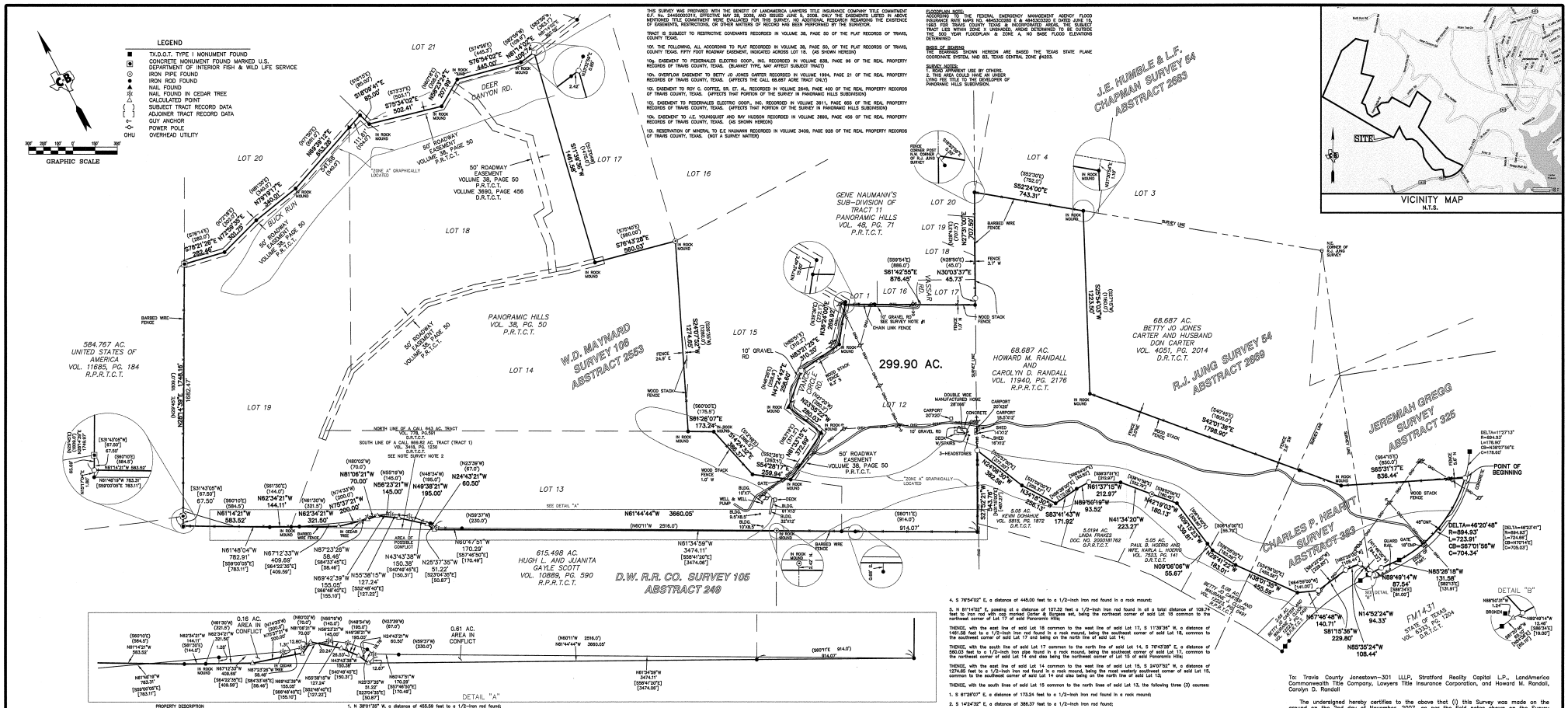

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF LANDAMERICA LAWYERS TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. No. 24803003417, EFFECTIVE MAY 28, 2006, AND ISSUED JUNE 5, 2006. ONLY THE EASEMENTS LISTED IN ABOVE MENTIONED TITLE COMMITMENT WERE EVALUATED FOR THIS SURVEY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS, COUNTY TEXAS.

