

EXHIBIT "A"
FIELD NOTES FOR
0.240 ACRES OF LAND

FIELD NOTES FOR 0.240 ACRES OF LAND, MORE OR LESS, BEING DESCRIBED AS BEING A PORTION OF LOTS 58 AND 59, BLOCK A OF " RIVERCREST ADDITION, SECTION 2 ", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN PLAT BOOK 22 AT PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.240 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

BEGINNING at an iron pin, found, being the most Southerly Southeast corner of Lot 58, Block A and the most Northerly Northeast corner of Lot 57, Block A, said lots being out of "Rivercrest Addition, Section 2", a subdivision in the Travis County, Texas, of record in Flat Book 22 at Page 37 of the Plat Records of Travis County, Texas, also being located on the West side of the curving R.O.W. line of Pixie Cove and being the Southeast corner of Subject Tract;

THENCE N 64-14-00 W leaving the curving R.O.W. line of Pixie Cove and traveling along the common line between the aforementioned Lot 58, Block A and Lot 57, Block A, for a distance of 112.71 feet, to an iron pin, found, being the Southwest corner of the aforementioned Lot 58, Block A, also being the Northwest corner of the aforementioned Lot 57, Block A and being the Southwest corner of Subject Tract;

THENCE along the rear lot lines of the aforementioned Lot 58, Block A, for the following two (2) courses and distances :

1. N 40-29-08 E for a distance of 19.96 feet, to an iron pin, set;
2. N 54-18-08 E for a distance of 79.93 feet, to an iron pin, found, being the Northwest corner of Subject Tract;

THENCE S 58-00-39 E leaving the rear lot line of the aforementioned Lot 58, Block A, and passing into and through the aforementioned Lot 58, Block A and then passing into Lot 59, Block A, of the aforementioned subdivision, "Rivercrest Addition, Section 2", being a traveled distance of 128.35 feet, to a pipe, found, being the Southeast corner of Subject Tract;

THENCE for the following three (3) courses and distances :

1. S 12-56-21 W still traveling inside the aforementioned Lot 59, Block A, for a distance of 29.64 feet, to an iron pin, set, being located on the South side of the aforementioned Lot 59, Block A, also being located on the curving R.O.W. line of Pixie Cove;
2. along the South side of the aforementioned Lot 59, Block A, also being along the curving R.O.W. line of Pixie Cove, being a curve to the left, with a radius of 50.00 feet, whose chord bears N 69-58-26 W for a distance of 39.47 feet, to an iron pin, found, being the most Easterly corner of the aforementioned Lot 58, Block A, also being the Southwest corner of the aforementioned Lot 59, Block A;
3. along a East side of the aforementioned Lot 58, Block A, also being along the curving R.O.W. line of Pixie Cove, being a curve to the left, with a radius of 50.00 feet, whose chord bears S 56-31-19 W for a distance of 49.77 feet, to the PLACE OF BEGINNING, containing 0.240 acres of land, more or less.

I, LEO GORDON STEARNS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY A SURVEY ON THE GROUND AND ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 26TH DAY OF SEPTEMBER, 2000.



LEO GORDON STEARNS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649
STEARNS AND ASSOCIATES, INC.
11303 TEDFORD STREET / AUSTIN, TEXAS / 78753
PHONE NUMBER : (512) 836-0533
FILE : D:/CCOGO/00/SEP/PIXIE.CCC
JOB NUMBER : 17802



EXHIBIT A

HOLT CARSON, INC.

