

EXHIBIT A

Professional Land Surveying, Inc. Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.087 ACRES ACCESS EASEMENT

A DESCRIPTION OF 0.087 ACRES (APPROXIMATELY 3,783 SQ. FT.), BEING A PORTION OF LOT A1 REPLAT OF LOT A OF THE REPLAT OF LOTS 3A & 4 SETTLERS RIDGE COMMERCIAL NO. 3 FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600367 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.087 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of said Lot A1, same being the west line of Lot B, Settlers Ridge Commercial No. 4, a subdivision of Record in Volume 85, Page 137B of The Plat Records of Travis County, Texas, from which a 1/2" rebar with RPLS No. 8593 cap found for the southeast corner of said Lot A1 bears South 27°38'49" West, a distance of 24.44 feet;

THENCE North 62°22'30" West, crossing said Lot B, a distance of 215.16 feet to a calculated point in the west line of said Lot A1, same being the east line of Lot A2, Replat of Lot A of the Replat of Lots 3A & 4 Settlers Ridge Commercial No. 3 Final Plat, from which a 1/2" rebar found for the southwest corner of said Lot A1, same being the southeast corner of said Lot A2, bears South 27°32'34" West, a distance of 44.53 feet;

THENCE with the west line of said Lot A1, same being the east line of said Lot A2, the following three (3) courses and distances:

1. North 27°32'34" East, a distance of 5.47 feet to a 1/2" rebar found;
2. South 62°27'26" East, a distance of 82.00 feet to a calculated point;
3. North 27°37'53" East, a distance of 19.41 feet to a calculated point, from which a calculated point for the northwest corner of said Lot A1, bears North 27°37'53" East, a distance of 181.69 feet;

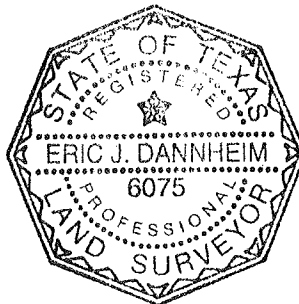
THENCE South 62°22'30" East, crossing said Lot A1, a distance of 133.18 feet to a calculated point in the east line of said Lot A1, same being the west line of said Lot B, from which a 1/2" rebar with Chaparral cap found for the northeast corner of said Lot A1 bears North 27°38'49" East, at a distance of 180.95 feet passing a 1/2" rebar found, and continuing for a total distance of 181.91 feet;

THENCE South 27°38'49" West, with the east line of said Lot A1, same being the west line of said Lot B, a distance of 25.00 feet to the **POINT OF BEGINNING**, containing 0.087 acres of land, more or less.

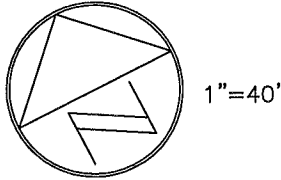
Surveyed on the ground March 8, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 722-001-AC3.

eu 4/22/2011

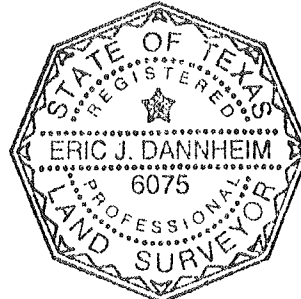
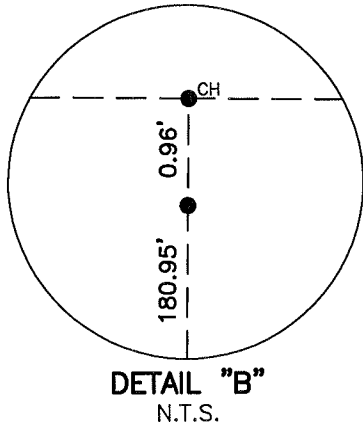
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.087 ACRES (APPROXIMATELY 3,783 SQ. FT.), BEING A PORTION OF LOT A1 REPLAT OF LOT A OF THE REPLAT OF LOTS 3A & 4, SETTLERS RIDGE COMMERCIAL NO. 3 FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600367 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



