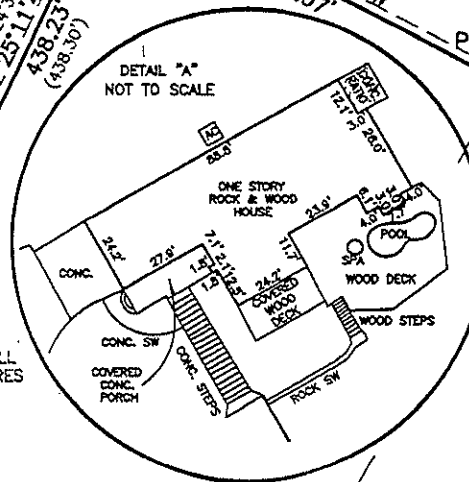
06/22/06

DATE

STEVE W. WOMACK
REGISTERED PROFESSIONAL SURVEYOR
NO. 5025, STATE OF TEXAS

20.00 ACRES

D & W R R CO. SUR 103



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°36'48" E	214.76'
L2	S 49°19'37" E	188.19'
L3	S 49°15'15" E	31.67'
L4	S 68°10'17" E	229.57'
L5	N 86°20'50" E	100.99'
L6	N 86°20'23" E	26.46'
L7	N 47°13'46" E	78.34'
L8	N 14°55'51" E	60.41'
L9	N 00°25'19" W	118.66'
L10	N 22°53'14" E	56.45'

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C0280 E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.



SHIPPING ADDRESS:
923 Loop 332
Liberty Hill, Texas 78642

3DS, Inc.
Land Surveyors

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
P.O. Box 850
Liberty Hill, Texas 78642
(512) 515-5888
Fax: (512) 515-5878
www.3DSinc.com

Exhibit A

PAK *DEP*

20.00 ACRES OF LAND OUT OF THE D. & W. R.R. CO. SURVEY NO. 103, ABSTRACT NO. 248, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 24.15 ACRES, CONVEYED TO JERRY HALL AND MARTHA SUE HALL, BY PARTITION DEED RECORDED IN VOLUME 11771, PAGE 701 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

Beginning at a 1/2" iron rod found at the most southerly southwest corner of that certain tract of land, called 27.034 acres, in deed to 1604 Wethersfield Partnership and recorded in Volume 12398, Page 527, said point being the southeast corner of said 24.15 acre Hall tract and being along the northeast line of that certain tract of land, called 10.00 acres, in deed to Jerry Hall, and recorded in Volume 11771, Page 701, for the **Point of Beginning** of the herein described tract;

Thence N 62°24'05" W along the northeast line of said 10.00 acre Hall tract, for a distance of 487.07 feet to a 1/2" iron rod found at the most northerly corner of said 10.00 acre tract;

Thence S 25°11'49" W along the northwest line of said 10.00 acre tract, for a distance of 438.23 feet to a 1/2" iron rod found at the northeast corner of Lot 7, Spanish Oak Springs, a subdivision in Travis County, Texas, as recorded in Book 53, Page 18, Plat Records of Travis County, Texas;

Thence N 42°18'54" W along the northeast line of said Spanish Oak Springs, for a distance of 1097.66 feet to a 1/2" iron rod set along the northeast line of Lot 1, Spanish Oak Springs;

Thence N 46°33'41" E through the 24.15 acre Hall tract, for a distance of 508.14 feet to a 1/2" iron rod found at the southwest corner of that certain tract of land, called 1.39 acres, in deed to South Jonestown Hills, Inc., as recorded in Volume 10826, Page 33;

Thence along the southwest lines of said 1.39 acre tract, the following 2 (two) courses and distances:

- 1.) S 24°36'48" E for a distance of 214.76 feet to a 1/2" iron rod found;
- 2.) S 49°19'37" E for a distance of 188.19 feet to a 1/2" iron rod found at the southwest corner of that certain tract of land, called 1.025 acres, in deed to Sam and William Billings, and recorded in Volume 11122, Page 413;

Thence along the south line of said 1.025 acre Billings tract, the following 3 (three) courses and distances:

