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PERMANENT EASEMENT

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FILED FOR RECORD

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF PERMANENT EASEMENT:

VILLAS AT FLINTROCK CONDOMINIUM ASSOCIATION, INC., whose address is c/o Oberg Property Management Services, Inc., 1107 RR 620 S, Austin, Texas 78767, ("GRANTOR"), for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey unto Travis County Water Control & Improvement District No. 17 ("GRANTEE") a permanent easement and right of way ("Easement") upon, under, and across the property of GRANTOR which is referred to herein as the "Easement Property" and more particularly described as follows:

- (1) Being a 6.76 acre tract located in the C.W. WALDRON Survey No. 78 and the C.P. REINKE Survey No. 67, situated in Travis County, Texas, said 6.76 acre tract being more particularly described as all of Lot 1, Block A, The Villas at Flintrock, (Flintrock At Hurst Creek Phase 9) (a 9.89 acre tract) a subdivision created by the plat recorded in Document No. 200200150 of the Official Public Records of Travis County Texas, (O.P.R.T.C.TX.) SAVE AND EXCEPT the forty four tracts containing a total of 3.13 acres as more fully described in EXHIBIT "A" attached hereto and incorporated herein by reference for all pertinent purposes. The forty four tracts containing 3.13 acres are the pad sites for the condominium units located in the Villas at Flintrock Condominium project, and the 6.76 acre Easement Property is the common area of that condominium project.

PURPOSE OF EASEMENT:

The Easement Property may be used by GRANTEE for the purposes of constructing, inspecting, installing, operating, repairing, maintaining, replacing and upgrading a water line and related facilities, including connections therewith (the "Facilities"), as well as any activities related to those purposes, upon, over, under and across the Easement Property Also, Grantee is granted the right of ingress and egress over, along and across the Easement Property to accomplish the purposes described, and Grantee is granted the right to cut, trim, and remove vegetation, including, without limitation, trees and shrubbery that may encroach on the Easement Property.

DURATION OF EASEMENT:

This Easement shall be permanent and irrevocable.

DOMINANT USE OF EASEMENT PROPERTY:

GRANTOR agrees that GRANTEE shall have the dominant right to use of the Easement Property for the purposes stated above and GRANTOR shall make no use of the Easement Property that unreasonably interferes with GRANTEE'S use, including the construction of stone walls, extensive landscaping or similar improvements that would impede GRANTEE'S access to the Facilities. GRANTOR further agrees that GRANTEE's duty to restore the Easement Property and any Improvements thereon shall be limited to regrading the Easement Property to substantially the original surface condition and revegetation necessary to prevent erosion and runoff.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument will be of no force and effect.

BINDING EFFECT:

This agreement will run with the land, and will bind and inure to the benefit of the parties hereto, and their respective successors and assigns. GRANTOR does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Easement unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under GRANTOR.

In witness whereof, this instrument is executed this 29th day of January, 2009.

**VILLAS AT FLINTROCK
CONDOMINIUM ASSOCIATION, INC.**

By: _____

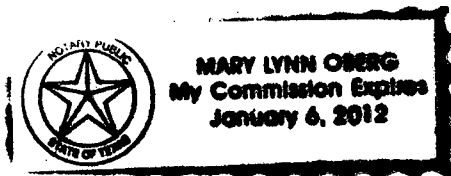
John Gilluly, President

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 29th day of January, 2009,
by John Gilluly, President of Villas of Flintrock Condominium Association, Inc., a Texas
non-profit corporation, on behalf of such corporation.



Mary Lynn Oberg
Notary Public, State of Texas

Printed Name:

Mary Lynn Oberg

My Commission expires:

ACCEPTED:

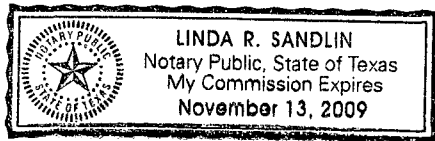
TRAVIS COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT NO. 47

By: _____

David Lewis Steed
David Lewis Steed, President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 5th day of February, 2009
by David Lewis Steed, President of the Board of Directors of Travis County Water Control
& Improvement District No. 17 on behalf of said District.



Linda R. Sandlin
Notary Public, State of Texas
Printed Name: Linda R. Sandlin
My Commission expires: 11-13-09

EXHIBIT "A"

3.13 Acres (Part of Lot 1, Block A, The Villas at Flintrock)

After Recording, please return to:
Lauren Kalisek
816 Congress, Ste. 1900
Austin, TX 78701

6.76 Acres (Part of Lot 51, Villas at Flintrock)

All that certain tract of land situated in Travis County, Texas, being described as follows:

Lot 51, Villas at Flintrock, according to the plat thereof recorded in Document No. 200200150 of the Official Public Records of Travis County, Texas, LESS and NOT INCLUDING the following 44 parcels:

Parcel 1:

COMMENCE at a 1/2" iron rod found at the Northwest Corner of said Lot 51,

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 169.61 feet to Point A;

THENCE N.62°30'10"E., across said Lot 51, a distance of 25.54 feet To the Point of Beginning;

THENCE continue across said Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.00 feet;
2. N.62°33'55"E. a distance of 75.00 feet;
3. S.27°26'05"E. a distance of 40.00 feet;
4. S.62°33'55"W. a distance of 75.00 feet to the said Point of Beginning.

