

STEARNS AND ASSOCIATES, INC.

11303 TEDFORD STREET / AUSTIN, TEXAS / 78753 / (512) 836-0533

REFERENCE NAME: SON NGUYEN AND THAI LAI NGUYEN

LOCAL ADDRESS : PACE BEND ROAD
 LEGAL DESCRIPTION : TRACT ONE: 1.000 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM HERONYMOS SURVEY NO. 801, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY CAT CREEK CORPORATION TO RAUL GARCIA IN A DEED DATED MARCH 30, 1980 RECORDED IN VOLUME 6950 AT PAGE 2244 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

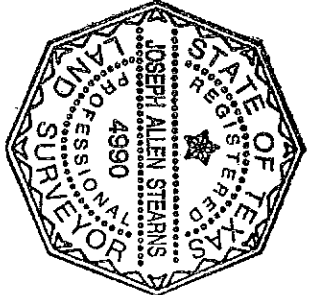
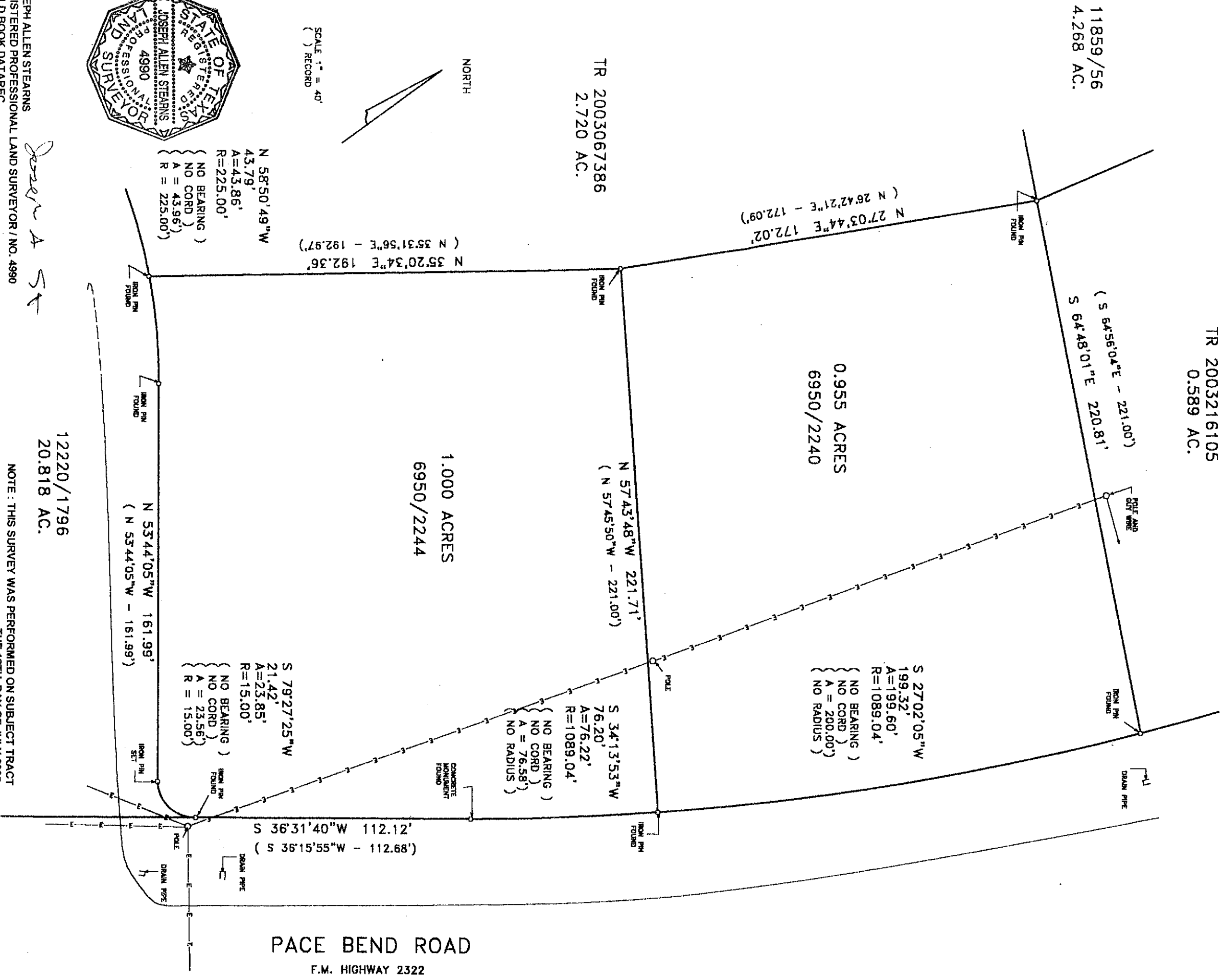
TRACT TWO: 0.955 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE WILLIAM HERONYMOS SURVEY NO. 801, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY CAT CREEK CORPORATION TO LAURA JANE COLEMAN IN A DEED DATED MARCH 30, 1980, RECORDED IN VOLUME 6950 AT PAGE 2240, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD NOTE : THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD MAP NO. - 48453C0791 / EFFECTIVE DATE - 1/19/2000 / ZONE - X

STATE OF TEXAS : TO THE LIEN HOLDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND TO THE STEWART TITLE GUARANTY COMPANY
 COUNTY OF TRAVIS : (G# 5060374)

CHANCEL EASEMENT RECORDED IN VOLUME 1690, PAGE 338, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THESE TRACTS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID TRACT HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.



SCALE 1" = 40'
 () RECORD

N 58°50'49"W
 43.79'
 A=43.86'
 R=225.00'
 (NO BEARING)
 (NO CORD)
 A = 43.96'
 R = 225.00'

S 79°27'25"W
 21.42'
 A=23.85'
 R=15.00'
 (NO BEARING)
 (NO CORD)
 A = 23.56'
 R = 15.00'

S 27°02'05"W
 199.32'
 A=199.60'
 R=1089.04'
 (NO BEARING)
 (NO CORD)
 A = 200.00'
 (NO RADIUS)

S 34°13'53"W
 76.20'
 A=76.22'
 R=1089.04'
 (NO BEARING)
 (NO CORD)
 A = 76.58'
 (NO RADIUS)

PACE BEND ROAD
 F.M. HIGHWAY 2322

JOSEPH ALLEN STEARNS
 REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4990
 FIELD BOOK DATAREC
 FILE : 05JULPACBEND
 JOB NUMBER : 21006

Joseph A Stearns

12220/1796
 20.818 AC.

NOTE : THIS SURVEY WAS PERFORMED ON SUBJECT TRACT
 THE 18TH DAY OF JULY, 2005