10F. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN VOLUME 38, PAGE 50, OF THE PLAT RECORDS OF TRAVIS, COUNTY TEXAS. FIFTY FOOT ROADWAY EASEMENT, INDICATED ACROSS LOT 18. (AS SHOWN HEREON)

10g. EASEMENT TO PEDERNALES ELECTRIC COOP., INC. RECORDED IN VOLUME 838, PAGE 96 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (BLANKET TYPE, MAY AFFECT SUBJECT TRACT)

10h. OVERFLOW EASEMENT TO BETTY JO JONES CARTER RECORDED IN VOLUME 1984, PAGE 21 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THE CALL 68.687 ACRE TRACT ONLY)

10i. EASEMENT TO ROY C. COFFEE, SR. ET. AL. RECORDED IN VOLUME 2646, PAGE 400 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THAT PORTION OF THE SURVEY IN PANORAMIC HILLS SUBDIVISION)

10j. EASEMENT TO PEDERNALES ELECTRIC COOP., INC. RECORDED IN VOLUME 3611, PAGE 655 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS THAT PORTION OF THE SURVEY IN PANORAMIC HILLS SUBDIVISION)

10k. EASEMENT TO J.E. YOUNGHANS AND ANY HUSBAND RECORDED IN VOLUME 3860, PAGE 458 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AS SHOWN HEREON)

10l. RESERVATION OF MINERAL TO E.E NAUMANN RECORDED IN VOLUME 3409, PAGE 928 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (NOT A SURVEY MATTER)

FLOOD PLAIN NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 48453C0080 D & 48453C0335 F DATED JUNE 16, 1997 & JUNE 16, 1997 RESPECTIVELY, THIS PROPERTY IS LOCATED IN ZONE X, THAT LIES WITHIN ZONE X UNSHADED, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN & ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE #4203.

SURVEY NOTES:
1. BOND APPURTENT USE BY OTHERS.
2. THIS AREA COULD HAVE AN UNDER WING FEE TITLE TO THE DEVELOPER OF PANORAMIC HILLS SUBDIVISION.

PROPERTY DESCRIPTION

DESCRIPTION OF A 299.90 ACRE TRACT OF LAND IN JEREMIAH GREGG SURVEY, ABSTRACT NO. 325, CHARLES P. HEARTT SURVEY, ABSTRACT 383, R.J. JUNG SURVEY 54, ABSTRACT 2669 AND THE W.D. MAYNARD SURVEY 106, ABSTRACT 2553 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMAINDER OF A CALL 68.687 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HOWARD M. RANDALL AND CAROLYN D. RANDALL AND RECORDED UNDER VOLUME 11940, PAGE 2176 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF LOTS 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF PANORAMIC HILLS, A SUBDIVISION RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE CALL 68.687 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HOWARD M. RANDALL AND RECORDED UNDER VOLUME 11940, PAGE 2176 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND LOTS 13, 14, 18 & 19 DESCRIBED IN A DEED TO HOWARD M. RANDALL AND WIFE, CAROLYN D. RANDALL AND RECORDED UNDER VOLUME 4277, PAGE 183 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 299.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron rod with cap marked Carter & Burgess set in the arc of a curve to the right in the west right-of-way line of Farm to Market Road 1431 (F.M. 1431), as described in a deed to the State of Texas and recorded in Volume 6333 Page 1204 of the Deed Records of Travis County, Texas, being on a north line of said 68.687 acre Randall tract common to a south line of a call 68.687 acre tract of land as described in a deed to Betty Jo Jones Carter and Husband Don Carter, and recorded under Volume 4051, Page 2014 of the Deed Records of Travis County, Texas, from which a TxDot Type I monument found on the said west right-of-way of F.M. 1431, bears a distance of 176.95 feet along the arc of a curve to the left, having a central angle of 11°27'13", a radius of 894.93 feet and a chord bearing N 38°07'56" E, a distance of 178.50 feet