Parcel 2:

Commence at said Point A;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 51.19 feet to Point B;

THENCE N.62°30'10"E., across Lot 51, a distance of 27.16 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.17 feet;
2. N.62°33'55"E. a distance of 74.16 feet;
3. S.27°26'05"E. a distance of 40.17 feet;
4. S.62°33'55"W. a distance of 74.16 feet to the said Point of Beginning.

Parcel 3:

Commence at said Point B

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 50.71 feet to Point C;

THENCE N.62°30'10"E., across Lot 51, a distance of 33.12 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.00 feet;
2. N.62°33'55"E. a distance of 75.16 feet;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

3. S.27°26'05"E. a distance of 40.00 feet;
4. S.62°33'55"W. a distance of 75.16 feet to the said Point of Beginning.

Parcel 4:

Commence at said Point C;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 10.91 feet to Point D;
THENCE N.62°30'10"E., across Lot 51, a distance of 36.45 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.62°27'06"E. a distance of 73.70 feet;
2. S.27°32'54"E. a distance of 40.00 feet;
3. S.62°27'06"W. a distance of 73.70 feet;
4. N.27°32'54"W. a distance of 40.00 feet to the said Point of Beginning.

Parcel 5:

Commence at said Point D;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 90.06 feet to Point E;

THENCE N.62°30'10"E., across Lot 51, a distance of 35.76 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.17 feet;
2. N.62°33'55"E. a distance of 74.16 feet;
3. S.27°26'05"E. a distance of 40.17 feet;
4. S.62°33'55"W. a distance of 74.16 feet;

Parcel 6:

Commence at said Point E;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 60.54 feet to Point F;

THENCE N.62°30'10"E., across Lot 51, a distance of 28.38 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 50.33 feet;
2. N.62°33'55"E. a distance of 75.00 feet;
3. S.27°26'05"E. a distance of 50.33 feet;
4. S.62°33'55"W. a distance of 75.00 feet to the said Point of Beginning.

Parcel 7:

6.76 Acres (Part of Lot 51, Villas at Flintrock)

Commence at said Point F;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 10.22 feet to Point G;

THENCE N.62°30'10"E., across Lot 51, a distance of 26.05 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.62°27'06"E. a distance of 75.70 feet;
2. S.27°32'54"E. a distance of 40.00 feet;
3. S.62°27'06"W. a distance of 75.70 feet;
4. N.27°32'54"W. a distance of 40.00 feet to the said Point of Beginning.

Parcel 8:

Commence at said Point G:

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 90.32 feet to Point H;

THENCE N.62°30'10"E., across Lot 551, a distance of 27.47 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.17 feet;
2. N.62°33'55"E. a distance of 74.16 feet;
3. S.27°26'05"E. a distance of 40.17 feet;
4. S.62°33'55"W. a distance of 74.16 feet to the said Point of Beginning.

Parcel 9:

Commence at said Point H;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 50.21 feet to Point I;

THENCE N.62°30'10"E., across Lot 51, a distance of 26.02 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.27°26'05"W. a distance of 40.00 feet;
2. N.62°33'55"E. a distance of 75.16 feet;
3. S.27°26'05"E. a distance of 40.00 feet;
4. S.62°33'55"W. a distance of 75.16 feet to the said Point of Beginning.

Parcel 10:

Commence at said Point I

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 13.97 feet to Point J;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

THENCE N.62°30'10"E., across Lot 51, a distance of 26.63 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.59°41'03"E. a distance of 75.00 feet;
2. S.30°18'57"E. a distance of 40.00 feet;
3. S.59°41'03"W. a distance of 75.00 feet;
4. N.30°18'57"W. a distance of 40.00 feet to the said Point of Beginning.

Parcel 11:

Commence at said Point J:

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 57.25 feet to Point K;

THENCE N.62°30'10"E., across Lot 51, a distance of 25.09 feet to the Point of Beginning;

THENCE continue across Lot 51 the following 4 courses:

1. N.54°49'49"E. a distance of 74.16 feet;
2. S.35°10'11"E. a distance of 40.17 feet;
3. S.54°49'49"W. a distance of 74.16 feet;
4. N.35°10'11"W. a distance of 40.17 feet to the said Point of Beginning.

Parcel 12:

Commence at said Point K;

THENCE S.27°29'50"E., along the West Line of Lot 51, a distance of 23.26 feet to a 1/2" iron rod found at an angle point in the Westerly Line of Lot 51;

THENCE S.41°58'55"E., along the Southwest Line of Lot 51, a distance of 82.22 feet to Point L;

THENCE N.48°01'05"E., across Lot 51, a distance of 31.13 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.41°18'47"W. a distance of 40.00 feet;
2. N.48°41'13"E. a distance of 73.70 feet;
3. S.41°18'47"E. a distance of 40.00 feet;
4. S.48°41'13"W. a distance of 73.70 feet to the said Point of Beginning.

Parcel 13:

Commence at said Point L;

THENCE S.41°58'55"E., along the Southwest Line of Lot 51, a distance of 26.54 feet to Point M;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

THENCE N.48°01'05"E., across Lot 51, a distance of 36.48 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.35°45'58"E. a distance of 75.70 feet;
2. S.54°14'02"E. a distance of 40.00 feet;
3. S.35°45'58"W. a distance of 75.70 feet;
4. N.54°14'02"W. a distance of 40.00 feet to the said Point of Beginning.

Parcel 14:

Commence at said Point M;

THENCE S.41°58'55"E., along the Southwest Line of Lot 51, a distance of 15.94 feet to a 1/2" iron rod found at an angle point in the said Southwest Line of Lot 51;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 120.17 feet to Point N;

THENCE N.21°05'45"E., across Lot 51, a distance of 27.73 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.68°46'10"W. a distance of 50.33 feet;
2. N.21°13'50"E. a distance of 75.00 feet;
3. S.68°46'10"E. a distance of 50.33 feet;
4. S.21°13'50"W. a distance of 75.00 feet to the said Point of Beginning.

