

EXHIBIT ____

County: Williamson
Project: University Boulevard

PROPERTY DESCRIPTION FOR PARCEL

DESCRIPTION OF A 25.327 ACRE (1,103,253 SQUARE FOOT) TRACT OF LAND SITUATED IN THE BARNEY C. LOW SURVEY, ABSTRACT NO. 385, THE N.B. ANDERSON SURVEY, ABSTRACT NO. 29, AND THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED UNIVERSITY BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), FORMERLY KNOWN AS CHANDLER ROAD AND/OR COUNTY ROAD 114, AND INCLUDING THE DEDICATED PORTIONS OF EXISTING AND ADJOINING SUBDIVISIONS AND PARCELS OF LAND AS DESCRIBED HEREIN, SAID 25.327 ACRE (1,103,253 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod stamped "BURY&PARTNERS" found, being in the westerly boundary line of Teravista Section 10B, a subdivision according to the plat thereof recorded in Cabinet BB, Slides 363-365 of the Plat Records of Williamson County, Texas (Document No. 2006044682 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.)), being a point of curvature in the existing easterly right-of-way (R.O.W.) line of Sunrise Road (variable R.O.W. width) for the northwesterly corner of the herein described tract, also being the northerly corner of an 86 square foot R.O.W. dedication tract per said Teravista Section 10B, and from which a 1/2" iron rod found for a point of curvature in the common westerly boundary line of said Teravista Section 10B and the easterly R.O.W. of said Sunrise Road, bears N 20°07'26" W at a distance of 10.75 feet;

- 1) **THENCE**, departing the said easterly Sunrise Road R.O.W., through said Teravista Section 10B, with the easterly line of said 86 square foot R.O.W. dedication tract, along a curve to the left, having a delta angle of 89°14'27", a radius of 20.00 feet, an arc length of 31.15 feet, and a chord which bears S 65°42'50" E for a distance of 28.10 feet to a calculated point of tangency in the existing northerly R.O.W. of said University Boulevard;
- 2) **THENCE**, with the existing northerly R.O.W. line of said University Boulevard, same being the southerly boundary line of said Teravista Section 10B, N 68°47'44" E for a distance of 28.88 feet to a 1/2" iron rod found for an angle point;

THENCE, departing existing northerly R.O.W. line of said University Boulevard, through said Teravista Section 10B, with the northerly line of a 3,254 square foot R.O.W. dedication tract per said Teravista Section 10B, the following three (3) courses:

- 3) N 70°08'48" E for a distance of 301.27 feet to a capped iron rod stamped "BURY&PARTNERS" found for an angle point;
- 4) N 70°32'15" E for a distance of 199.21 feet to a capped iron rod stamped "BURY&PARTNERS" found for an angle point;
- 5) N 71°15'31" E for a distance of 462.77 feet to a capped iron rod stamped "BURY&PARTNERS" found for an angle point in the existing northerly R.O.W. of said University Boulevard;
- 6) **THENCE**, with the existing northerly R.O.W. line of said University Boulevard, same being the southerly boundary line of said Teravista Section 10B, N 67°39'33" E for a distance of 174.97 feet to a calculated point for the southeasterly corner of said Teravista Section 10B, same being the southwesterly corner of Teravista Section 11 a subdivision according to the plat thereof recorded in Cabinet T, Slides 304 - 308 of the Plat Records of Williamson County, Texas (Document No. 2000084946, O.P.R.W.C.T.);

THENCE, continuing partially with the existing northerly R.O.W. line of said University Boulevard, same being partially with the southerly boundary line of said Teravista Section 11, the following seven (7) courses:

- 7) N 67°39'33" E for a distance of 443.08 feet to a capped iron rod stamped "SURVCON" found for a point of curvature;
- 8) Departing the existing northerly R.O.W. of said University Boulevard, through said Teravista Section 11, with the northerly line of a R.O.W. dedication tract per said Teravista Section 11, along a curve to the left, having a delta angle of 06°03'44", a radius of 1985.30 feet, an arc length of 210.06 feet, and a chord which bears N 57°30'42" E for a distance of 209.96 feet to a calculated point of non-tangency in said common boundary line;
- 9) With said common boundary line, N 44°50'17" E for a distance of 662.86 feet to a capped iron rod stamped "SURVCON" found for an angle point;
- 10) N 20°50'59" W for a distance of 41.71 feet to a capped iron rod stamped "SURVCON" found for an angle point;
- 11) N 82°59'30" E for a distance of 250.45 feet to a capped iron rod stamped "SURVCON" found for a point of curvature;
- 12) Departing the existing northerly R.O.W. of said University Boulevard, with the northerly line of a R.O.W. dedication tract per said Teravista Section 11, through said Teravista Section 11, along a curve to the right, having a delta angle of 04°31'28", a radius of 1855.45 feet, an arc length of 146.52 feet, and a chord which bears N 62°48'01" E for a distance of 146.48 feet to a calculated angle point, being in the westerly boundary line of Teravista, Section 1 & 2, a subdivision according to the plat thereof recorded in Cabinet T, Slides 288 - 293 of the Plat Records of Williamson County, Texas (Document No. 2000084831, O.P.R.W.C.T.), being in the easterly boundary line of said Teravista Section 11, same being the northeasterly corner of said R.O.W. dedication tract per said Teravista Section 11;
- 13) N 21°11'30" W at a distance of 0.37 feet with the common boundary line of said Teravista Section 11 and Teravista Section 1 & 2, to a calculated angle point for the northwest corner of a R.O.W. dedication tract per said Teravista Section 1 & 2, being the southwest corner of Section 1 of said Teravista Section 1 & 2, also being the most southerly northwest corner of Section 2 of said Teravista Section 1 & 2;

THENCE, departing said Teravista Section 11, with the northerly line of said R.O.W. dedication tract per said Teravista Section 1 & 2, being partially along the common line between Sections 1 & 2, the following four (4) courses:

