

EXHIBIT "A"

ALTA/ACSM LAND TITLE SURVEY

Address Louis Henna Boulevard, Reference Capital Commercial Investments, Inc.

**METES AND BOUNDS DESCRIPTION
9.557-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107, IN WILLIAMSON COUNTY, TEXAS; BEING THE REMAINING PORTION OF A 12.07-ACRE TRACT OF LAND CONVEYED TO JACK WHEELER AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 9711610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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AUG - 7 2013

BEGINNING at a $\frac{1}{4}$ "iron rod found on the north right-of-way line of Meister Lane, on the west line of an abandoned portion of the M.K. & T. Railroad as described in Volume 1970, Page 515 of the Deed Records of Williamson County, Texas, at the southeast corner of the above described Wheeler remainder tract for the southeast corner and POINT OF BEGINNING of the herein described tract; CITY OF ROUND ROCK PLANNING DEPARTMENT

THENCE, with the north right-of-way line of said Meister Lane and the south line of said Wheeler remainder tract, N62°32'55"W a distance of 1261.50 feet to a $\frac{1}{2}$ "iron rod found at the intersection with the east right-of-way line of Schultz Lane, for the southwest corner of this tract;

THENCE, with the east right-of-way line of said Schultz Lane and the west line of said Wheeler remainder tract, N27°28'06"E a distance of 163.00 feet to a $\frac{1}{2}$ "iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the east right-of-way line of said Schultz Lane, along a curve to the left an arc distance of 110.86 feet, having a radius of 628.88 feet, and a chord which bears N22°22'04"E a distance of 110.72 feet to a TxDOT concrete monument found on the south right-of-way line of State Highway No. 45 for the most westerly northwest corner of this tract;

THENCE, with the south right-of-way line of said State Highway No. 45 and the north line of said Wheeler remainder tract, the following five (5) courses:

1. N55°38'20"E a distance of 39.36 feet to a TxDOT concrete monument found for the most northerly northwest corner of this tract;
2. S85°39'34"E a distance of 9.84 feet to a TxDOT concrete monument found at an angle point;
3. S81°26'52"E a distance of 309.56 feet to a TxDOT concrete monument found at a point of curvature of a curve to the right;
4. Along said curve to the right an arc distance of 192.32 feet, having a radius of 7605.94 feet, and a chord which bears S83°16'44"E a distance of 192.32 feet to a $\frac{1}{2}$ "iron rod set with cap stamped TERRA FIRMA for the most northerly northeast corner of this tract;
5. S54°08'55"E a distance of 215.22 feet to a TxDOT concrete monument found at the intersection with said abandoned M.K. & T. Railroad tract for the most easterly northeast corner of this tract;

THENCE, with the west line of said abandoned M.K. & T. Railroad tract and the east line of said Wheeler remainder tract, S23°44'30"E a distance of 716.03 feet to the POINT OF BEGINNING, and containing 9.557 acres of land, more or less.