Parcel 15:

Commence at said Point N;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 10.16 feet to Point O;

THENCE N.21°05'45"E., across Lot 51, a distance of 27.26 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.20°59'33"E. a distance of 75.00 feet;
2. S.69°00'27"E. a distance of 40.00 feet;
3. S.20°59'33"W. a distance of 75.00 feet;
4. N.69°00'27"W. a distance of 40.00 feet to the said Point of Beginning.

Parcel 16:

Commence at said Point O;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 89.88 feet to Point P;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

THENCE N.21°05'45"E., across Lot 51, a distance of 27.84 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.68°49'43"W. a distance of 40.17 feet;
2. N.21°10'17"E. a distance of 74.16 feet;
3. S.68°49'43"E. a distance of 40.17 feet;
4. S.21°10'17"W. a distance of 74.16 feet to the said Point of Beginning.

Parcel 17:

Commence at said Point P;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 49.88 feet to Point Q;

THENCE N.21°05'45"E., across Lot 51, a distance of 25.00 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.68°44'15"W. a distance of 40.00 feet;
2. N.21°15'45"E. a distance of 75.16 feet;
3. S.68°44'15"E. a distance of 40.00 feet;
4. S.21°15'45"W. a distance of 75.16 feet to the said Point of Beginning.

Parcel 18:

Commence at said Point Q;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 50.55 feet to Point R;

THENCE N.21°05'45"E., across Lot 51, a distance of 27.78 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.68°49'49"W. a distance of 40.00 feet;
2. N.21°10'11"E. a distance of 73.70 feet;
3. S.68°49'49"E. a distance of 40.00 feet;
4. S.21°10'11"W. a distance of 73.70 feet to the said Point of Beginning.

Parcel 19:

Commence at said Point R;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 50.17 feet to Point S;

THENCE N.21°05'45"E., across Lot 51, a distance of 27.90 feet to the Point of Beginning;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

THENCE continue across Lot 51 the following four courses:

1. N.10°16'38"W. a distance of 74.16 feet;
2. N.79°43'22"E. a distance of 40.17 feet;
3. S.10°16'38"E. a distance of 74.16 feet;
4. S.79°43'22"W. a distance of 40.17 feet to the said Point of Beginning.

Parcel 20:

Commence at said Point S;

THENCE S.68°54'15"E., along the Southwest Line of Lot 51, a distance of 39.75 feet to a 1/2" iron rod found at the South Corner of Lot 51;

THENCE N.47°35'42"E., along the Southeast Line of Lot 51, a distance of 125.21 feet to a 1/2" iron rod found;

THENCE N.20°07'58"W., along the East Line of Lot 51, a distance of 22.50 feet to Point T;

THENCE S.69°52'02"W., across Lot 51, a distance of 25.12 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.69°57'21"W. a distance of 40.00 feet;
2. N.20°02'39"W. a distance of 75.70 feet;
3. N.69°57'21"E. a distance of 40.00 feet;
4. S.20°02'39"E. a distance of 75.70 feet to the said Point of Beginning.

Parcel 21:

Commence at said Point T;

THENCE N.20°07'58"W., along the East Line of Lot 51, a distance of 159.22 feet to Point U;

THENCE S.69°52'02"W., across Lot 51, a distance of 29.82 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.19°11'40"W. a distance of 40.00 feet;
2. N.70°48'20"W. a distance of 75.00 feet;
3. N.19°11'40"E. a distance of 40.00 feet;
4. S.70°48'20"E. a distance of 75.00 feet to the said Point of Beginning.

Parcel 22:

Commence at said Point U;

THENCE along the East Line of Lot 51 the following two courses:

6.76 Acres (Part of Lot 51, Villas at Flintrock)

1. N.20°07'58"W., a distance of 17.82 feet to a 1/2" iron rod found;
2. N.31°51'09"E. a distance of 16.93 feet;

THENCE N.58°08'51"W., across Lot 51, a distance of 35.05 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.13°13'57"W. a distance of 40.00 feet;
2. N.76°46'03"W. a distance of 75.16 feet;
3. N.13°13'57"E. a distance of 40.00 feet;
4. S.76°46'03"E. a distance of 75.16 feet to the said Point of Beginning.

Parcel 23:

COMMENCE at a 1/2" iron rod found at the Northwest Corner of said Lot 51

THENCE N.85°33'06"E., along the North Line of Lot 51, a distance of 320.10 feet;

THENCE S.04°26'54"E., across Lot 51, a distance of 25.14 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.04°20'15"E. a distance of 40.17 feet to Point V;
2. S.85°39'45"W. a distance of 74.16 feet;
3. N.04°20'15"W. a distance of 40.17 feet;
4. N.85°39'45"E. a distance of 74.16 feet to the said Point of Beginning.

Parcel 24:

Commence at said Point V;

THENCE S.28°45'30"E. across Lot 51, a distance of 9.27 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.14°28'11"E. a distance of 40.00 feet to Point W;
2. S.75°31'49"W. a distance of 75.70 feet;
3. N.14°28'11"W. a distance of 40.00 feet;
4. N.75°31'49"E. a distance of 75.70 feet to the said Point of Beginning.