- 14) Along a curve to the right, having a delta angle of 04°43'00", a radius of 2105.54 feet, an arc length of 173.33 feet, and a chord which bears N 67°13'46" E for a distance of 173.29 feet to a calculated point of tangency;
- 15) N 69°35'16" E for a distance of 611.98 feet to a calculated angle point, being in the existing westerly R.O.W. line of Teravista Club Drive (variable R.O.W. width), same being the southeasterly corner of Section 1 per said Teravista Section 1 & 2;
- 16) Departing said Section 1, same being the westerly R.O.W. line of said Teravista Club Drive, continuing with the northerly line of said R.O.W. dedication tract, through Section 2 and across said Teravista Club Drive N 89°35'21" E for a distance of 158.00 feet to a calculated angle point, being in the easterly R.O.W. line of said Teravista Club Drive;
- 17) Departing the easterly R.O.W. line of said Teravista Club Drive, continuing with the northerly line of said R.O.W. dedication tract, through said Section 2, N 69°35'16" E for a distance of 95.00 feet to a calculated ell corner, being in the westerly boundary line of an 895.35 acre remainder tract conveyed to NNP-Teravista, L.P. by instrument recorded in Document No. 1998001109,

O.P.R.W.C.T., being in the easterly boundary line of said Teravista Section 1 & 2, same being the northeasterly corner of said R.O.W. dedication;

- 18) **THENCE**, with the easterly boundary line of said Teravista Section 1 & 2, being the easterly boundary line of the said R.O.W. dedication, same being the westerly boundary line of said 895.35 acre remainder tract, **S 20°24'20" E** for a distance of **16.02** feet to a capped iron rod stamped "SURVCON" found for the southwesterly corner of said 895.35 acre remainder tract, same being the southeasterly corner of said R.O.W. dedication and Teravista Section 1 & 2, same being in the existing northerly R.O.W. of said University Boulevard;

THENCE, departing said easterly boundary line of Teravista Section 1 & 2, partially with the existing northerly R.O.W. line of said University Boulevard, same being the southerly and in part, the easterly boundary line of said 895.35 acre remainder tract, the following two (2) courses:

- 19) **N 69°35'08" E** for a distance of **936.55** feet to a capped iron rod stamped "BURY&PARTNERS" found for an angle point, being the southwesterly corner of a 0.514 acre R.O.W. dedication tract of land per said Teravista Section 18B, a subdivision according to the plat thereof recorded in Cabinet DD, Slides 245-247 of the Plat Records of Williamson County, Texas (Document No. 2007062574, O.P.R.W.C.T.), being the southwesterly corner of said Teravista Section 18B, same being the southeasterly corner of said 895.35 acre remainder tract;
- 20) Departing the existing northerly R.O.W. line of said University Boulevard, **N 04°36'22" W** for a distance of **16.63** feet with the common line between said Teravista Section 18B and said 895.35 acre remainder tract to a calculated angle point for the northwesterly corner of said 0.514 acre R.O.W. dedication tract;
- 21) **THENCE**, departing the easterly boundary line of said 895.35 acre remainder tract, with the northerly line of said 0.514 acre R.O.W. dedication tract, through the interior of said Teravista Section 18B, **N 69°35'26" E** for a distance of **1397.91** feet to a calculated ell corner for the northeasterly corner of said 0.514 acre R.O.W. dedication tract, same being in the westerly boundary line of Teravista Section 19, a subdivision according to the plat thereof recorded in Document No. 2011084357 O.P.R.W.C.T., and from which a capped iron rod found for an angle point in the said westerly boundary line of Teravista Section 19, being the southeasterly corner of Lot 32, Block 1, the southwesterly corner of Lot 33, Block 1, bears **N 19°48'04" W** at a distance of **25.97** feet;
- 22) **THENCE**, with the common boundary line of said Teravista Section 19, and said Teravista Section 18B, being the easterly line of said 0.514 acre R.O.W. dedication, **S 19°48'04" E** for a distance of **0.86** feet to a capped iron rod stamped "PATE SURVEYORS" found for the northwesterly corner of a 0.28 acre, 15 foot wide R.O.W. dedication tract per said Teravista Section 19;

THENCE, departing the common boundary line of said Teravista Section 19, and said Teravista Section 18B, through said Teravista Section 19, the following five (5) courses:

- 23) **N 69°35'26" E** for a distance of **819.74** feet along the northerly line of said 0.28 acre, 15 foot wide R.O.W. dedication tract, to a capped iron rod stamped "PATE SURVEYORS" found, being in the curving westerly cutback for Redwood Pass (80' R.O.W. width) per said plat;
- 24) Along said curve to the left, with said westerly cutback, having a delta angle of **23°09'34"**, a radius of **25.00** feet, an arc length of **10.11** feet, and a chord which bears **N 08°59'40" W** for a distance of **10.04** feet to a capped iron rod stamped "PATE SURVEYORS" found for a point of non-tangency;
- 25) Departing the westerly R.O.W. line of said Redwood Pass, **N 69°33'32" E** for a distance of **80.29** feet to a capped iron rod stamped "PATE SURVEYORS" found for a point of curvature in the easterly R.O.W. line of said Redwood Pass;

- 26) Along a curve to the left, with the easterly cutback for said Redwood Pass, having a delta angle of $23^{\circ}37'44''$, a radius of 25.00 feet, an arc length of 10.31 feet, and a chord which bears $S 31^{\circ}14'12'' E$ for a distance of 10.24 feet to a capped iron rod stamped "PATE SURVEYORS" found for a point of non-tangency;
- 27) Departing said easterly cutback, $N 69^{\circ}36'02'' E$ for a distance of 461.66 feet to a capped iron rod stamped "PATE SURVEYORS" found, being in the westerly boundary line of a 8.78 acre tract of land conveyed to Pinnacle Towers, Inc., by Instrument recorded in Document No. 2000023063, O.P.R.W.C.T., same being in the easterly boundary line of said Teravista Section 19, also being the northeasterly corner of said 0.28 acre, 15 foot wide R.O.W. dedication tract;
- 28) **THENCE**, with the common boundary line between said Teravista Section 19 and the said 8.78 acre tract, being the easterly line of said 0.28 acre, 15 foot wide R.O.W. dedication tract, $S 21^{\circ}32'42'' E$ for a distance of 14.89 feet to a capped iron rod stamped "BURY&PARTNERS" found for the southeasterly corner of said Teravista Section 19, same being the southwesterly corner of said 8.78 acre tract, for an ell corner in the northerly R.O.W. line of said University Boulevard;

