

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:

RECEIVED

AUG - 7 2013

BEGINNING at a $\frac{3}{4}$ " 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.

Address: Jamie Hines Research, Reference, Coastal Commercial Investigations, Inc.,

NOTES AND REFERENCES

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BARBER SURVEY NO. 72, ABSTRACT NO. 102, IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER PORTION OF A 170-ACRE TRACT OF LAND CONVEYED TO JACK W. BARNETT AS TRUSTEE OF THE WILLIAMSON COUNTY BOARD OF COUNTY CLERKS, BY DEED DATED AND RECORDED IN THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

discovered at a 10' by 10' found on the north right-of-way line of Miller Lane, on the east end of an abandoned portion of the U.S. & T. Railroad as described in Volume 1872, Page 515 of the Dead Records of Williamson County, Texas, at the southeast corner of the above described timber remnant tract for the southeast corner and PCN!!

INDEX, with the north right-of-way line of said Member Lane and the centerline of said member remainder tract, N61°27'55"W at a distance of 1281.00 feet to a point on the south right-of-way line of said Member Lane; and from said intersection point, S89°00'00"E at a distance of 1281.00 feet to a point on the south right-of-way line of Suballotment 1, by the southeast corner of this tract.

[illegible]

INCE, with the main right-of-way line of said State Highway No. 43 on the north line of said Wheeler rancher's tract, the following Ave (3) easement

2. 565.74' ± distance of 8.34 feet to a TCOI concrete monument found at an angle point;

6. Along each curve to the right an arc distance of 192.33 feet, bearing a radius of 7940.94 feet, and a chord which bears S33°16'40"E a distance of 192.33 feet to a 3" iron rod set with corresponding TIEBARS for the second half of the road to the right, center of this road.

5. S340838 T a release of 213.22 feet to a NOAA geodetic monument based on the information with said monument M.S. A T. Rightmost bracket the line connects the northeast corner of this tract.

a point of EC₅₀ and exhibiting a 5.57 range of log₁₀ response or bias.

ADDITIONAL DATA NOTED:

TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE
VALUES

3. Existing distribution list and telephone numbers granted to Texas Power & Light Company, by instrument dated May 5, 1991, recorded in Volume 548, Page 33 of the Deed Records of Atkinson County, Texas, DOES NOT AFFECT the last tract.

Overhead and/or underground electric supply and communications lines.

5. Telephone numbers were recorded to AT&T Corp. and AT&T Communications Co. Inc. (formerly AT&T Communications) for the 3 telephone numbers listed on the subject's resume.

and States District Court for the Southern District of Indiana, Indianapolis, Indiana, a certified copy of which is recorded under Document No. 7007082975 of the Official Public Records of Williamson County, Tennessee, DOES AFFECT the subject tract, as shown herein.

A property described herein is identified within Flood Zone X as identified on R.M. No. 441110100, dated September 28, 2006 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance

statements of which I have knowledge and those recorded elsewhere furnished First American Title Insurance Company, according to File No. 201607713, dated November 13, 2014, are shown or depicted herein. Other than verbatim statements, no unrecorded or unofficial statements which shall not be shown.

Capital Commercial Investments, Inc., Jack Wheeler, First American Title Insurance Company and Mortgage Title Company of Austin, Inc.

is in accordance with the 2011 minimum Standards Based Requirements for AIA/ACSB Level Two Surveys, jointly established and adopted by AIA and ACSB. It includes Items 1-5, 11(a) and 13 at Table A posted This field was last updated on 04 Jan day of December, 2014.

U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

For o. No. _____
William G. Nathan

The Firm's and Surveyors
 1 Directors Boulevard Suite 400
 996, TX 78764



LINE TABLE			
LINE	BEARING	DISTANCE	
1-1	N 56°16'30" E	38.35'	
	14 28°14'30" E	128.83'	
2-2	S 85°38'34" E	8.64'	

JUMP	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	870.00'	110.66'	110.72'	N 22°27'04" E
	(0.01 MI)	(111.65')	(110.81')	(14 27°26'44" E
C2	71625.94'	182.33'	182.37'	S 83°10'44" E
	(1.35 MI)	(182.36')	(182.36')	(1 83°17'25" E

Capital Commercial Investments, Inc.
December 16, 2014
1. Nathan M. Conway
2. Adam S. Berger
602/770-8202-447/2014
1. 1/16/2015 7:00 AM
1. 1/16/2015 7:00 AM
1. 1/16/2015 7:00 AM