Parcel 25:

Commence at said Point W;

THENCE S.26°03'56"E., across Lot 51, a distance of 12.33 feet to the Point of Beginning;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

THENCE continue across Lot 51 the following four courses:

1. S.26°24'32"E. a distance of 40.00 feet to Point X;
2. S.63°35'28"W. a distance of 75.16 feet;
3. N.26°24'32"W. a distance of 40.00 feet;
4. N.63°35'28"E. a distance of 75.16 feet to the said Point of Beginning.

Parcel 26:

Commence at said Point X;

THENCE S.68°15'26"E., across Lot 51, a distance of 14.51 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.38°13'51"E. a distance of 40.00 feet;
2. S.51°46'09"W. a distance of 73.70 feet to Point Y;
3. N.38°13'51"W. a distance of 40.00 feet;
4. N.51°46'09"E. a distance of 73.70 feet to the said Point of Beginning.

Parcel 27:

Commence at said Point Y;

THENCE S.29°25'48"E., across Lot 51, a distance of 54.69 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.66°34'06"E. a distance of 74.50 feet;
2. S.23°25'54"E. a distance of 50.33 feet;
3. S.66°34'06"W. a distance of 74.50 feet to Point Z;
4. N.23°25'54"W. a distance of 50.33 feet to the said Point of Beginning.

Parcel 28:

Commence at said Point Z;

COMMENCE AT

THENCE S.07°37'32"W., across Lot 51, a distance of 13.74 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.65°18'26"E. a distance of 75.00 feet;
2. S.24°41'34"E. a distance of 40.00 feet;
3. S.65°18'26"W. a distance of 75.00 feet to Point AA;
4. N.24°41'34"W. a distance of 40.00 feet to the said Point of Beginning.

6.76 Acres (Part of Lot 51, Villas at Flintrock)

Parcel 29:

Commence at said Point AA:

COMMENCE AT

THENCE S.47°42'58"E., across Lot 51, a distance of 10.19 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. N.65°45'36"E. a distance of 75.00 feet;
2. S.24°14'24"E. a distance of 50.33 feet to Point BB;
3. S.65°45'36"W. a distance of 75.00 feet;
4. N.24°14'24"W. a distance of 50.33 feet to the said Point of Beginning.

Parcel 30:

Commence at said Point BB;

THENCE S.29°22'14"W., across Lot 51, a distance of 17.13 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.39°43'10"E. a distance of 40.17 feet to Point CC;
2. S.50°16'50"W. a distance of 74.16 feet;
3. N.39°43'10"W. a distance of 40.17 feet;
4. N.50°16'50"E. a distance of 74.16 feet to the said Point of Beginning.

Parcel 31:

Commence at said Point CC;

THENCE S.86°20'51"E., across Lot 51, a distance of 12.13 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.46°55'48"E. a distance of 40.00 feet to Point DD;
2. S.43°04'12"W. a distance of 75.16 feet;
3. N.46°55'48"W. a distance of 40.00 feet;
4. N.43°04'12"E. a distance of 75.16 feet to the said Point of Beginning.

Parcel 32:

Commence at said Point DD;

THENCE S.63°00'58"E., across Lot 51, a distance of 9.37 feet to the Point of Beginning;

THENCE across Lot 51 the following four courses:

6.76 Acres (Part of Lot 51, Villas at Flintrock)

1. S.61°25'49"E. a distance of 40.00 feet to Point EE;
2. S.28°34'11"W. a distance of 75.00 feet;
3. N.61°25'49"W. a distance of 40.00 feet;
4. N.28°34'11"E. a distance of 75.00 feet to the said Point of Beginning.

Parcel 33:

Commence at said Point EE;

THENCE S.63°43'01"E., across Lot 51, a distance of 10.07 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.67°31'50"E. a distance of 50.00 feet;
2. S.22°28'10"W. a distance of 75.00 feet;
3. N.67°31'50"W. a distance of 50.00 feet;
4. N.22°28'10"E. a distance of 75.00 feet to the said Point of Beginning, from which point the Northwest Corner of Lot 51 bears N.51°38'48"W., 779.88 feet.

Parcel 34:

Commence at a 1/2" iron rod found at the Northerly Northeast Corner of said Lot 51;

THENCE S.85°33'06"W., along the North Line of Lot 51, a distance of 29.03 feet;

THENCE S.04°26'54"E., across Lot 51, a distance of 25.59 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.04°26'54"E. a distance of 40.00 feet to Point FF;
2. S.85°33'06"W. a distance of 73.70 feet;
3. N.04°26'54"W. a distance of 40.00 feet;
4. N.85°33'06"E. a distance of 73.70 feet to the said Point of Beginning.

Parcel 35:

Commence at said Point FF;

THENCE S.35°02'01"W., across Lot 51, a distance of 12.08 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.16°29'48"E. a distance of 40.00 feet to Point GG;
2. S.73°30'12"W. a distance of 75.16 feet;
3. N.16°29'48"W. a distance of 40.00 feet;
4. N.73°30'12"E. a distance of 75.16 feet to the said Point of Beginning.

6.76 Acres (Part of Lot 51, Villas at Flintrock)

Parcel 36:

Commence at said Point GG;

THENCE S.77°53'08"E., across Lot 51, a distance of 12.42 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.27°21'48"E. a distance of 40.17 feet to Point HH;
2. S.62°38'12"W. a distance of 74.16 feet;
3. N.27°21'48"W. a distance of 40.17 feet;
4. N.62°38'12"E. a distance of 74.16 feet to the said Point of Beginning.