THENCE, departing the easterly boundary line of said Teravista Section 19, with the southerly boundary line of said 8.78 acre tract, being the northerly R.O.W. line of said University Boulevard, the following two (2) courses:

29) $N 69^{\circ}33'17'' E$ for a distance of 610.40 feet to a calculated point of curvature;

30) Along a curve to the left, having a delta angle of $00^{\circ}52'56''$, a radius of 1185.00 feet, an arc length of 18.24 feet, and a chord which bears $N 68^{\circ}38'43'' E$ for a distance of 18.24 feet to a 1/2 " iron rod found for the southeasterly corner of said 8.78 acre tract, being the southwesterly corner of Lot 1, Block A, Teravista Section 25, a subdivision according to the plat thereof recorded in Cabinet CC, Slides 301-302 of the Plat Records of Williamson County, Texas (Document No. 2006108838, O.P.R.W.C.T.);

THENCE, continuing with the northerly R.O.W. line of said University Boulevard, same being the southerly boundary line of said Teravista Section 25, the following three (3) courses:

31) $N 69^{\circ}44'42'' E$ for a distance of 118.33 feet to a capped iron rod found for a point of curvature;

32) Along a curve to the left, having a delta angle of $25^{\circ}57'59''$, a radius of 1000.00 feet, an arc length of 453.20 feet, and a chord which bears $N 56^{\circ}36'04'' E$ for a distance of 449.33 feet to a capped iron rod stamped "BURY&PARTNERS" found for a point of tangency;

33) $N 43^{\circ}37'19'' E$ for a distance of 569.34 feet to a capped iron rod stamped "TXDOT" found for the northeasterly corner of the herein described tract;

34) **THENCE**, departing said southerly boundary line of Teravista Section 25, same being the northerly R.O.W. line of said University Boulevard, crossing said University Boulevard $S 46^{\circ}28'08'' E$ for a distance of 170.00 feet with the easterly boundary line of the herein described tract, to a calculated point for the southeasterly corner of the herein described tract, being in the existing southerly R.O.W. line of said University Boulevard, same being in the northerly boundary line of Seton Network Subdivision, a subdivision according to the plat thereof recorded in Cabinet BB, Slides 54-57 of the Plat Records of Williamson County, Texas (Document No. 2005095367, O.P.R.W.C.T.), and from which a capped iron rod stamped "BAKER/AICKLEN" found for a point of curvature in the northerly boundary line of said Seton Network Subdivision, same being in the existing southerly R.O.W. line of said University Boulevard, bears $N 43^{\circ}31'57'' E$ at a distance of 36.53 feet;

35) **THENCE**, with the existing southerly R.O.W. line of said University Boulevard, same being the northerly boundary line of said Seton Network Subdivision, $S 43^{\circ}31'57'' W$ for a distance of 68.69 feet to a calculated point for the northeasterly corner of a 4.148 acre tract of land conveyed to the

City of Round Rock, Texas by instrument recorded in Document No. 2008079052, O.P.R.W.C.T., (Seton Parkway) (variable-R.O.W. width);

- 36) **THENCE**, with the easterly cutback for said Seton Parkway (4.148 acre tract), **S 01°11'24" E** for a distance of **99.42** feet to a calculated angle point;
- 37) **THENCE**, departing the easterly R.O.W. line of said Seton Parkway (4.148 acre tract), crossing said Seton Parkway (4.148 acre tract), **S 43°49'10" W** for a distance of **69.28** feet to a calculated point in the westerly line of said 4.148 acre tract; being in the easterly line of a 0.178 acre tract of land conveyed to the City of Round Rock, Texas (Seton Parkway), by instrument recorded in Document No. 2007048615, O.P.R.W.C.T., and from which a capped iron rod stamped "BAKER/AICKLEN" found as an angle point in the westerly line of said 4.148 acre tract, same being in the easterly boundary line of a remainder portion of a 101.376 acre tract of land conveyed to Texas State University System by Instrument recorded in Document No. 2004014440, O.P.R.W.C.T., bears **S 24°49'17" E** at a distance of **459.74** feet;
- 38) **THENCE**, departing the common line between the said 4.148 acre tract and the said 0.178 acre tract, and continuing **S 43°49'10" W** for a distance of **18.63** feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point in the westerly boundary line of said 0.178 acre tract, being in the easterly boundary line of said remainder portion of **101.376** acre tract;
- 39) **THENCE**, with the common line between the said 0.178 acre tract and the said remainder portion of **101.376** acre tract, **S 88°43'44" W** for a distance of **126.61** feet to a calculated angle point for the northwest corner of said 0.178 acre tract, same being the northeast corner of said remainder portion of **101.376** acre tract, also being in the existing southerly R.O.W. of said University Boulevard;

THENCE, with the existing southerly R.O.W. line of said University Boulevard, same being the northerly boundary line of said remainder portion of **101.376** acre tract, the following nine (9) courses:

- 40) **S 43°37'24" W** for a distance of **150.63** feet to a capped iron rod stamped "CAPITAL" found for a point of curvature;
- 41) Along a curve to the right, having a delta angle of **11°07'10"**, a radius of **1000.00** feet, an arc length of **194.07** feet, and a chord which bears **S 49°12'00" W** for a distance of **193.76** feet to a capped iron rod stamped "CAPITAL" found for a point of non-tangency;
- 42) **S 45°42'54" W** for a distance of **62.14** feet to a capped iron rod stamped "CAPITAL" found for an angle point;
- 43) **S 52°23'28" W** for a distance of **108.23** feet to a capped iron rod stamped "CAPITAL" found for a point of curvature;
- 44) Along a curve to the right, having a delta angle of **08°53'47"**, a radius of **1080.00** feet, an arc length of **167.69** feet, and a chord which bears **S 65°11'01" W** for a distance of **167.52** feet to a capped iron rod stamped "CAPITAL" found for a point of tangency;
- 45) **S 69°33'22" W** for a distance of **244.37** feet to a calculated angle point;
- 46) **S 70°55'12" W** for a distance of **210.16** feet to a capped iron rod stamped "CAPITAL" found for an angle point;
- 47) **S 86°52'45" W** for a distance of **93.53** feet to a calculated angle point;
- 48) **S 69°39'38" W** for a distance of **335.93** feet to a calculated point for the northwesterly corner of said **101.376** acre tract, being the northeasterly corner of the easterly remainder portion of a **377.590** acre tract of land conveyed to Avery Centre DEVCO, Inc., by instrument recorded in Document No. 2008083894, O.P.R.W.C.T.;