THENCE, with the said west right-of-way line of F.M. 1431 the following three (3) courses:

1. a distance of 723.81 feet along the arc of said curve to the right, having a central angle of 46°20'48", a radius of 894.93 feet and a chord bearing S 67°01'56" W, a distance of 704.24 feet to a TxDot Type I monument found;
2. N 85°26'18" W, a distance of 131.58 feet to a iron rod with cap marked Carter & Burgess set;
3. N 89°49'14" W, a distance of 87.54 feet to a iron rod with cap marked Carter & Burgess set on a south line of said 68.687 acre Randall tract being the southeast corner of a call 2.65 acre tract of land as described in a deed to Betty Jo Carter and Waurene J. Cluck and recorded under Volume 12223, Page 491 of the Real Property Records of Travis County, Texas;

THENCE, with the south line of the said 68.687 acre Randall tract common to the north line of the said 2.65 acre tract the following four (4) courses:

1. N 14°52'24" W, a distance of 94.33 feet to a iron rod with cap marked Carter & Burgess set;
2. N 82°35'24" W, a distance of 108.44 feet to a iron rod with cap marked Carter & Burgess set;
3. S 81°15'36" W, a distance of 229.80 feet to a iron rod with cap marked Carter & Burgess set;
4. N 67°46'48" W, a distance of 140.71 feet to a 1/2-inch iron rod found being the northwest corner of said 2.65 acre tract common to the northeast corner of a call 5.08 acre tract of land as described in a deed to Betty Jo Carter and Waurene J. Cluck, and recorded under Volume 12223, Page 491 of the Real Property Records of Travis County, Texas;

THENCE, with the south line of the said 68.687 acre Randall tract common to the north line of the said 5.08 acre tract the following three (3) courses:

1. N 38°01'35" W, a distance of 455.59 feet to a 1/2-inch rod found;
2. N 39°41'32" W, a distance of 183.01 feet to a 1/2-inch rod found;
3. N 09°06'06" W, a distance of 55.67 feet to a 1/2-inch rod found being the northwest corner of said 5.05 acre tract common to the northeast corner of a call 5.05 acre tract of land as described in a deed to Paul B Hoerig and wife, Karin L. Hoerig, and recorded under Volume 7533, Page 141 of the Deed Records of Travis County, Texas;

THENCE, with the south line of the said 68.687 acre Randall tract common to the north line of the said 5.05 acre tract the following two (2) courses:

1. N 09°19'33" W, a distance of 339.81 feet to a 1/2-inch rod found;
2. N 42°18'03" W, a distance of 180.13 feet to a 5/8-inch pipe found being the northwest corner of said 5.05 acre tract common to the northeast corner of a call 5.0194 acre tract of land as described in a deed to Linda Frakes, and recorded under Document No. 2000181762 of the Official Public Records of Travis County, Texas;

THENCE, with the south line of the said 68.687 acre Randall tract common to the north line of the said 5.0194 acre tract the following three (3) courses:

1. N 41°34'20" W, a distance of 223.37 feet to a 1/2-inch rod found;
2. N 61°37'15" W, a distance of 212.97 feet to a iron rod with cap marked Carter & Burgess set;
3. N 89°50'19" W, a distance of 93.52 feet to a 1/2-inch rod found being the northwest corner of said 5.0194 acre tract common to the northeast corner of a call 5.05 acre tract of land as described in a deed to Kevin Donahue, and recorded under Volume 5815, Page 1572 of the Deed Records of Travis County, Texas;

THENCE, with the south line of the said 68.687 acre Randall tract common to the north line of the said 5.05 acre tract the following three (3) courses:

1. S 82°41'43" W, a distance of 171.92 feet to a 1/2-inch rod found;
2. N 34°18'30" W, a distance of 256.13 feet to a 1/2-inch rod found;
3. N 24°06'30" W, a distance of 382.56 feet to a iron rod with cap marked Carter & Burgess set being the northwest corner of said 5.05 acre tract common to the southwest corner of said 68.687 acre Randall tract and also being the east line of said Lot 12 of the Panoramic Hills Subdivision;