Parcel 37:

Commence at said Point HH;

THENCE S.12°18'27"E., across Lot 51, a distance of 70.27 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.25°46'46"E. a distance of 40.00 feet to Point II;
2. S.64°13'14"W. a distance of 75.00 feet;
3. N.25°46'46"W. a distance of 40.00 feet;
4. N.64°13'14"E. a distance of 75.00 feet to the said Point of Beginning.

Parcel 38:

Commence at said Point II;

THENCE S.17°55'15"E., across Lot 51, a distance of 9.03 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.41°03'40"E. a distance of 40.17 feet to Point JJ;
2. S.48°56'20"W. a distance of 74.16 feet;
3. N.41°03'40"W. a distance of 40.17 feet;
4. N.48°56'20"E. a distance of 74.16 feet to the said Point of Beginning.

Parcel 39:

Commence at said Point JJ;

THENCE S.75°19'28"E., across Lot 51, a distance of 10.93 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.51°41'50"E. a distance of 50.33 feet to Point KK;
2. S.38°18'10"W. a distance of 75.00 feet;

6.76 Acres (Part of Lot 51, Villas at Flintrock)

3. N.51°41'50"W. a distance of 50.33 feet;
4. N.38°18'10"E. a distance of 75.00 feet to the said Point of Beginning.

Parcel 40:

Commence at said Point KK;

THENCE S.32°17'45"E., across Lot 51, a distance of 10.09 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.55°55'39"E. a distance of 40.00 feet to Point LL;
2. S.34°04'21"W. a distance of 75.16 feet;
3. N.55°55'39"W. a distance of 40.00 feet;
4. N.34°04'21"E. a distance of 75.16 feet to the said Point of Beginning.

Parcel 41:

Commence at said Point LL;

THENCE S.75°07'49"E., across Lot 51, a distance of 11.49 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.65°03'24"E. a distance of 40.00 feet;
2. S.24°56'36"W. a distance of 75.00 feet;
3. N.65°03'24"W. a distance of 40.00 feet;
4. N.24°56'36"E. a distance of 75.00 feet to the said Point of Beginning, from which point a 1/2" iron rod found at the Northwest Corner of Lot 53, Amended Plat of Flintrock at Hurst Creek Phase 1, according to the plat thereof recorded in Document No. 200200292 of the Official Public Records of Travis County, Texas, bears N.82°44'38"E., 114.55 feet;

Parcel 42:

Commence at a 1/2" iron rod found at the Southerly Northeast Corner of Lot 51, the same being the Northwest Corner of Lot 53, Amended Plat of Flintrock at Hurst Creek Phase 1;

THENCE S.02°51'30"E., along the West Line of Lot 53 and the East Line of Lot 51, a distance of 23.36 feet to Point MM;

THENCE S.87°08'30"W., across Lot 51, a distance of 25.43 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.02°55'23"E. a distance of 74.16 feet;
2. S.87°04'37"W. a distance of 40.17 feet;
3. N.02°55'23"W. a distance of 74.16 feet;
4. N.87°04'37"E. a distance of 40.17 feet to the said Point of Beginning.

6.76 Acres (Part of Lot 51, Villas at Flintrock)

Parcel 43:

Commence at said Point MM;

THENCE S.02°51'30"E., along the East Line of Lot 51, a distance of 87.02 feet to Point NN;

THENCE S.87°08'30"W., across Lot 51, a distance of 35.74 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.00°04'36"E. a distance of 40.00 feet;
2. S.89°55'24"W. a distance of 75.70 feet;
3. N.00°04'36"W. a distance of 40.00 feet;
4. N.89°55'24"E. a distance of 75.70 feet to the said Point of Beginning.

Parcel 44:

Commence at said Point NN;

THENCE S.02°51'30"E., along the East Line of Lot 51, a distance of 50.79 feet;

THENCE S.87°08'30"W., across Lot 51, a distance of 29.90 feet to the Point of Beginning;

THENCE continue across Lot 51 the following four courses:

1. S.00°08'38"W. a distance of 40.17 feet;
2. N.89°51'22"W. a distance of 74.16 feet;
3. N.00°08'38"E. a distance of 40.17 feet;
4. S.89°51'22"E. a distance of 74.16 feet to the said Point of Beginning.