49) **THENCE**, continuing with the southerly R.O.W. line of said University Boulevard, same being the northerly boundary line of said 377.590 acre tract **S 69°35'34" W**, at a distance of 231.84 feet pass a 3/8" iron rod found, continuing for a total distance of 383.03 feet to a capped iron rod stamped "BAKER/AICKLEN" found for the northeasterly corner of an 18.178 acre Tract 1 (C.R. 112 R.O.W. Dedication) conveyed to Williamson County, Texas by instrument recorded in Document No. 2008076752, O.P.R.W.C.T., same being the northwesterly corner of the said easterly remainder portion of 377.590 acre tract;

50) **THENCE**, with the easterly boundary line of said 18.178 acre Tract 1, being the westerly boundary line of said easterly remainder portion of the 377.590 acre tract, **S 24°54'33" W** for a distance of 35.29 feet to a capped iron rod stamped "BAKER/AICKLEN" found, being an angle point in the common line between said 18.178 acre Tract 1 and said easterly remainder portion of 377.590 acre tract;

51) **THENCE**, departing the easterly boundary line of said 18.178 acre Tract 1, crossing said 18.178 acre Tract 1, **S 57°51'57" W** for a distance of 122.64 feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point in the westerly boundary line of said 18.178 acre Tract 1, same being the northeasterly corner of the westerly remainder portion of said 377.590 acre tract;

THENCE, with the westerly boundary line of said 18.178 acre Tract 1, same being the northerly line of said westerly remainder portion of the 377.590 acre tract, the following three (3) courses:

52) **N 66°52'05" W** for a distance of 55.17 feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point;

53) **S 69°35'08" W** for a distance of 335.99 feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point;

54) **S 73°49'50" W** for a distance of 160.41 feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point, being the northwesterly corner of said 18.178 acre Tract 1, same being in said existing southerly R.O.W. line of University Boulevard;

55) **THENCE** with the common line between the northerly boundary line of the said westerly remainder portion of 377.590 acre tract and said existing southerly R.O.W. line of University Boulevard, **S 69°34'12" W** for a distance of 174.44 feet to a 1/2" iron rod found for the northwesterly corner of said westerly remainder portion of the 377.590 acre tract, same being the northeasterly corner of a 17 foot wide R.O.W. dedication tract (Lot 2, Block A) of University Village North Section 2, a subdivision according to the plat thereof recorded in Document No. 2010067711, O.P.R.W.C.T.;

56) **THENCE** departing the existing southerly R.O.W. of the said University Boulevard, with the easterly line of said 17 foot wide R.O.W. dedication tract (Lot 2, Block A), being the westerly line of said westerly remainder portion of the 377.590 acre tract, **S 16°58'24" E** for a distance of 16.75 feet to a capped iron rod stamped "PATE SURVEYORS" for the northeasterly corner of Lot 1, Block A of said University Village North;

THENCE, departing the westerly boundary line of said westerly remainder portion of 377.590 acre tract, through said University Village North Section 2, with the common boundary line between said 17 foot wide R.O.W. dedication tract (Lot 2, Block A) and said Lot 1, Block A, the following two (2) courses:

57) **S 69°30'30" W** for a distance of 189.55 feet to a capped iron rod stamped "PATE SURVEYORS" found for an angle point;

58) **S 24°18'04" W** for a distance of 28.22 feet to a capped iron rod stamped "PATE SURVEYORS" found, being in the existing easterly line of a 1.99 acre tract of land (Campus Village Drive) (65' R.O.W. width), conveyed to the City of Round Rock, Texas by instrument recorded in Document No. 2009005465, O.P.R.W.C.T., same being the northwesterly corner of said Lot 1, Block A;

- 59) **THENCE**, departing the easterly line of said 1.99 acre tract of land (Campus Village Drive), crossing said Campus Village Drive, **S 65°04'42" W** for a distance of 65.13 feet to a capped iron rod stamped "BAKER/AICKLEN" found, being in the westerly boundary line of said 1.99 acre tract of land (Campus Village Drive), same being the northeasterly corner of Lot 1, Block A (1.39 acres), of University Village North, Section 1, Lots 1D and 1, Block A, a subdivision according to the plat thereof recorded in Document No. 2012003255 O.P.R.W.C.T., same being the southeast corner of Lot 1D, a 0.09 acre R.O.W. dedication tract per said plat;

THENCE, leaving the westerly boundary line of said 1.99 acre tract of land (Campus Village Drive), through the said University Village North, Section 1, Lot 1D and 1, Block A, with the common line between said Lot 1, Block A (1.39 acres) and Lot 1D, Block A (0.09 acres), the following two (2) courses:

- 60) **N 65°31'48" W** for a distance of 35.47 feet to a capped iron rod stamped "BAKER/AICKLEN" found for an angle point;
- 61) **S 69°30'59" W** for a distance of 200.22 feet to a mag nail found for the common northwesterly corner of said Lot 1, Block A (1.39 acres), southwesterly corner of said Lot 1D, Block A (0.09 acres), the northeasterly corner of Lot 3 (0.769 acres), of University Village North, Section 1, Tract 1, a subdivision according to the plat thereof recorded in Document No. 2011015965 O.P.R.W.C.T. and the southeasterly corner of Lot 1A (University Village North, Section 1, Tract 1), a 0.049 acre 17 foot wide R.O.W. Dedication tract;
- 62) **THENCE**, departing the westerly boundary line of said University Village North, Section 1, Lot 1D and 1, Block A, through said University Village North, Section 1, Tract 1, with the common boundary line between said Lot 3 (0.769 acres), and said Lot 1A (0.049 acres), **S 69°33'17" W** for a distance of 124.83 feet to a calculated point for the common northwesterly corner of said Lot 3 (0.769 acres), southwesterly corner of Lot 1A (0.049 acres), the northeasterly corner of Lot 5, Block A (1.243 acres), of University Village North, Section 1, Lots 1B and 5, Block A, a subdivision according to the plat thereof recorded in Document No. 2011047802 O.P.R.W.C.T., and the southeasterly corner of Lot 1B, Block A (University Village North, Section 1, Lot 1B and Lot 5, Block A), a 0.076 acre 17 foot wide R.O.W. Dedication tract;
- 63) **THENCE**, departing the westerly boundary line of said University Village North, Section 1, Tract 1, through the said University Village North, Section 1, Lots 1B and 5, Block A with the common boundary line between said Lot 5, Block A (1.243 acres) and said Lot 1B, Block A (0.076 acres), **S 69°33'17" W** for a distance of 194.89 feet to a calculated ell corner for the common northwesterly corner of said Lot 5, Block A (1.243 acres) and southwesterly corner of said Lot 1B, Block A (0.076 acres), same being in the easterly line of a remainder of 98.20 acres conveyed to SBB Holdings, LP by instrument recorded in Document No. 2008021486 of the Official Public Records of Williamson County, Texas;
- 64) **THENCE**, with the easterly line of said remainder of 98.20 acres, same being the westerly line of said Lot 1B, Block A (0.076 acres), **N 20°26'03" W** for a distance of 17.00 feet to the northwest corner of said Lot 1B, Block A (0.076 acres), being an ell corner in the herein described southerly R.O.W. line of said University Boulevard;

