

EXHIBIT "A"

Right-Of-Way Parcel

**METES AND BOUNDS DESCRIPTION
OF A
0.051 ACRE TRACT OF LAND OUT OF THE
SAR WESTERN CENTER PLAZA, LP TRACT
LOCATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS**

BEING a 0.051 acre (2,223 square feet) tract of land situated in the David Curry Survey, Abstract No. 130, City of Round Rock, Williamson County, Texas; said 0.051 acre tract being a portion of that certain tract of land described in a Special Warranty Deed With Vendor's Lien to SAR Western Center Plaza, LP, filed on January 8, 2008, and recorded in Document No. 2008002151, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.); said 0.051 acre tract also being a portion of Lot 3-B, Block B, Plat Amendment of Lots 3-A1 & 3-A2, Block B, Encino Plaza, filed on December 15, 2000, and recorded in Cabinet T, Slides 272-273, Plat Records of Williamson County, Texas (P.R.W.C.T.); said 0.051 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 3-B and the herein described tract, same marking the southwest corner of Lot 3-A3, Block B, Replat of Lot 3-A, Block B, Encino Plaza, filed on October 28, 1998, and recorded in Cabinet Q, Slides 184-185, P.R.W.C.T., said point also being on the existing east right-of-way (R.O.W.) line of Chisholm Trail (having a variable width);

THENCE, North 89° 23' 28" East, departing the east R.O.W. line of said Chisholm Trail, and with the common north line of said Lot 3-B and the south line of said Lot 3-A3, a distance of **4.10 feet** to a 1/2 inch iron rod with orange plastic cap stamped "Wallace Group" (hereafter referred to as "Wallace cap") set for the northeast corner of the herein described tract;

THENCE, South 00° 48' 04" West, departing said common line, and traveling across the interior of said Lot 3-B, a distance of **435.30 feet** to a 1/2 inch iron rod with "Wallace cap" set for the southeast corner of the herein described tract, said point being on the common south line of said Lot 3-B and the north line of Lot 2-A, Block B, Replat of Lots 1, 2 & 3, Block B, Encino Plaza, filed on August 4, 1997, and recorded in Cabinet O, Slides 336-337, P.R.W.C.T.;

THENCE, South 89° 23' 28" West, with the common south line of said Lot 3-B and the north line of said Lot 2-A, a distance of **0.82 feet** to a 1/2 inch iron rod found for the southwest corner of said Lot 3-B and the herein described tract, same marking the northwest corner of said Lot 2-A, said point also being on the existing east R.O.W. line of said Chisholm Trail;

THENCE, with the common east R.O.W. line of said Chisholm Trail and the west line of said Lot 3-B, the following two (2) courses and distances:

- 1) **North 00° 37' 48" West**, a distance of **304.21 feet** to a 1/2 inch iron rod found marking an angle point along the west line of said Lot 3-B and the herein described tract;

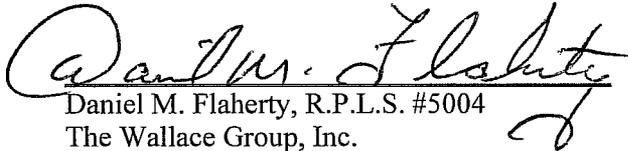
Exhibit "A" continued
Description of a 0.051 acre tract

- 2) **North 02° 41' 06" East**, a distance of **131.17 feet** to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 0.051 acre (2,223 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Inc., Round Rock, Texas in March of 2013.

Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

An exhibit drawing of even survey date herewith accompanies this metes and bounds description.

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this metes and bounds description and exhibit drawing A-4540 attached hereto were prepared from an actual survey of the property performed on the ground and that the same is true and correct.



Daniel M. Flaherty, R.P.L.S. #5004
The Wallace Group, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 218-0065
Work Order No. 22587



See attached Plat No. A-4540
22587-FN04.doc

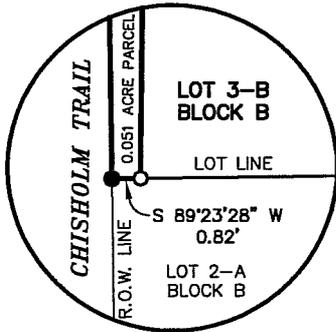
03-22-2013
Date

EXHIBIT "A"

**DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF
A PROPOSED 0.051 ACRE RIGHT-OF-WAY PARCEL
LOCATED IN THE DAVID CURRY SURVEY, ABSTRACT 130
AND BEING A PORTION LOT 3-B, BLOCK B, PLAT AMENDMENT OF LOTS 3-A1 AND LOTS 3-A2,
BLOCK B, ENCINO PLAZA, RECORDED IN CABINET T, SLIDES 272 AND 273 OF THE
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS**

GENERAL NOTES:

1. ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
2. SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
4. THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
5. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

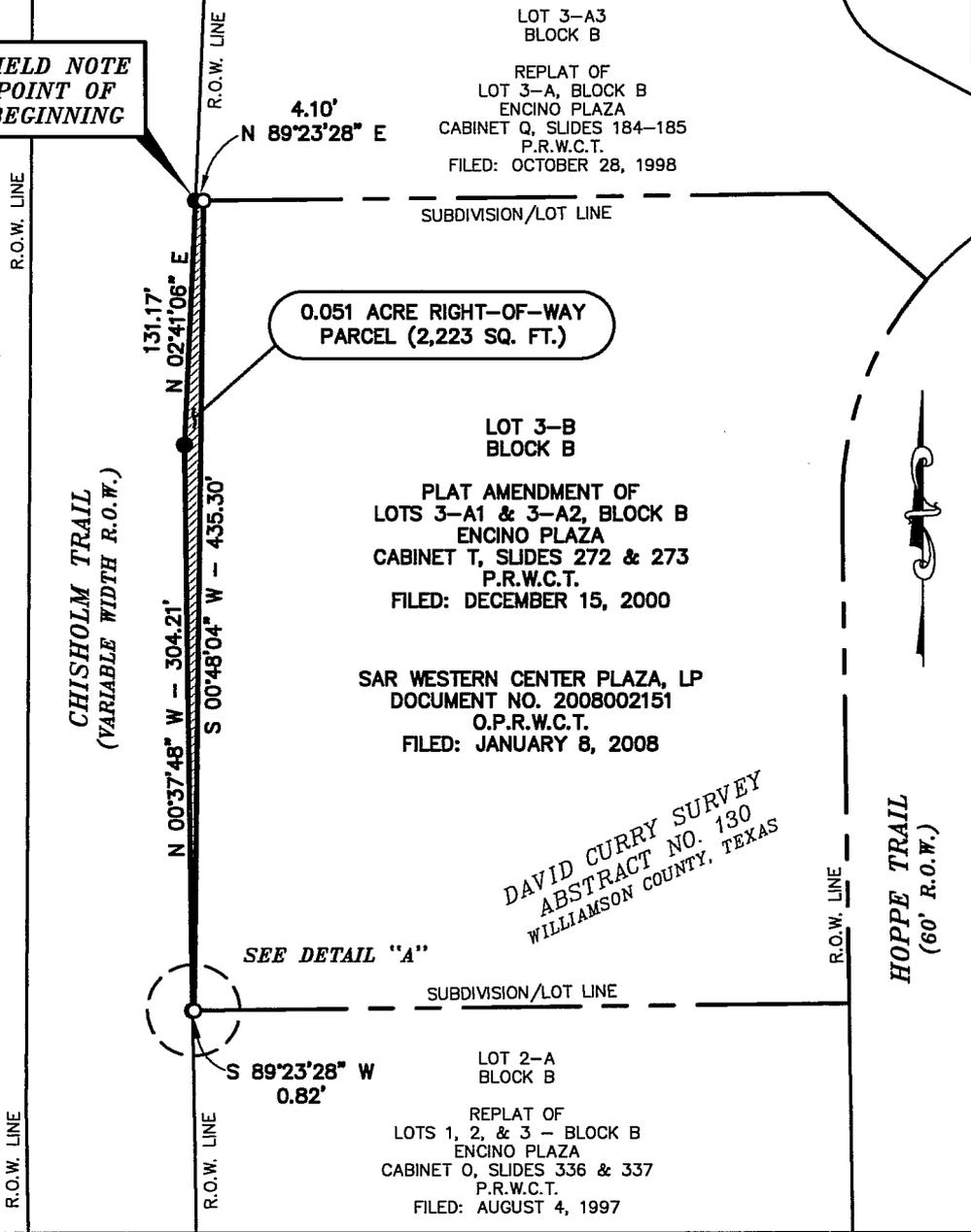


DETAIL "A"

LEGEND

- = SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP"
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- P.R.W.C.T. = PLAT RECORDS - WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS - WILLIAMSON COUNTY, TEXAS

**FIELD NOTE
POINT OF
BEGINNING**



DAVID CURRY SURVEY
ABSTRACT NO. 130
WILLIAMSON COUNTY, TEXAS



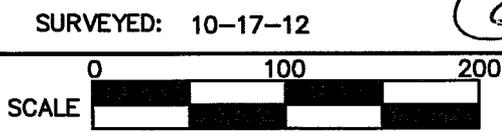
The Wallace Group, Inc.

One Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers ■ Architects ■ Planners ■ Surveyors
Waco * Killeen * Dallas * Round Rock



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 22ND DAY OF MARCH, 2013.

Daniel M. Flaherty
DANIEL M. FLAHERTY, RPLS NO. 5004



SURVEYED: 10-17-12
PLAT NO. A-4540 DRAFT DATE 03-22-2013 DRAWN BY TAB
WORK ORDER NO. 22587 FIELDBOOK/PG. 144/52 TAB # A-4540
DIGITAL FILE 22587R-ROW TRACTS F/N # 22587-FN04

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