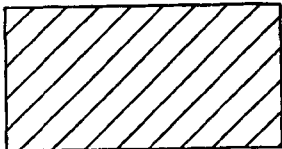
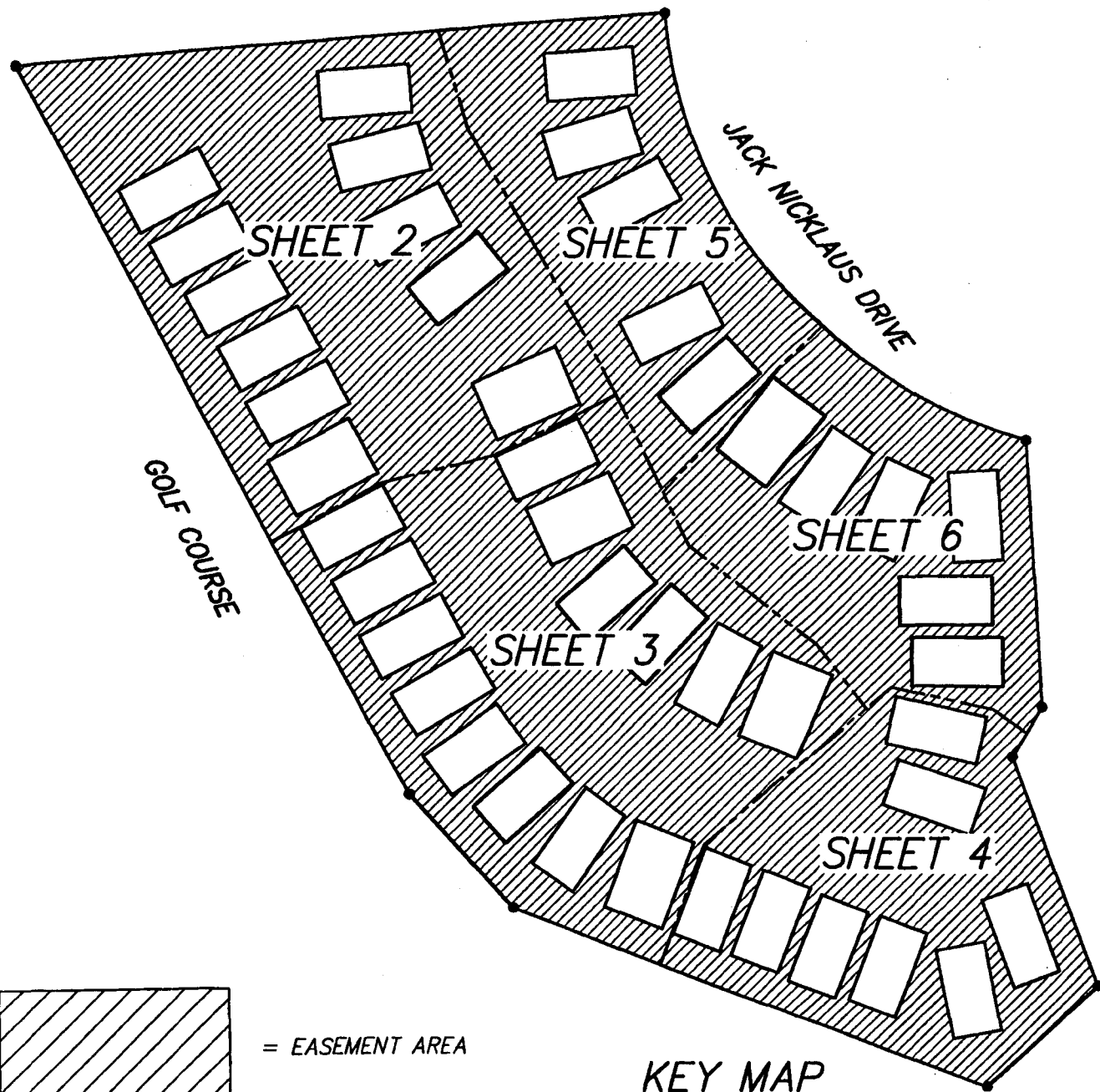
Containing 6.76 acres, more or less.

John K. Weigand Aug. 16, 2008

John Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753





= EASEMENT AREA

- = FOUND 1/2" IRON ROD
- 25 = CONDOMINIUM UNIT NUMBER
- (1) = PARCEL NUMBER FOR DESCRIPTION
- POB = POINT OF BEGINNING

KEY MAP

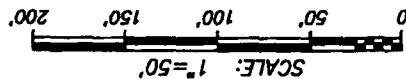
SKETCH TO ACCOMPANY DESCRIPTION
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: AUG. 26, 2008