THENCE, with the common northerly line of said remainder of 98.20 acres and the southerly R.O.W. line of said University Boulevard the following three (3) courses:

- 65) **S 69°33'17" W** for a distance of 192.04 feet to a capped iron rod stamped "BAKER/AICKLEN" found for a point of curvature for the easterly cutback for Sandy Brook Drive (60' right-of-way width), same being in the easterly boundary line of Replat of Stoney Brook, Section Three "A", a subdivision according to the plat thereof recorded in Cabinet O, Slides 318-319 of the Plat Records of Williamson County, Texas (Document No. 1997032281, O.P.R.W.C.T.);
- 66) Along a curve to the left, with said easterly cutback, having a delta angle of **29°46'24"**, a radius of 20.00 feet, an arc length of 10.39 feet, and a chord which bears **S 05°55'06" E** for a distance of 10.28 feet to a capped iron rod stamped "BAKER/AICKLEN" found for a point of tangency;

- 67) **S 20°48'02" E** for a distance of **7.05** feet to a calculated ell corner
- 68) **THENCE**, departing the easterly boundary line of the Replat of Stoney Brook Section Three "A", a subdivision according to the plat thereof recorded in Cabinet O Slides 318-319 of the Plat Records of Williamson County, Texas (Document No. 19970323281, O.P.R.W.C.T.) crossing said Sandy Brook Drive, **S 69°44'18" W** for a distance of **59.46** feet to a calculated point, being in the westerly R.O.W. line of said Sandy Brook Drive, being the westerly line of said Replat of Stoney Brook Section Three "A", same being the common northeasterly corner of Lot 1, Block A (1.828 acres) and the southeasterly corner of Lot 2, Block A, a 0.080 acre R.O.W. Dedication Tract, of Chandler Creek Commons, a subdivision according to the plat thereof recorded Cabinet DD, Slide 136 of the Plat Records of Williamson County, Texas (Document No. 2007046238, O.P.R.W.C.T.);
- 69) **THENCE**, departing the westerly R.O.W. line of said Sandy Brook Drive, through said Chandler Creek Commons with the common line between said Lot 1, Block A and said Lot 2, Block A, **S 69°37'23" W** for a distance of **206.06** feet to a calculated point for the northwesterly corner of said Lot 1, Block A and the southwestery corner of said Lot 2, Block A, being in the easterly boundary line of that 6.01 acre tract of land conveyed to Grace May Family Trust by instrument recorded in Document No. 2009021863, O.P.R.W.C.T.;

THENCE, with the common line between said Chandler Creek Commons and the said 6.01 acre tract, the following two (2) courses:

- 70) **N 21°34'52" W** for a distance of **17.00** feet to a capped iron rod stamped "5362" found for an angle point;
- 71) **N 23°32'36" W** for a distance of **8.15** feet to a 1/2" iron rod found for the northeasterly corner of said 6.01 acre tract, being in the existing southerly R.O.W. of said University Boulevard;
- 72) **THENCE**, with the common line between the northerly line of the said 6.01 acre tract and the existing southerly R.O.W. of said University Boulevard, **S 69°21'18" W** for a distance of **625.16** feet to capped Iron rod stamped "4346" found for the northwesterly corner of said 6.01 acre tract, being the northeasterly corner of Laurel Ridge Section Eight, a subdivision according to the plat thereof recorded in Cabinet S, Slide 124 of the Plat Records of Williamson County, Texas (Document No. 2000008686, O.P.R.W.C.T.), being the northeasterly corner of Lot 1 (Landscape Lot);

THENCE, with the northerly line of said Laurel Ridge Section Eight, being the northerly line of said Lot 1 (Landscape Lot), partially with the existing southerly R.O.W. line of said University Boulevard, the following two (2) courses:

- 73) Departing the westerly boundary line of said 6.01 acre tract, **S 69°15'51" W** for a distance of **137.06** feet to a 1/2" Iron rod found for a point of curvature for the easterly cutback for Eagles Nest Street (60' R.O.W. width) as depicted on Vista Heights Section 1-A, a subdivision according to the plat thereof recorded in Cabinet G, Slides 16 - 18, of the Plat Records of Williamson County, Texas (Document No. 1985016718, O.P.R.W.C.T.);
- 74) With the common line between said Laurel Ridge Section Eight and the easterly R.O.W. line of said Eagles Nest Street, along a curve to the left with said easterly cutback, having a delta angle of **89°48'01"**, a radius of **15.00** feet, an arc length of **23.50** feet, and a chord which bears **S 24°26'35" W** for a distance of **21.17** feet to a calculated point of tangency, from which a capped iron rod stamped "INTERSTATE" found for the southwestery corner of said Lot 1 (Landscape Lot), bears **S 19°50'02" E** at a distance of **9.53** feet;
- 75) **THENCE**, departing the easterly R.O.W. line of said Eagles Nest Street, same being Laurel Ridge Section Eight, crossing said Eagles Nest Street, **S 69°59'55" W** for a distance of **59.92** feet to a 1/2" iron rod found, being in the westerly R.O.W. line of said Eagles Nest Street same being a point of curvature for the westerly cutback in the easterly boundary line of Lot 1 (11.177 acres), of