- 1.) S 49°15'15" E for a distance of 31.67 feet to a 1/2" iron rod found;
- 2.) S 68°10'17" E for a distance of 229.57 feet to a 1/2" iron rod found;
- 3.) N 86°20'50" E for a distance of 100.99 feet to a 1/2" iron rod found at the southeast corner of said 1.025 acre tract and the southwest corner of that certain tract of land, called 1.36 acres, in deed to Thomas and Susan Voskamp, as recorded in Document No. 2000173077;

Z:\06-116 30 AC ZINNECKER\06-116 fn 20.00.doc

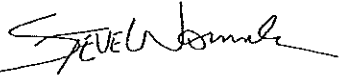
Exhibit A

Thence along the southeast line of said 1.36 acre tract, the following 5 (five) courses and distances:

- 1.) N 86°20'23" E for a distance of 26.46 feet to a 1/2" iron rod found;
- 2.) N 47°13'46" E for a distance of 78.34 feet to a 1/2" iron rod found;
- 3.) N 14°55'51" E for a distance of 60.41 feet to a 1/2" iron rod found;
- 4.) N 00°25'19" W for a distance of 118.66 feet to a 1/2" iron rod found;
- 5.) N 22°53'14" E for a distance of 56.45 feet to a 1/2" iron rod found at the most westerly corner of said 27.034 acre 1604 Wethersfield Partnership tract;

Thence S 62°24'14" E along the northeast line of said 24.15 acre Hall tract, for a distance of 660.58 feet to a 1/2" iron rod found;

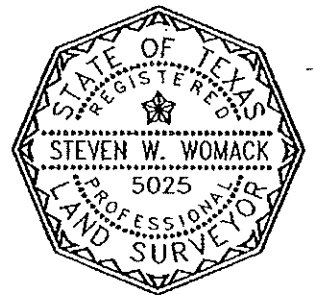
Thence S 27°36'05" W along the most easterly line of said 24.15 acre Hall tract, for a distance of 621.28 feet to the Point of Beginning, and containing 20.00 acres of land, more or less.



Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

06-14-06

Date





SHIPPING ADDRESS:
923 Loop 332
Liberty Hill, Texas 78642

3DS, Inc.
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MAILING ADDRESS:
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(512) 515-5888
Fax: (512) 515-5878
www.3DSInc.com

Exhibit "D"

EXHIBIT

FIELD NOTES

BEING A 10.002 ACRE TRACT OF LAND, OUT OF THE D.&W.R.R. CO. SURVEY NO. 103, ABSTRACT NO. 248, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT ON LAND, CALLED 10.000 ACRES, IN DEED TO JERRY ALLEN HALL, RECORDED IN VOLUME 7334, PAGE 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 10.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a ½" iron rod found along the northeasterly right-of-way line of Reed Parks Road, said point being the southeast corner of that certain tract of land, called 33.801 acres, in deed to South Jonestown Hills, Inc., for the Point of Beginning of the herein described tract;

Thence N 41° 53' 06" E along the east line of said 33.801 acre South Jonestown Hills, Inc. tract, for a distance of 332.82 feet to a ½" iron rod found at the northeast corner of said 33.801 acre tract;

Thence along the northeast line of said 33.801 acre tract the following 2 (two) courses and distances:

- 1.) N 61° 53' 05" W for a distance of 201.30 feet to a ½" iron rod found;
- 2.) N 64° 54' 57" W for a distance of 184.15 feet to a ½" iron rod found at the northwest corner of said 33.801 acre tract, said point being along the east line of Lot 7, Spanish Springs Oak, a subdivision of record in Travis County, as recorded in Book 53, Page 18, Travis County Plat Records;

Thence N 25° 11' 49" E along the east line of said Lot 7, for a distance of 268.80 feet to a point at the northeast corner of said Lot 7, and the most southerly corner of that certain tract of land, called 24.150 acres, in deed to Jerry and Martha Hall, and recorded in Volume 11771, Page 701, Deed Records of Travis County, Texas;

Thence N 25° 11' 49" E along an east line of said 24.150 acre tract, for a distance of 438.23 feet to a ½" iron rod found at the northwest corner of said 10.000 acre Hall Tract, and an interior corner of said 24.150 acre Hall tract;