RJ SURVEYING & ASSOCIATES, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

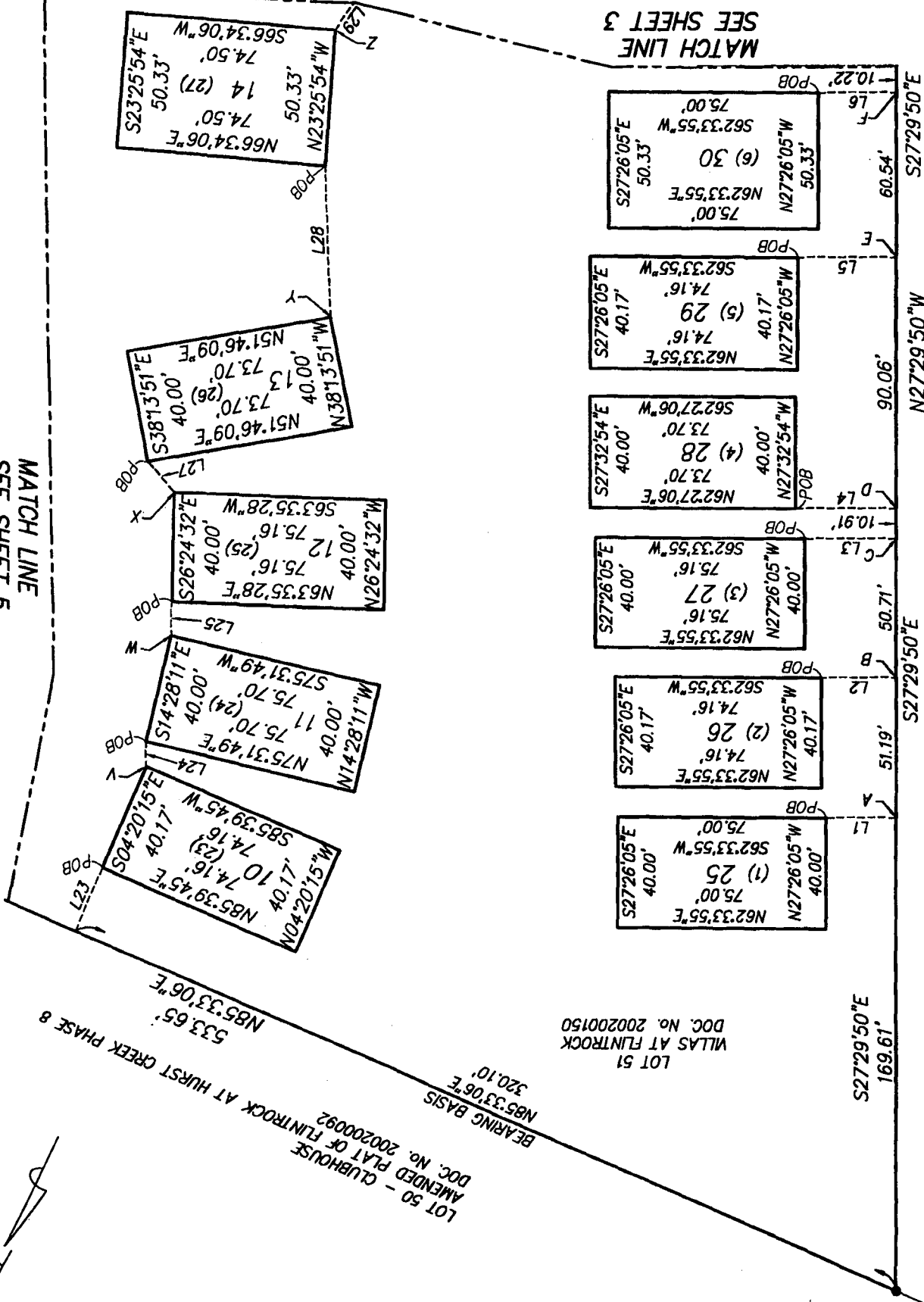


SHEET 2 OF 7

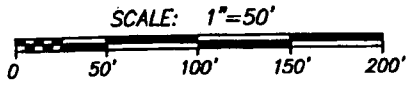
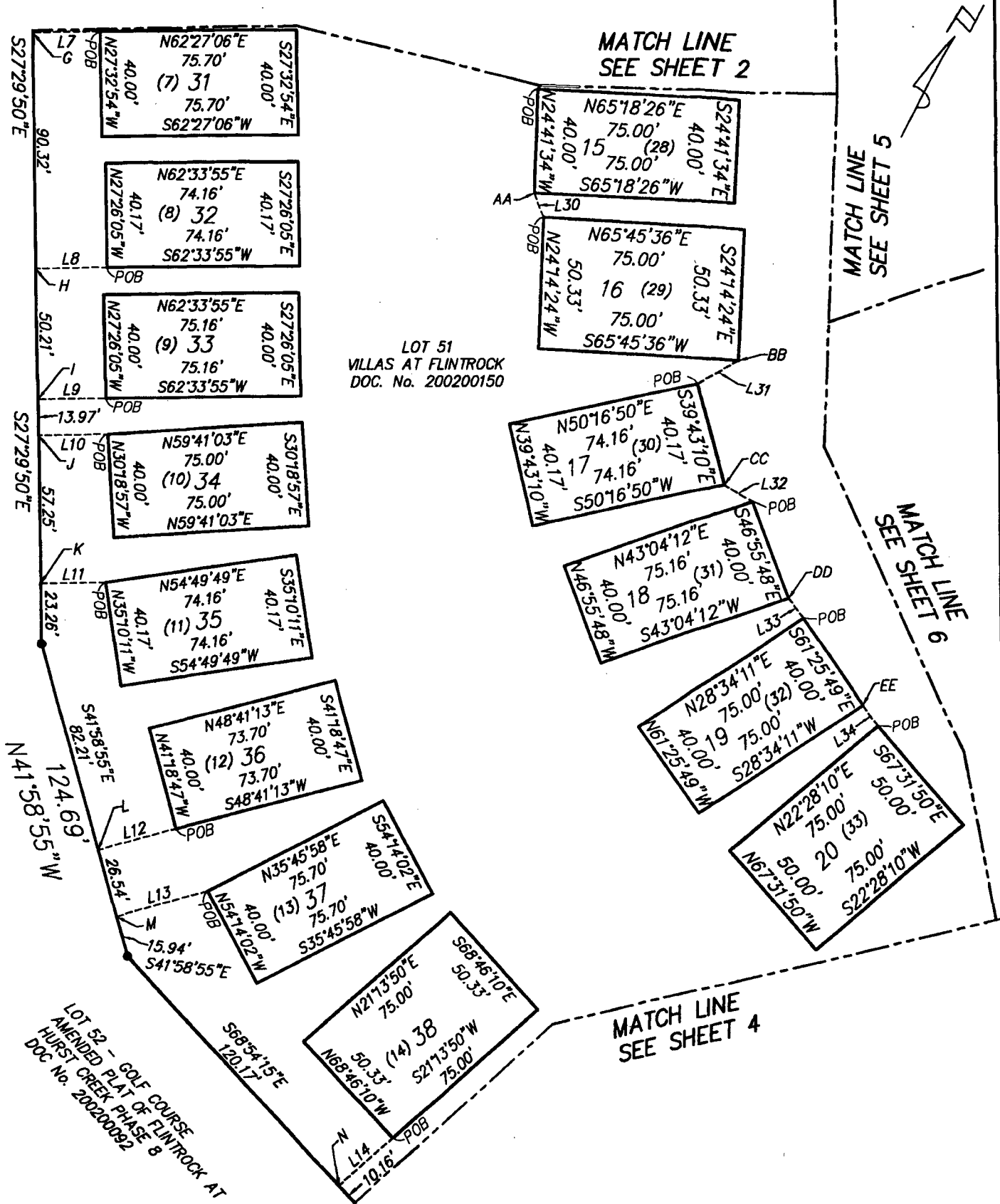
RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