Caldwell Heights Elementary School, a subdivision according to the plat thereof recorded in Cabinet R, Slide 279 of the Plat Records of Williamson County, Texas, (Document No. 1999065167, O.P.R.W.C.T.);

- 76) **THENCE**, with the westerly cutback line for said Eagles Nest Street, same being the easterly boundary line of said Lot 1, along a curve to the left, with said westerly cutback, having a delta angle of $91^{\circ}07'21''$, a radius of 15.00 feet, an arc length of 23.86 feet, and a chord which bears $N 66^{\circ}55'51'' W$ for a distance of 21.42 feet to a 1/2" iron rod found for a point of tangency, being the northwesterly corner of said Eagles Nest Street, same being in the existing southerly R.O.W. of said University Boulevard;
- 77) **THENCE**, departing said Eagles Nest Street, with the southerly R.O.W. of said University Boulevard, same being the northerly boundary line of said Lot 1, $S 69^{\circ}21'43'' W$ for a distance of 927.54 feet to a calculated point of curvature for the northwesterly corner of said Lot 1, same being the easterly cutback of Orion Street (50' right-of-way width), as depicted on Vista Heights Section 3-A, a subdivision according to the plat thereof recorded in Cabinet G, Slides 19 - 20 of the Plat Records of Williamson County, Texas (Document No. 1985016719, O.P.R.W.C.T.);
- 78) **THENCE**, with the existing southerly R.O.W. of said University Boulevard, being the easterly cutback of said Orion Street, same being the westerly boundary line of said Lot 1, along a curve to the left, having a delta angle of $89^{\circ}54'06''$, a radius of 15.00 feet, an arc length of 23.54 feet, and a chord which bears $S 24^{\circ}31'07'' W$ for a distance of 21.19 feet to a calculated point of tangency;
- 79) **THENCE**, departing the easterly R.O.W. line of said Orion Street, same being said Lot 1, crossing said Orion Street, $S 67^{\circ}38'14'' W$ for a distance of 49.94 feet to a calculated point, being in the westerly R.O.W. line of said Orion Street same being a point of curvature for the westerly cutback for said Orion Street, in the easterly boundary line of Laurel Ridge Section 7, a subdivision according to the plat thereof recorded in Cabinet S, Slide 123 of the Plat Records of Williamson County, Texas Document No. 2000008685 O.P.R.W.C.T.), being in the easterly line of Lot 1 (Landscape Lot) of said subdivision;
- 80) **THENCE**, with the westerly cutback of said Orion Street, same being the easterly boundary line of said Lot 1, along a curve to the left, having a delta angle of $92^{\circ}35'15''$, a radius of 15.00 feet, an arc length of 24.24 feet, and a chord which bears $N 64^{\circ}35'32'' W$ for a distance of 21.69 feet to a calculated point of tangency, same being in the existing southerly R.O.W. of said University Boulevard;
- 81) **THENCE**, with the common line between the northerly boundary line of said Laurel Ridge Section 7, being the northerly boundary line of said Lot 1(Landscape Lot) and the existing southerly R.O.W. of said University Boulevard $S 69^{\circ}42'50'' W$ for a distance of 136.17 feet, to a 3/8" iron rod found for the northwesterly corner of said Laurel Ridge Section 7, being the northwesterly corner of said Lot 1(Landscape Lot), same being the northeasterly corner of a 21.8 acre (calculated) tract of land conveyed to CAAP, L.P. by instrument recorded in Document No. 2008011241 O.P.R.W.C.T., and from which a capped iron rod found stamped "INTERSTATE" for the southwest corner of said Lot 1(Landscape Lot), bears $S 22^{\circ}31'04'' E$ at a distance of 24.82 feet;
- THENCE**, departing the westerly boundary line of said Laurel Ridge Section 7, continuing with the existing southerly R.O.W. line of said University Boulevard, same being the northerly boundary line of said 21.8 acre (calculated) tract of land, the following two (2) courses:
- 82) $S 67^{\circ}30'36'' W$ for a distance of 122.89 feet to a calculated point of curvature for the easterly corner of a 0.120 acre tract of land conveyed to the County of Williamson by instrument recorded in Volume 1707, Page 394 of the Official Records of Williamson County, Texas (O.R.W.C.T.);
- 83) With the common line between the northerly boundary line of said 21.8 acre (calculated) tract and the southerly boundary line of said 0.120 acre tract, along a curve to the left, having a delta angle of $10^{\circ}08'10''$, a radius of 1955.00 feet, an arc length of 345.86 feet, and a chord which bears

S 61°50'25" W for a distance of **345.41** feet to a capped iron rod stamped "1847" found for the common northwesterly corner of said 21.8 acre (calculated) tract, the southwesterly corner of said 0.120 acre tract, the southeasterly corner of a 0.035 acre tract of land conveyed to the County of Williamson by instrument recorded in Volume 1694, Page 179 O.R.W.C.T., and also being the northeasterly corner of that 42.234 acre tract of land conveyed to Bartz Properties Limited Partnership by instrument recorded in Document No. 2012075532, O.P.R.W.C.T.;

- 84) **THENCE**, departing the westerly boundary line of said 21.8 acre (calculated) tract, continuing with the existing southerly R.O.W. line of said University Boulevard, along the common line between said 0.035 acre tract and said 42.234 acre tract, along a curve to the left, having a delta angle of **01°39'14"**, a radius of **1955.00** feet, an arc length of **56.44** feet, and a chord which bears **S 55°59'54" W** for a distance of **56.43** feet to a capped iron rod stamped "AUSTIN SURVEYORS" found for an angle point in the northerly line of said 42.234 acre tract, same being the southwesterly corner of the said 0.035 acre tract, also being in the easterly line of that 7.40 acre (Tract 1) of land conveyed to A & W Limited Partnership by instrument recorded in Document No. 2008069340, O.P.R.W.C.T., and from which the calculated northwesterly corner of said 0.035 acre tract, same being the northeasterly corner of said 7.40 acre tract bears **N 03°44'47" W** at a distance of **17.80** feet;
- 85) **THENCE**, departing said northerly boundary line of the 42.234 acre tract, same being the existing southerly R.O.W. line of said University Boulevard, through said 7.40 acre tract, along a curve to the left, having a delta angle of **05°08'11"**, a radius of **1955.00** feet, an arc length of **175.26** feet, and a chord which bears **S 52°32'44" W** for a distance of **175.20** feet to a calculated point of non-tangency, being in the existing southerly R.O.W. line of said University Boulevard;