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

February 1, 2007

FIELD NOTE DESCRIPTION OF 6,264 SQUARE FEET OF LAND PROPOSED AS A DRAINAGE EASEMENT OUT OF LOTS 58 AND 59, BLOCK A, RIVERCREST ADDITION SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22 PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT WHICH WAS CONVEYED TO MELINDA M. MEYERS BY DEED RECORDED IN DOCUMENT NO. 2000175584 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 4,160 SQUARE FEET OF LAND, BEING THE GREATEST EXTENT OF THE BUILDING FOOTPRINT PLUS ROOF OVERHANGS AND ALL PROJECTIONS OF THE PROPOSED NEW RESIDENCE, AND SAID 6,264 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the curving right-of-way line of Pixie Court at the east common corner of Lots 57 and 58, Block A, Rivercrest Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 22 Page 37 of the Plat Records of Travis County, Texas, and being the southeast corner of that certain tract conveyed to Melinda M. Meyers by deed recorded in Document No. 2000175584 of the Official Public Records of Travis County, Texas, and being the southeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE leaving the curving right-of-way line of Pixie Cove with the common line of said Lots 57 and 58, N 64 deg. 19' 28" W 112.64 ft. to a calculated point at the west common corner of said Lots 57 and 58, and being at the southwest corner of said Meyers tract, and being at the southwest corner of this tract;

THENCE with the west line of said Lot 58, the following two courses:

- 1) N 40 deg. 20' 44" E 19.96 ft. to a capped iron rod found;
- 2) N 54 deg. 10' 36" E 79.85 ft. to a ½ inch iron rod found at the northwest corner of said Meyers tract and being the southwest corner of that certain tract conveyed to Kevin W. Boyd and Lori L. Boyd by deed recorded in Volume 10677 Page 288 of the Real Property Records of Travis County, Texas, and being the northwest corner of this tract;

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6,263 square feet of land.

THENCE with the common line of said Meyers tract and said Boyd tract, the following two courses:

- 1) crossing the interior of said Lot 58, S 58 deg. 06' 46" E at approximately 69.33 ft. crossing the common line of Lot 58 and Lot 59 of said Block A, Rivercrest Addition Section 2 and continuing on this same course across the interior of Lot 59, for a total distance on this course of 128.31 ft., to a 3/4 inch iron pipe found;
- 2) S 11 deg. 37' 42" W 29.63 ft. to a calculated point in the curving right-of-way line of Pixie Cove at the most southerly common corner of said Meyers tract and said Boyd tract, and being an easterly corner of this tract;

THENCE with the curving right-of-way line of Pixie Cove, the following two courses:

- 1) 41.22 ft. along the arc of a curve to the left, having a radius of 50.00 ft., and chord bearing N 70 deg. 09' 28" W 40.06 ft. to a 1/2 inch iron rod found at the southeasterly common corner of said Lots 58 and 59;
- 2) 52.09 ft. along the arc of said curve to the left, having a radius of 50.00 ft., and chord bearing S 56 deg. 23' 00" W 49.76 ft. to the Place of Beginning, containing 10,424 square feet of land

SAVE AND EXCEPT the following tract of land:

Beginning for reference at the 1/2 inch iron rod found in the curving right-of-way line of Pixie Court at the east common corner of Lots 57 and 58, Block A, Rivercrest Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 22 Page 37 of the Plat Records of Travis County, Texas, and being the southeast corner of that certain tract conveyed to Melinda M. Meyers by deed recorded in Document No. 2000175584 of the Official Public Records of Travis County, Texas, and being the southeast corner and Place of Beginning of the above described tract of land:

THENCE crossing the interior of said Meyers tract on a direct tie N 54 deg. 59' W 30.8 ft. to a point at the southeast corner of the greatest extent of the building footprint plus the roof overhangs and all projections of the proposed residence;

THENCE with the greatest extent of the building footprint plus the roof overhangs and all projections of the proposed residence, the following 29 courses:

- 1) N 64 deg. 19' W 27.8 ft. to a point;
- 2) N 25 deg. 41' E 2.1 ft. to a point;