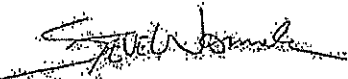
Thence S 62° 24' 05" E along the north line of said 10.000 acre Hall tract for a distance of 487.07 feet, to a ½" iron rod found at the southeast corner of said 24.150 acre tract, and the southwest corner of that certain tract of land, called 27.034 acres, in deed to 1604 Wethersfield Partnership, Inc., as recorded in Volume 12398, Page 527, Deed Records of Travis County, Texas;

Thence S 62° 23' 10" E along the south line of said 27.034 acre tract, for distance of 99.95 feet, to a ½" iron rod found at the most northerly corner of that certain tract of land, called 10.000 acres, in deed to 1604 Wethersfield Partnership, Inc., as recorded in Volume 12446, Page 2179, Deed Records of Travis County, Texas;

Thence S 31° 43' 53" W along the west line of said 10.000 acre 1604 Wethersfield Partnership tract, for a distance of 1068.45 feet, to a 1/2" iron rod found along the said northeasterly Right-of-Way line of Reed Parks Road, and the southwest corner of said 10.000 acre 1604 Wethersfield Partnership, Inc., tract;

Thence along the said northeasterly right-of-way line of Reed Parks Road, the following 2 (three) courses and distances:

- 1.) N 46° 26' 21" W for a distance of 29.43 feet to a 1/2" iron rod found;
- 2.) N 48° 41' 23" W for a distance of 48.21 feet to a 1/2" iron rod found;
- 3.) N 49° 26' 23" W for a distance of 104.80 feet to the Point of Beginning and containing 10.002 acres of land, more or less.



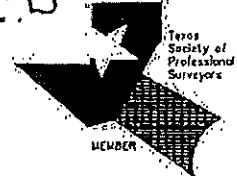
Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas



SURVEY SKETCH

Exhibit "D"

0 100 200
APPROXIMATE
SCALE IN FEET



10.002 ACRES OF LAND OUT OF THE D&W RR CO. SURVEY NO. 103, ABSTRACT NO. 248, IN TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO VETERANS' LAND BOARD BY WARRANTY DEED RECORDED IN VOLUME 7334, PAGE 437 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING THE SAME PROPERTY IN CONTRACT OF SALE AND PURCHASE FROM VETERANS' LAND BOARD TO JERRY ALLEN HALL RECORDED IN VOLUME 7334, 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND
● IRON ROD FOUND
○ IRON ROD SET
() RECORD BEARING, DISTANCE
OE OVERHEAD ELECTRIC