DATE: AUG. 26, 2008

MATCH LINE
SEE SHEET 5



S:\LAND\1551-1700\2008\8 5:34:42 PM CDT
S:\LAND\1551-1700\2008\8 5:34:42 PM CDT
S:\LAND\1551-1700\2008\8 5:34:42 PM CDT
S:\LAND\1551-1700\2008\8 5:34:42 PM CDT



DATE: AUG. 26, 2008

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1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

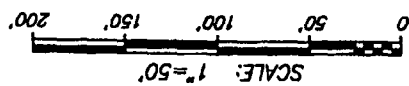
LOT 52 -- GOLF COURSE
AMENDED PLAT OF FLINTROCK AT
HURST CREEK PHASE 8
DOC No. 200200092

LOT 52 - GOLF COURSE
AMENDED PLAT OF RUNTRACK 8
HURST CREEK PHASE 8
DOC No. 200200092
AT RUNTRACK 47

LOT 51
VILLAS AT FLINT ROCK
DOC. No. 200200150

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 6
76.46/037
75.16/037



SHEET 5 OF 7

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817
 DATE: AUG. 26, 2008

MATCH LINE
SEE SHEET 3

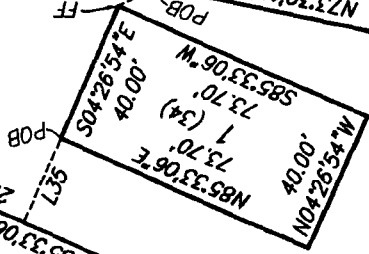
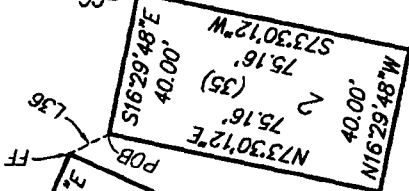
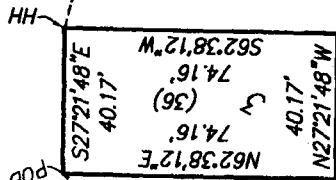
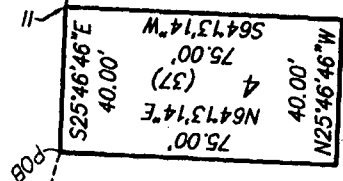
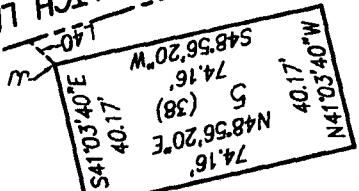
MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 6

**LOT 1
JACK NICKLAUS DRIVE**
 70' PRIVATE RIGHT OF WAY BY
 AMENDED PLAT OF FLINTROCK AT
 HURST CREEK PHASE 1
 DOCUMENT No. 200200292

L=483.14'
 R=390.27'
 Δ=70°55'45"
 CHORD BRNG:
 S39°10'09"E
 CHORD: 452.87'

LOT 51
VILLAS AT FLINTROCK
DOC. No. 200200150



LOT 50 - CLUBHOUSE
 AMENDED PLAT OF FLINTROCK AT HURST CREEK PHASE 8
 DOC. No. 200200092

S86°17'44"W
 70.00'



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.54'	N62°30'10"E
L2	27.16'	N62°30'10"E
L3	33.12'	N62°30'10"E
L4	36.45'	N62°30'10"E
L5	35.76'	N62°30'10"E
L6	28.38'	N62°30'10"E
L7	26.05'	N62°30'10"E
L8	27.47'	N62°30'10"E
L9	26.02'	N62°30'10"E
L10	26.63'	N62°30'10"E
L11	25.09'	N62°30'10"E
L12	31.13'	N48°01'05"E
L13	36.48'	N48°01'05"E
L14	27.73'	N21°05'45"E
L15	27.26'	N21°05'45"E
L16	27.84'	N21°05'45"E
L17	25.00'	N21°05'45"E
L18	27.78'	N21°05'45"E
L19	27.90'	N21°05'45"E
L20	25.12'	S69°52'02"W
L21	29.82'	S69°52'02"W
L22	35.05'	N58°08'51"W
L23	25.14'	S04°26'54"E
L24	9.27'	S28°45'30"E
L25	12.33'	S26°03'56"E
L27	14.51'	S68°15'26"E
L28	54.69'	S29°25'48"E
L29	13.74'	S07°37'32"W
L30	10.19'	S47°42'58"E
L31	17.13'	S29°22'14"W
L32	12.13'	S86°20'51"E
L33	9.37'	S63°00'58"E
L34	10.07'	S63°43'01"E
L35	25.59'	S04°26'54"E
L36	12.08'	S35°02'01"W
L37	12.42'	S77°53'08"E
L38	70.27'	S12°18'27"E
L39	9.03'	S17°55'15"E
L40	10.93'	S75°19'28"E
L41	10.09'	S32°17'45"E
L42	11.49'	S75°07'49"E
L43	25.43'	S87°08'30"W
L44	35.74'	S87°08'30"W
L45	29.90'	S87°08'30"W

DATE: AUG. 26, 2008

RJ SURVEYING & ASSOCIATES, INC.

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(512) 836-4793 FAX: (512) 836-4817

SHEET 7 OF 7

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Feb 13 10:53 AM 2009021440

CLARKMM \$120.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS