

# EXHIBIT A

The Land consists of 29.39 acres, being a 30.42 acre tract described in the field notes attached hereto as Appendix 1 to Exhibit "A", save and except a 1.03 acre tract described in the field notes attached hereto as Appendix 2 to Exhibit "A".

Exhibit "A" consists of 4 pages.

# EXHIBIT A

## APPENDIX 1

RECEIVED

MAR 18 1998

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

### FIELD NOTES

BEING a part of the WILEY HARRIS SURVEY, ABSTRACT NO. 298, Williamson County, Texas, and being a part of that certain 122.82 acre tract of land described in a deed to R. L. Egger recorded in Volume 259 at Page 250, Deed Records of Williamson County, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an "X" found cut in a concrete curb at the southwest corner hereof, said point also being the northwest corner of Southgate Apartments, Ltd, a subdivision of record filed in Cabinet F, Slide 288, Plat Records of Williamson County;

THENCE with the west line hereof and the east line of Interstate Highway 35, the following described two (2) courses and distances:

- 1) N 12° 42' 15" W a distance of 513.70 feet to a concrete R/W monument, and;
- 2) N 40° 06' 42" W a distance of 643.84 feet to the northwest corner hereof, from which a chain link fence corner post bears N 73° 55' 45" E a distance of 2.13 feet;

THENCE with the north line hereof, the following described four (4) courses and distances:

- 1) N 73° 55' 45" E a distance of 492.86 feet to an iron rod found at the southeast corner of Southside Acres, a subdivision of record filed in Cabinet A, Slide 323, Plat Records of Williamson County;
- 2) N 74° 15' 18" E a distance of 586.15 feet to an iron rod found at the southwesterly terminus of Mandell Street;
- 3) N 73° 00' 49" E a distance of 61.47 feet to an iron pipe found at the southeasterly terminus of Mandell Street, said iron pipe also being the southwest corner of Southside Acres Unit Two, a subdivision of record filed in Cabinet B, Slide 40, Plat Records of Williamson County, and;
- 4) N 73° 06' 28" E a distance of 356.87 feet to an iron rod found at the northeast corner hereof in the west line of U. S. Highway 81, (South Mays Street);

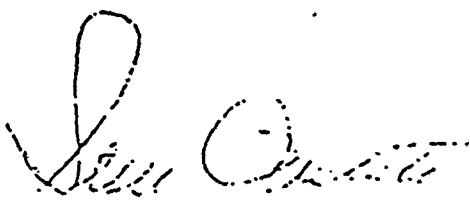
REPLACES MEMORANDUM  
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clearly legible for satisfactory recording.

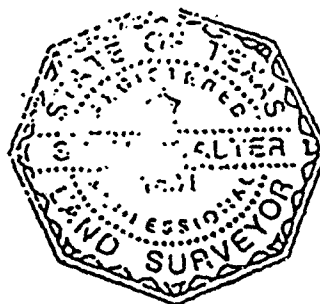
THENCE with the east line hereof and the west line of said U. S. Highway 81, the following described three (3) courses and distances:

- 1) An arc distance of 762.51 feet with a curve to the right, said curve having a central angle of  $7^{\circ} 41' 32''$ , a radius of 5679.58, tangents of 381.83 feet, a chord distance of 761.94 feet, and a chord bearing of  $S 6^{\circ} 51' 07'' E$ , to a concrete R/W monument;
- 2)  $S 3^{\circ} 26' 43'' W$  a distance of 172.36 feet to a concrete R/W monument, and;
- 3)  $S 8^{\circ} 35' 48'' E$  a distance of 154.21 feet to the southeast corner hereof, from which an iron rod found bears  $N 87^{\circ} 53' 21'' E$  a distance of 0.90 feet, an iron rod found bears  $S 87^{\circ} 53' 21'' W$  a distance of 0.80 feet, and a concrete R/W monument bears  $S 8^{\circ} 35' 48'' E$  a distance of 46.92 feet;

THENCE with the south line hereof, the following described three (3) courses and distances:

- 1)  $S 87^{\circ} 53' 21'' W$  a distance of 370.84 feet to an iron rod found, said iron rod also being the northwest corner of Stella Subdivision Section Two, a subdivision of record filed in Cabinet G, Slide 23, Plat Records of Williamson County;
- 2)  $S 2^{\circ} 14' 22'' E$  a distance of 169.19 feet to an iron rod found at the southwest corner of said Stella Subdivision in the north line of said Southgate Apartments, Ltd;
- 3)  $S 77^{\circ} 15' 31'' W$  a distance of 686.26 feet with the north line of said Southgate Apartments, Ltd, to the Place of Beginning, containing 30.42 acres of land, subject to easements, conditions or restrictions of record if any.

  
Stan Coalter, RPS, LSLs  
2-1-03



# EXHIBIT A

## APPENDIX 2

### FIELD NOTES

BEING a part of the WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, and being a part of that certain 30.42 acre tract of land described in a deed to MSP, INC., recorded in Volume 2291 at Page 50, Official Records, Williamson County, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at the northwest corner of said 30.42 acre tract in the east right-of-way line of Interstate Highway No. 35, from which a chain link fence corner post bears N 73° 55' 45" E a distance of 2.13 feet;

THENCE N 73° 55' 45" E a distance of 352.46 feet with the north line of said 30.42 acre tract to the northeast corner hereof;

THENCE crossing said 30.42 acre tract, the following described six (6) courses and distances:

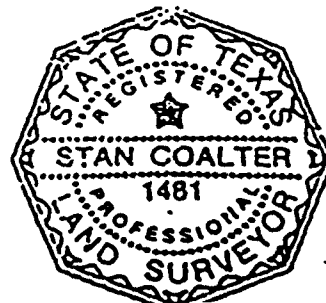
- 1) S 29° 34' 41" W a distance of 66.58 feet;
- 2) S 33° 45' 24" W a distance of 52.64 feet;
- 3) S 21° 46' 50" W a distance of 93.72 feet;
- 4) S 28° 20' 47" W a distance of 49.99 feet;
- 5) S 14° 56' 05" W a distance of 52.39 feet, and;
- 6) S 17° 25' 55" W a distance of 43.58 feet to a point in the east right-of-way line of said Interstate Highway 35;

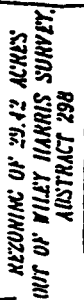
THENCE N 40° 06' 42" W a distance of 297.24 feet with the west line of said 30.42 acre tract and the east line of said Interstate Highway No. 35 to the Place of Beginning, containing 1.03 acres of land, more or less.

COALTER & ASSOCIATES, SURVEYORS

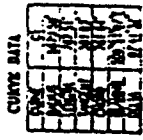
*Stan Coalter*

Stan Coalter, RPLS, LSLs  
7-10-93 93011-1-01





RETURN OF 29.42 ACRES  
OUT OF WILEY HARRIS SURVEY.  
ABSTRACT 298



RECORDERS MEMORANDUM  
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