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6,264 square feet

- 3) N 64 deg. 19" W 29.6 ft. to a point;
- 4) N 25 deg. 41' E 3.9 ft. to a point;
- 5) N 64 deg. 19' W 4.2 ft. to a point;
- 6) N 25 deg. 41' E 12.8 ft. to a point;
- 7) S 64 deg. 19' E 4.2 ft. to a point;
- 8) N 25 deg. 41' E 8.5 ft. to a point;
- 9) S 64 deg. 19' E 8.7 ft. to a point;
- 10) N 25 deg. 41' E 4.7 ft. to a point;
- 11) N 57 deg. 19' W 3.5 ft. to a point;
- 12) N 32 deg. 41' E 14.9 ft. to a point;
- 13) S 57 deg. 19' E 1.3 ft. to a point;
- 14) N 32 deg. 41' E 2.4 ft. to a point;
- 15) N 48' 41" E 18.0 ft. to a point;
- 16) 10.7 ft. along the arc of a curve to the right, having a radius of 5.5 ft., and chord bearing N 62 deg. 35' E 9.1 ft., to a point, and from which the ½ inch iron rod found at the northwest corner of said Meyers tract bears N 11 deg. 12' E 11.5 ft.
- 17) S 58 deg. 28' E 14.4 ft. to a point;
- 18) S 25 deg. 19' E 16.6 ft. to a point;
- 19) S 64 deg. 19' E 2.9 ft. to a point;
- 20) N 25 deg. 41' E 5.3 ft. to a point;
- 21) S 64 deg. 19' E 11.7 ft. to a point;
- 22) S 25 deg. 41' W 3.1 ft. to a point;

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6, 264 square feet

- 23) S 64 deg. 19' E 7.8 ft. to a point;
- 24) S 25 deg. 41' W 17.6 ft. to a point;
- 25) S 05 deg. 19' E 14.2 ft. to a point;
- 26) S 84 deg. 31' W 15.6 ft. to a point;
- 27) S 05 deg. 19' E 2.0 ft. to a point;
- 28) S 84 deg. 41' W 9.7 ft. to a point;
- 29) S 25 deg. 41' W 18.9 ft. to the place of beginning of this save and except tract, and containing within the bounds of the save and except tract 4,160 sq. ft. of land.

PREPARED: February 1, 2007

BY:



Anne Thayer
Registered Professional Land Surveyor No. 5850



see accompanying sketch C 757040

REFERENCES:

TCAD Parcel 01-3119-01-05
Austin Grid E-28

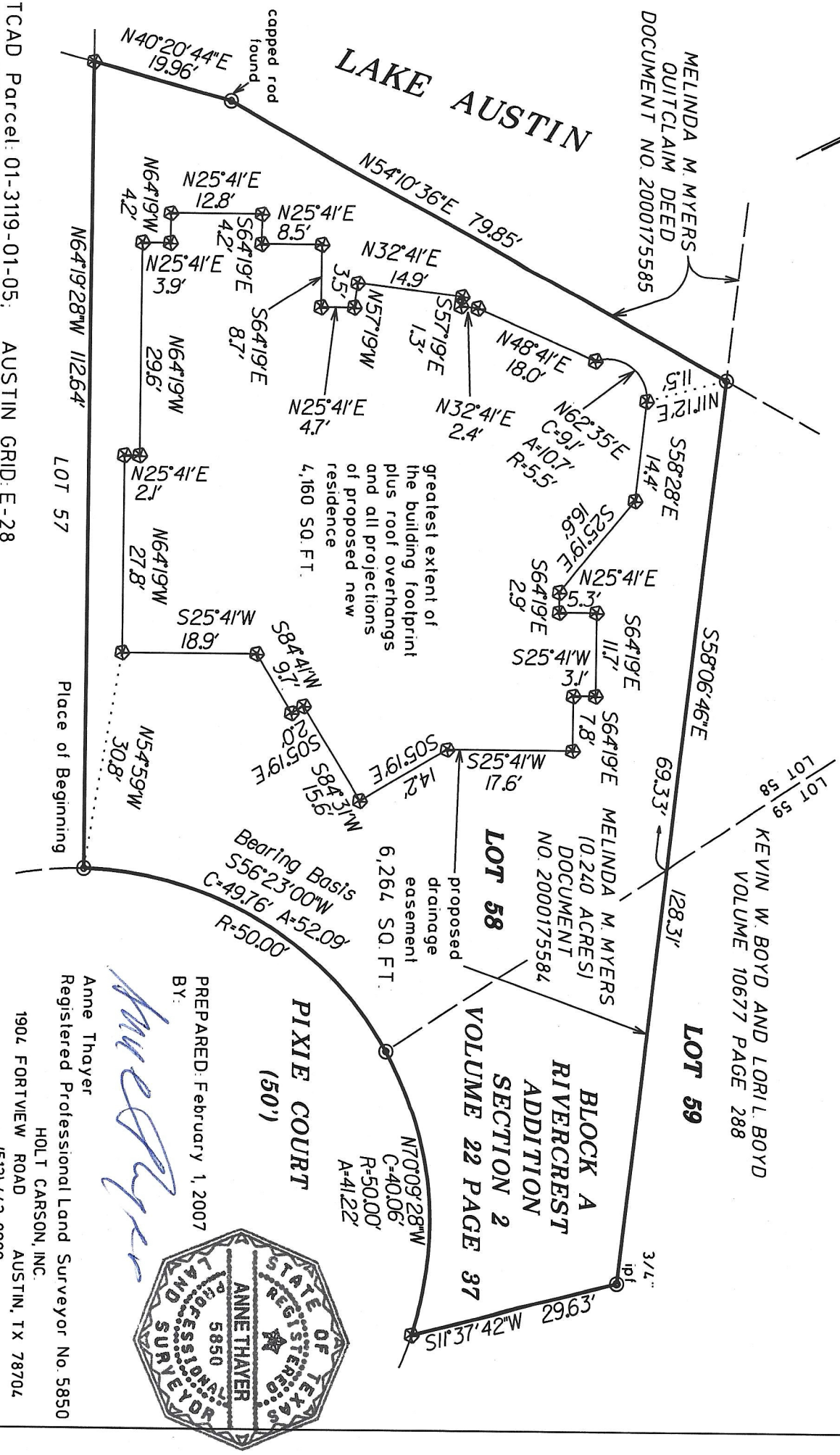
EXHIBIT A:

SKETCH TO ACCOMPANY FIELD NOTES TO 6,264 SQUARE FEET OF LAND PROPOSED AS A DRAINAGE EASEMENT OUT OF LOTS 58 AND 59, BLOCK A, RIVERCREST ADDITION SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 37 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT WHICH WAS CONVEYED TO MELINDA M. MYERS BY DEED RECORDED IN DOCUMENT NO. 2000175584, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 4,160 SQUARE FEET OF LAND, BEING THE GREATEST EXTENT OF THE BUILDING FOOTPRINT PLUS ROOF OVERHANGS, AND ALL PROJECTIONS OF THE PROPOSED NEW RESIDENCE.

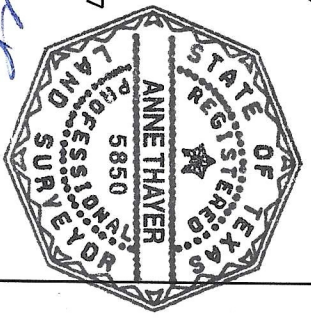
A757040

- LEGEND
- ⊙ 1/2" Iron Rod Found
 - ⊙ 1/2" Iron Pipe Found
 - ⊗ Calculated Point

SCALE: 1" = 20'



PREPARED: February 1, 2007
 BY: *Anne Thayer*



TCAD Parcel: 01-3119-01-05; AUSTIN GRID: E-28

LOT 57

Place of Beginning

ANNE THAYER
 Registered Professional Land Surveyor No. 5850
 HOLT CARSON, INC.
 1904 FORTVIEW ROAD AUSTIN, TX 78704
 (512) 442-0990