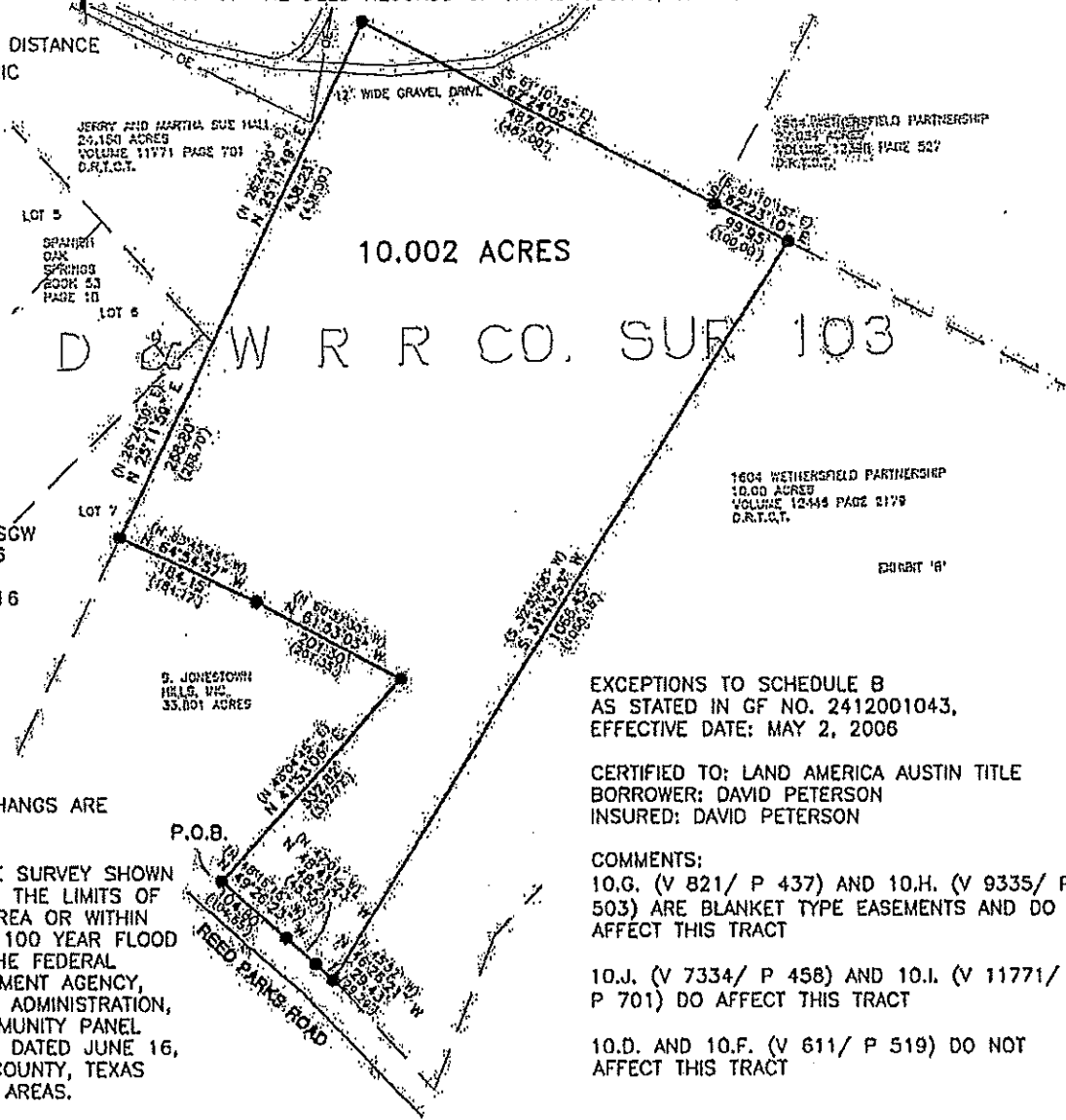


EXHIBIT "A"

DATE: 6-13-06
DRAWN BY: CORY & SCW
FILE NAME: 06-116

PROJ. NO. : 06-116

NO EAVES OR OVERHANGS ARE
SHOWN HEREON

NO PORTION OF THE SURVEY SHOWN
HEREON LIES WITHIN THE LIMITS OF
A FLOOD HAZARD AREA OR WITHIN
THE LIMITS OF THE 100 YEAR FLOOD
AS IDENTIFIED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY,
FEDERAL INSURANCE ADMINISTRATION,
AS SHOWN ON COMMUNITY PANEL
NO. 48453C0280 E, DATED JUNE 16,
1993, FOR TRAVIS COUNTY, TEXAS
AND INCORPORATED AREAS.

EXCEPTIONS TO SCHEDULE B
AS STATED IN GF NO. 2412001043,
EFFECTIVE DATE: MAY 2, 2006

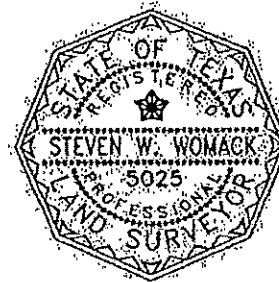
CERTIFIED TO: LAND AMERICA AUSTIN TITLE
BORROWER: DAVID PETERSON
INSURED: DAVID PETERSON

COMMENTS:
10.G. (V 821/ P 437) AND 10.H. (V 9335/ P
503) ARE BLANKET TYPE EASEMENTS AND DO
AFFECT THIS TRACT

10.J. (V 7334/ P 458) AND 10.I. (V 11771/
P 701) DO AFFECT THIS TRACT

10.D. AND 10.F. (V 611/ P 519) DO NOT
AFFECT THIS TRACT

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION
STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A,
CONDITION II, TITLE SURVEY AS DESCRIBED IN THE MANUAL OF
PRACTICE FOR LAND SURVEYING IN TEXAS, DATED OCTOBER 20,
2000.



P.O. BOX 850
LIBERTY HILL, TX 78642
PH: (512) 515-5888
FAX: (512) 515-5878



Three Dimensional Services

STEVE W. WOMACK
REGISTERED PROFESSIONAL SURVEYOR
NO. 5025, STATE OF TEXAS

06/13/06

DATE