THENCE, with the west line of the said 5.05 acre tract common to the east line of said Lot 12 and Panoramic Hills, S 27°52'21" W, passing at a record distance of 487.27 feet the southwest corner of said 5.05 acre tract common to an exterior ell corner of a call 615.498 acre tract as described in a deed to Hugh L. and Juanita Gayle Scott, and recorded under Volume 10889, Page 590 of the Real Property Records of Travis County, Texas, in all a total distance of 543.76 feet to a 1/2-inch rod found being the southeast corner of said Lot 12 of the Panoramic Hills Subdivision common to a interior ell corner of said 615.498 acre tract;

THENCE, with the south lines of said Panoramic Hills Subdivision common to the north line of said 615.498 acre tract the following nine (9) courses:

1. N 61°44'44" W, passing at a distance of 914.07 feet the southeast corner of said Lot 13, common to the southeast corner of said Lot 13, in all a total distance of 3660.05 feet to a calculated point;
2. N 24°43'21" W, a distance of 60.50 feet to a calculated point;
3. N 49°38'21" W, a distance of 195.00 feet to a calculated point;
4. N 58°23'21" W, a distance of 145.00 feet to a calculated point;
5. N 81°06'21" W, a distance of 70.00 feet to a calculated point;
6. N 70°37'21" W, a distance of 200.00 feet to a calculated point;
7. N 62°34'21" W, a distance of 321.50 feet to a 1/2-inch iron rod found in a rock mound, being the southwest corner of said Lot 13 common to the southeast corner of said Lot 19;
8. N 62°34'21" W, a distance of 144.11 feet to a 1/2-inch iron rod found;
9. N 61°41'21" W, a distance of 583.52 feet to a iron rod with cap marked Carter & Burgess set for the southwest corner of said Lot 19 of the Panoramic Hills Subdivision and an exterior ell corner of said 615.498 acre tract;

THENCE, with the west lines of said Lot 19 and of the Panoramic Hills Subdivision common to a east line of said 615.498 acre tract and of a call 584.767 acre tract as described in a deed to United States of America, and recorded under Volume 11685, Page 184 of the Real Property Records of Travis County, Texas, N 28°13'39" E, passing at a distance of 65.93 a concrete monument found marked U.S. Department of Interior Fish & Wild Life Service being and exterior ell corner of said 615.498 acre tract common to the southeast corner of said 584.767 acre tract in all a total distance of 1748.18 feet to a concrete monument found marked U.S. Department of Interior Fish & Wild Life Service being the northwest corner of said Lot 19 common to the south corner of Lot 20 of said Panoramic Hills and being the centerline of Buck Run, a street as dedicated by said Panoramic Hills;

THENCE, with the centerline of said Buck Run common to the north lines of said Lots 18 and 19 and the south line of said Lot 20, the following four (4) courses:

1. S 78°21'26" E, a distance of 282.46 feet to a 1/2-inch iron rod found;
2. N 72°59'35" E, a distance of 301.70 feet to a 1/2-inch iron rod found;
3. N 79°19'17" E, a distance of 340.01 feet to a 1/2-inch iron rod found in a rock mound;
4. N 59°35'12" E, passing at a distance of 541.68 a 404 nail rod found being the northeast corner of said Lot 19 common to the most southerly northwest corner of said Lot 18 in all a total distance of 653.28 feet to a 1/2-inch iron rod found being the centerline of Deer Canyon Road, being the west corner of said Lot 20, being the most northerly northwest corner of said Lot 18 and also being on the south line of Lot 21 of said Panoramic Hills;

THENCE, with the centerline of said Deer Canyon Road common to the north line of said Lot 18 and the south line of said Lot 21, the following five (5) courses:

1. S 18°09'41" E, a distance of 85.00 feet to a 1/2-inch iron rod found in a rock mound;
2. S 75°34'02" E, a distance of 502.41 feet to a 1/2-inch iron rod found in a rock mound;
3. N 58°23'24" E, a distance of 207.89 feet to a 1/2-inch iron rod found in a rock mound;
4. S 76°54'02" E, a distance of 445.00 feet to a 1/2-inch iron rod found in a rock mound;
5. N 81°14'02" E, passing at a distance of 107.32 feet a 1/2-inch iron rod found in all a total distance of 109.24 feet to iron rod with cap marked Carter & Burgess set, being the northeast corner of said Lot 18 common to the northwest corner of Lot 17 of said Panoramic Hills;

THENCE, with the west line of said Lot 18 common to the west line of said Lot 17, S 11°39'36" W, a distance of 1481.58 feet to a 1/2-inch iron rod found in a rock mound, being the southwest corner of said Lot 18, common to the southwest corner of said Lot 17 and being on the north line of said Lot 14;

THENCE, with the south line of said Lot 17 common to the north line of said Lot 14, S 78°43'28" E, a distance of 560.03 feet to a 1/2-inch iron pipe found in a rock mound, being the southeast corner of said Lot 17, common to the northeast corner of said Lot 14 and also being the northwest corner of Lot 15 of said Panoramic Hills;

THENCE, with the east line of said Lot 14 common to the west line of said Lot 15, S 24°07'52" W, a distance of 1276.65 feet to a 1/2-inch iron rod found in a rock mound, being the most westerly southwest corner of said Lot 15, common to the southeast corner of said Lot 14 and also being on the north line of said Lot 13;

THENCE, with the south lines of said Lot 15 common to the north lines of said Lot 13, the following three (3) courses:

1. S 61°28'07" E, a distance of 173.24 feet to a 1/2-inch iron rod found in a rock mound;
2. S 14°24'36" E, a distance of 386.37 feet to a 1/2-inch iron rod found;
3. S 54°28'17" E, a distance of 259.94 feet to a 1/2-inch iron rod found in a rock mound being the south corner of said Lot 15, being the west corner of said Lot 12 and also being the centerline of Vance Circle Road;

THENCE, with the centerline of said Vance Circle Road common to the east lines of said Lot 15 and the west lines of said Lot 12, the following five (5) courses:

1. N 61°33'15" E, a distance of 372.69 feet to a 60d nail found in a rock mound;
2. N 23°55'22" W, a distance of 280.03 feet to a 60d nail found in a rock mound;
3. N 47°24'42" E, a distance of 258.60 feet to a iron rod with cap marked Carter & Burgess set;
4. N 63°21'25" E, a distance of 310.20 feet to a 1/2-inch iron rod found in a rock mound;
5. N 38°21'07" E, a distance of 289.92 feet to a 1/2-inch iron rod found being the northwest corner of said Lot 12, and also being the southwest corner of Gene Naumann's Sub-Division of Tract 11 Panoramic Hills, a subdivision, recorded in Volume 48, Page 71 of the Plat Records of Travis County Texas;

THENCE, with the north line of said Lot 12, common to the south line of said Gene Naumann's Sub-Division of Tract 11 Panoramic Hills, S 51°40'55" E, a distance of 878.45 feet to a 1/2-inch iron rod found being the northeast corner of said Lot 12, being the southeast corner of said Gene Naumann's Sub-Division of Tract 11 Panoramic Hills and also being a east line of said 68.687 acre tract;

THENCE, with the east line of said 68.687 acre Randall tract, common to the east line of said Gene Naumann's Sub-Division of Tract 11 Panoramic Hills, the following two (2) courses:

1. N 30°03'37" E, a distance of 45.73 feet to a iron rod with cap marked Carter & Burgess set;
2. N 27°31'00" E, a distance of 707.93 feet to a fence corner post found being the most westerly northwest corner of said 68.687 acre Randall tract, being the southeast corner of Lot 4 of said Panoramic Hills and also being the northeast corner of said R.J. Jung Survey 54, Abstract 2669, from which a iron rod found bears S 18°52'56" E, a distance of 0.39 feet;