THENCE, with the common line between the existing southerly R.O.W. of said University Boulevard and the northerly line of A & W Limited Partnership, the following two (2) courses:

- 86) **S 47°58'16" W** for a distance of **231.41** feet to a 1/2" iron rod found for the point of curvature, being the most easterly corner of a 0.108 acre tract of land conveyed to Rene Arrendondo from Williamson County in Volume 1708 Page 853 and described in Tract 2 of said Document No. 2008069340 O.P.R.W.C.T.;
- 87) Along said curve to the right, having a delta angle of **12°34'10"**, a radius of **2112.42** feet, an arc length of **463.42** feet, and a chord which bears **S 54°08'07" W** for a distance of **462.49** feet to a 1/2" iron rod found for the most westerly corner of said 0.108 acre tract;
- 88) **THENCE**, departing said common line between the existing southerly R.O.W. of said University Boulevard and the northerly line of A & W Limited Partnership, through said 7.40 acre tract, along a curve to the right, having a delta angle of **05°59'22"**, a radius of **2112.42** feet, an arc length of **220.82** feet, and a chord which bears **S 63°25'23" W** for a distance of **220.72** feet to a 1/2" iron rod found in the westerly line of said 7.40 acre tract for the southeasterly corner of a 0.106 acre tract conveyed to Williamson County by instrument recorded in Volume 1694, Page 179 O.R.W.C.T., and from which the calculated northeasterly corner of said 0.106 acre tract, same being the northwesterly corner of said 7.40 acre tract bears **N 19°28'07" W** at a distance of **28.43** feet;
- 89) **THENCE**, departing the westerly boundary line of said 7.40 acre tract, with the existing southerly R.O.W. of said University Boulevard, being the northerly boundary line of said 42.234 acre tract, same being the southerly line of the said 0.106 acre tract, along a curve to the right, having a delta angle of **04°00'46"**, a radius of **2112.42** feet, an arc length of **147.94** feet, and a chord which bears **S 68°21'30" W** for a distance of **147.91** feet to a capped iron rod stamped "AUSTIN SURVEYORS" found for the northwesterly corner of said 42.234 acre tract, being the southwesterly corner of said 0.106 acre tract, same being the northeasterly corner of Lot 1, Block B, of Oakmont Crossing Section One, a subdivision according to the plat thereof recorded in Cabinet H, Slide 311- 313 of the Plat Records of Williamson County, Texas, also being the most northerly southeast corner of a portion of said Oakmont Crossing Section One dedicated for additional R.O.W.;

THENCE, departing the westerly boundary line of said 42.234 acre tract, continuing with the existing southerly R.O.W. line of University Boulevard, same being the northerly boundary line of said Lot 1, Block B, the following two (2) courses:

- 90) Along a curve to the right, having a delta angle of $00^{\circ}51'06''$, a radius of 2112.42 feet, an arc length of 31.40 feet, and a chord which bears $S 71^{\circ}12'17'' W$ for a distance of 31.40 feet to a 1/2" iron rod found for a point of tangency;
- 91) $S 71^{\circ}23'15'' W$ for a distance of 200.58 feet to a calculated point for the northwesterly corner of said Lot 1, Block B, being the northeasterly corner of University Sunrise Subdivision Section Two, a subdivision according to the plat thereof recorded in Cabinet DD, Slides 44-45 of the Plat Records of Williamson County, Texas (Document No. 2007019416, O.P.R.W.C.T.), same being the northeasterly corner of Lot 10, Block B of said University Sunrise Subdivision Section Two, a 0.284 acre Public R.O.W. Dedication Tract;
- 92) **THENCE**, departing the said existing southerly R.O.W. line of University Boulevard, with the common easterly line of said Lot 1, Block B and the easterly line of said Lot 10, Block B, $S 06^{\circ}42'42'' W$ for a distance of 19.10 feet to a calculated point for the southeasterly corner of said Lot 10, Block B, being the northeasterly corner of Lot 3, Block B of said University Sunrise Subdivision Section Two;

THENCE, departing the westerly boundary line of said Lot 1, Block B, with the common line between said Lot 10, Block B and the northerly lines of said Lot 3, Lot 4, and Lot 5, Block B, the following six (6) courses:

- 93) $S 71^{\circ}24'22'' W$ for a distance of 51.07 feet to a capped iron rod stamped "BURY PARTNERS" found for an angle point;
- 94) $S 71^{\circ}19'33'' W$ for a distance of 201.52 feet to the calculated northwesterly corner of said Lot 3, Block B, being the northeasterly corner of said Lot 4, Block B;
- 95) $S 71^{\circ}19'33'' W$ for a distance of 174.10 feet to the calculated northwesterly corner of said Lot 4, Block B, being the northeasterly corner of said Lot 5, Block B;
- 96) $S 71^{\circ}19'33'' W$ for a distance of 87.50 feet to a calculated angle point in the northerly boundary line said Lot 5, Block B;
- 97) $S 71^{\circ}22'08'' W$ for a distance of 198.48 feet to a calculated angle point in the northerly boundary line said Lot 5, Block B;
- 98) $S 71^{\circ}19'24'' W$ for a distance of 14.21 feet to an "X" cut into a concrete curb for the common northwesterly corner of said Lot 5, Block B, the southwest corner of said Lot 10, Block B (R.O.W. Dedication Tract), the northeasterly corner of Lot 1, Block B (2.16 acres) of University Sunrise Section One, A Replat of a Portion of Oakmont Crossing Section One, Lot 2, Block B, a subdivision according to the plat thereof recorded in Cabinet DD, Slides 107 - 108, of the Plat Records of Williamson County, Texas (Document No. 2007039370, O.P.R.W.C.T.) and the southeasterly corner of Lot 2, Block B said University Sunrise Section One, a 0.07 acre Public R.O.W. Dedication;

