



EXHIBIT A

**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**1.810 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.810 ACRES (APPROXIMATELY 78,857 SQ. FT.) IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99 AND THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO. 265, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.00 ACRE TRACT CONVEYED TO WOODROW PAUL URBAN IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 9, 1978 AND RECORDED IN VOLUME 6371, PAGE 2070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.810 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of F.M. 685 (100' right-of-way width) described in Volume 1344, Page 529 of the Deed Records of Travis County, Texas, being the southeast corner of said 5.00 acre tract, for the southeast corner of the herein described tract;

THENCE North 62°40'33" West, with the south line of said 5.00 acre tract, at 9.87 feet passing a 1/2" rebar found for the northeast corner of Lot 3 of Final Plat 685 Business Centre, a subdivision of record in document No. 200500206, of the Official Public Records of Travis County, Texas, and continuing, for a total distance of 308.87 feet to a calculated point, from which a 1/2" rebar with "Baker-Aiklen" cap found for the common corner of Lot 3 and Lot 2 of said 685 Business Centre, bears North 62°40'33" West, a distance of 32.92 feet;

THENCE over and across said 5.00 acre tract the following three (3) courses and distances:

1. North 27°19'27" East, a distance of 141.63 feet to a calculated point;
2. South 62°40'33" East, a distance of 98.49 feet to a calculated point;
3. North 27°19'27" East, a distance of 177.81 feet to a calculated point in the north line of said 5.00 acre tract, being in the south line of a 5.00 acre tract conveyed to Robert J. and Michelle T. Sheehan by Warranty Deed with Vendor's Lien dated October 9, 1978 and recorded in Volume 6371, Page 2066 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of the 5.00 acre Urban tract, being the southwest corner of said 5.00 acre Sheehan tract, being also in the east line of a 7.50 acre tract conveyed to the City of Pflugerville by Warranty Deed dated November 8, 1995 and recorded in

Volume 12571, Page 1873 of the Real Property Records of Travis County, Texas, bears North 62°40'33" West, a distance of 477.86 feet;

THENCE South 62°40'33" East, with the south line of the 5.00 acre Sheehan tract and the north line of the 5.00 acre Urban tract, a distance of 196.00 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of said F.M. 685, for the southeast corner of the 5.00 acre Sheehan tract and the northeast corner of the 5.00 acre Urban tract;

THENCE South 24°44'51" West, with the west line of said F.M. 685, being the east line of the 5.00 acre Urban tract, a distance of 319.77 feet to the **POINT OF BEGINNING**, containing 1.810 acres of land, more or less.

Surveyed on the ground February 13, 2015. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 973-002-Z1.

EW 3/02/2015

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.810 ACRES (APPROXIMATELY 78,857 SQ. FT.) IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99 AND THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO. 265, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.00 ACRE TRACT CONVEYED TO WOODROW PAUL URBAN IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 9, 1978 AND RECORDED IN VOLUME 6371, PAGE 2070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{BA} 1/2" REBAR WITH "BAKER-AIKLEN" CAP FOUND
- △ CALCULATED POINT



Er 3/02/2015

DATE OF SURVEY: 2/13/15
 PLOT DATE: 3/02/15
 DRAWING NO.: 973-002-Z1
 PROJECT NO.: 973-002
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DC
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 973-002-Z1

Chaparral

HENRY BLESSING
SURVEY NO. 3
ABS. 99



3/02/2015

ROBERT J. & MICHELLE T. SHEEHAN
5.00 ACRES
(6371/2066)

N62°40'33"W 477.86'

S62°40'33"E 196.00'
(S60°14'E 673.86')

N27°19'27"E 177.81'

WOODROW P. URBAN
5.00 ACRES
(6371/2070)

S62°40'33"E
98.49'

N27°19'27"E 141.63'

1.810 ACRES
APPROX. 78,857 SQ. FT.
WOODROW P. URBAN
5.00 ACRES
(6371/2070)

N62°40'33"W 308.87'
(N60°14'W 689.58')

N62°40'33"W 331.92'
(N60°14'W 331.92')

LOT 2
FINAL PLAT 685
BUSINESS CENTRE
(200500206)
RISHEL GROUP LIMITED
(2011171242)

LOT 3
FINAL PLAT 685
BUSINESS CENTRE
(200500206)
RISHEL GROUP LIMITED
(2011171242)

Chaparral



1" = 60'

F.M. 685
(100' R.O.W. WIDTH)
(1344/529)

SEFRIM EISELIN SURVEY NO. 1
ABS. 265

S24°44'51"W 319.77'
(S27°11'W 319.81')

P.O.B.

9.87'

S24°44'44"W 130.77'
(S27°11'00"W 130.74')

DATE OF SURVEY: 2/13/15
PLOT DATE: 3/02/15
DRAWING NO.: 973-002-Z1
PROJECT NO.: 973-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DC
SHEET 2 OF 2