THENCE, with the north line of said 68.687 acre Randall tract, common to the south line of said Lot 4, S 52°24'00" E, a distance of 743.31 feet to a 1/2-inch iron rod found in a rock mound, being the most northerly northeast corner of said 68.687 acre Randall tract and also being the northwest corner of said 68.687 acre Carter tract;

THENCE, with the east line of said 68.687 acre Randall tract, common to the west line of said 68.687 acre Carter tract, S 20°54'00" W, a distance of 1223.50 feet to a 1/2-inch iron rod found in a rock mound being on a north line of said 68.687 acre Randall tract and also being a south line of said 68.687 acre Carter tract;

THENCE, with the north line of said 68.687 acre Randall tract, common to the south line of said 68.687 acre Carter tract, the following two (2) courses:

1. S 42°01'36" E, a distance of 1798.90 feet to a 1/2-inch iron rod found in a rock mound;
2. S 85°31'17" E, a distance of 836.44 feet to the POINT OF BEGINNING of the herein described tract and containing 299.90 acres of land more or less.

To: Travis County Jonestown-301 LLLP, Stratford Realty Capital L.P., LandAmerica Commonwealth Title Company, Lawyers Title Insurance Corporation, and Howard M. Randall, Carolyn D. Randall

The undersigned hereby certifies to the above that (i) this Survey was made on the ground on the 2nd day of November, 2007, as per the field notes shown on the Survey and correctly shows all corners, angle points, boundary lines, dimensions, gross acres of the Property; (ii) the Survey correctly shows the size, type and location of all buildings, structures, other improvements, and visible items on the Property, all being within the boundaries of the Property except as shown hereon; (iii) the Survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building lines, set back lines and other matters of record (with instrument and recording indicated where appropriate, and in such instances, the location and dimensions of such matters are reflected according to the legal description in such recorded documents) or of which he has knowledge or has been advised whether or not of record; (iv) adequate ingress to and egress from the Property is provided by the roads as indicated hereon, and all abutting public streets providing access to the Property together with the width and name thereof, and all other significant items and proposed streets and/or roads relating to or affecting the Property, have been correctly shown on the Survey; (v) except as shown on the Survey, the Property does not serve any adjoining property for drainage, utilities or ingress or egress, and there are no visible easements or rights-of-way; (vi) except as shown on the Survey, there are no (a) encroachments upon the Property by any improvements on adjacent property, (b) encroachments upon adjacent property, streets or alleys by any improvements on the Property, (c) party walls, or (d) conflicts or protrusions; (viii) the metes and bounds description contained hereon is correct and the record description of the Property forms a mathematically closed figure; and (ix) the Survey (a) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and (b) substantially conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

DAVID P. CARR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3997 – STATE OF TEXAS

STATE OF TEXAS
DAVID PAUL CARR
3997
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	BY	REVISIONS
06/13/08	DC	UPDATED SURVEY

PROJECT: 051003 ALTA SURVEY
JOB NUMBER: 051003.001.001.2400
DATE: OCTOBER, 2007
SCALE: 1" = 300'
SURVEYOR: DAVID P. CARR, RPLS No.3997
TECHNICIAN: A. YANEZ
DRAWING: T:\051003\051003_UES Engineering Phase\ALTA\051003Rev.dwg
DESCRIPTION: N/A
PARTYCHIEF: M. BROWN
FIELDBOOKS: 387 & 391

JACOBS Carter Burgess
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

SURVEY OF 299.90 ACS. BEING LOTS 12-14,18 & 19, PANORAMIC HILLS & A CALL 68.687 ACRE TRACT IN THE CHARLES P. HEARTT SURVEY ABSTRACT 383, R.J. JUNG SURVEY ABSTRACT 2669, JEREMIAH GREGG SURVEY ABSTRACT 325 & THE W.D. MAYNARD SURVEY ABSTRACT 2553 IN TRAVIS COUNTY, TEXAS

SHEET 1 OF 1

CB PLAT No. 051003.001