THENCE, departing the westerly boundary line of said University Sunrise Section Two, with the common line between said Lot 1, Block B (2.16 acres) and Lot 2, Block B (0.07 acres), University Sunrise Section One, the following three (3) courses:

- 99) $S 71^{\circ}19'22'' W$ for a distance of 285.49 feet to a capped iron rod stamped "CARTER/BURGESS" found for an angle point;
- 100) $S 69^{\circ}31'54'' W$ for a distance of 14.69 feet to a capped iron rod stamped "CARTER/BURGESS" found for an angle point;

101) S 24°41'57" W for a distance of 49.22 feet to a capped iron rod stamped "CARTER/BURGESS" found for the northwesterly corner of said Lot 1, Block B, being the southwesterly corner said Lot 2, Block B (0.07 acre Dedication Tract), also being in the easterly R.O.W. line of said Sunrise Road, for the southwest corner of the herein described tract;

THENCE, departing said Lot 1, Block B, with the westerly boundary line of the herein described tract the following three (3) courses:

102) With the common line between said Sunrise Road R.O.W. and the westerly boundary line of said University Sunrise Section One, being the westerly boundary line of said Lot 2, Block B (0.07 acre Dedication Tract), N 20°40'25" W for a distance of 37.70 feet to a capped iron rod stamped "CARTER/BURGESS" found for the northwesterly corner of the common University Sunrise Section One and said Lot 2, Block B (0.07 acre Dedication Tract), being the intersection of said easterly R.O.W. Sunrise Road and the existing southerly R.O.W. of said University Boulevard;

103) Departing said existing southerly R.O.W. of University Boulevard, crossing said University Boulevard N 19°15'29" W for a distance of 100.28 feet to an "X" found cut into a concrete sidewalk for the southwesterly corner of said Teravista Section 10B, being the intersection of said easterly R.O.W. of Sunrise Road and the existing northerly R.O.W. said University Boulevard, also being the southwesterly corner of said 86 square foot R.O.W. dedication tract per said Teravista Section 10B;

104) With the common line between said Sunrise Road R.O.W. and the westerly boundary line of said Teravista Section 10B, same being the westerly line of said 86 square foot R.O.W. dedication tract, N 20°55'30" W for a distance of 20.04 feet to the POINT OF BEGINNING, containing 25.327 acres (1,103,253 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

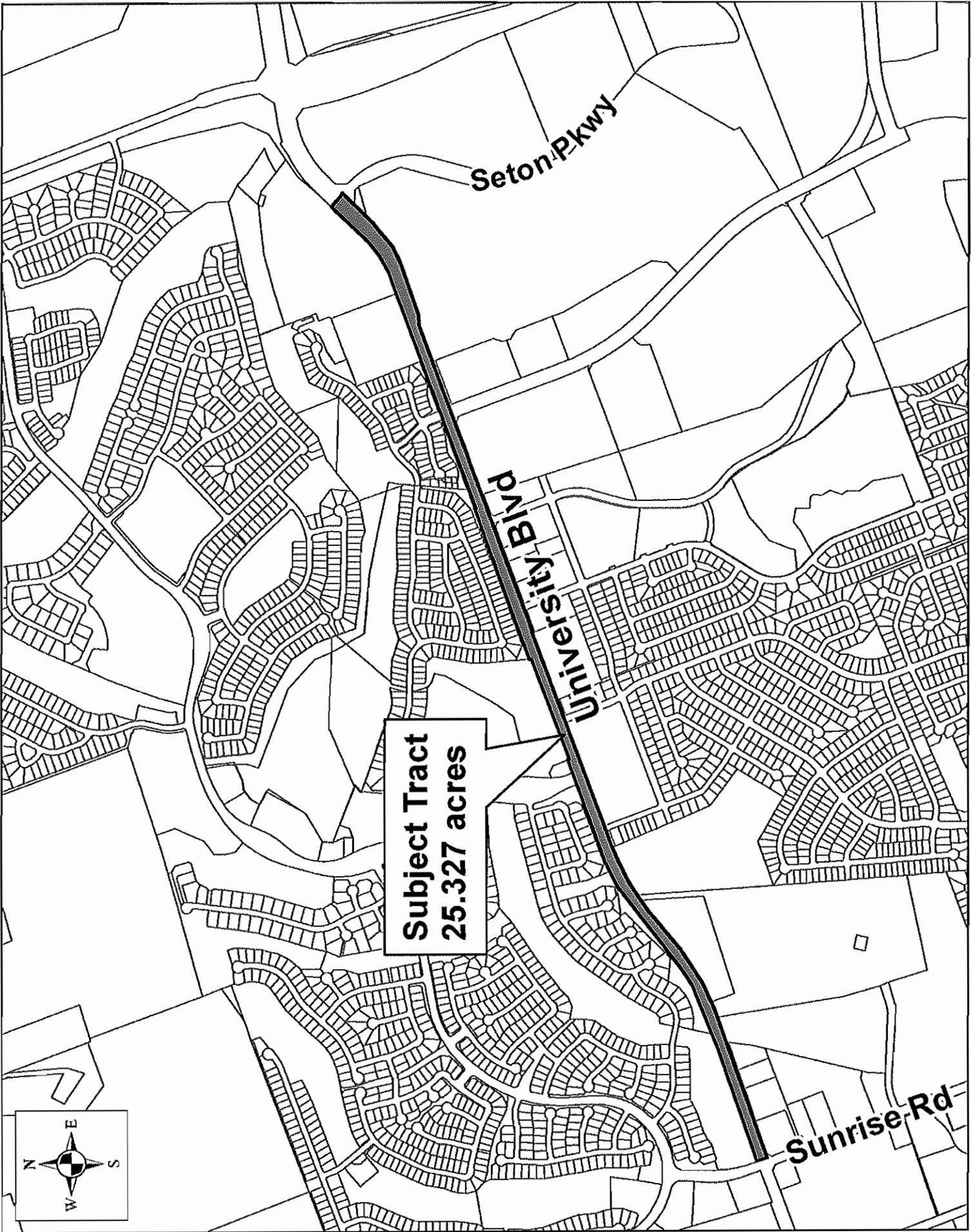
M. Stephen Truesdale

20 FEB 2013

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

Date





Seton Pkwy

University Blvd

Sunrise Rd

**Subject Tract
25.327 acres**