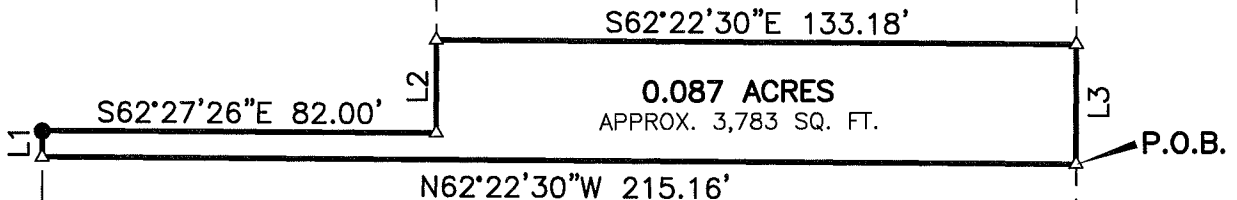
F.M. 1825
 (PECAN STREET)
 (120' R.O.W. WIDTH)



Eric J. Dannheim
 4/22/2011

LOT A2
 REPLAT OF LOT A
 OF THE REPLAT
 OF LOTS 3A & 4
 SETTLERS RIDGE COMMERCIAL
 NO. 3 FINAL PLAT
 (200600367)

LOT A1
 REPLAT OF LOT A
 OF THE REPLAT
 OF LOTS 3A & 4
 SETTLERS RIDGE COMMERCIAL
 NO. 3 FINAL PLAT
 (200600367)



LOT B
 REPLAT OF LOTS 3A & 4
 SETTLERS RIDGE
 COMMERCIAL NO. 3 - FINAL PLAT
 (200600204)

LOT B
 SETTLERS RIDGE
 COMMERCIAL NO.4
 (85/137B)

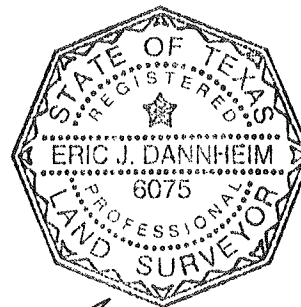
DATE OF SURVEY: 03/08/11
 PLOT DATE: 04/22/11
 DRAWING NO.: 722-001-AC3
 PROJECT NO.: 722-001
 DRAWN BY: BBP
 SHEET 1 OF 2

Chaparral

LINE TABLE			
No.	BEARING	LENGTH	(RECORD LINE)
L1	N27°32'34"E	5.47'	(N29°12'00"E 50.00')
L2	N27°37'53"E	19.41'	(N29°12'00"E 240.00')
L3	S27°38'49"W	25.00'	(N29°17'00"E 230.40')
L4	S27°38'49"W	24.44'	(N29°17'00"E 230.40')
L5	S27°32'34"W	44.53'	(N29°12'00"E 50.00')

LEGEND

- 1/2" REBAR FOUND
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- △ CALCULATED POINT
- ^{CAP} 1/2" REBAR WITH RPLS #8593 CAP FOUND



E J
4/22/2011

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: METES AND BOUNDS
DESCRIPTION 722-001-AC3

Chaparral

DATE OF SURVEY: 03/08/11
PLOT DATE: 04/21/11
DRAWING NO.: 722-001-AC3
PROJECT NO.: 722-001
DRAWN BY: BBP
SHEET 2 OF 2

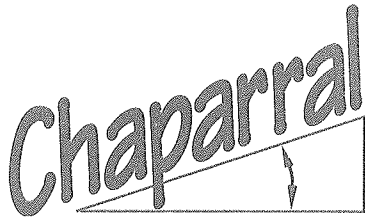


EXHIBIT B

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.119 ACRES ACCESS EASEMENT

A DESCRIPTION OF 0.119 ACRES (APPROXIMATELY 5,196 SQ. FT.), BEING A PORTION OF LOT B, SETTLERS RIDGE COMMERCIAL NO. 4, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 137B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.119 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the west right-of-way of Tenth Street (60' right-of-way width), same being the east line of said Lot B, from which a 1/2" rebar found for the northeast corner of said Lot B, same being the southeast corner of Lot C Settlers Ridge Commercial No.4, bears North 27°37'30" East, a distance of 28.84 feet;

THENCE South 27°37'30" West, with the west right-of-way line of Tenth Street, same being the east line of said Lot B, a distance of 25.00 feet to a calculated point, from which a 1/2" rebar found for the southeast corner of said Lot B bears South 27°37'30" West, a distance of 240.79 feet;

THENCE crossing said Lot B the following three (3) courses and distances:

1. North 62°22'30" West, a distance of 166.07 feet to a calculated point;
2. With a curve to the left, having a radius of 15.43 feet, a delta angle of 35°01'17", an arc length of 9.43 feet, and a chord which bears North 79°53'09" West, a distance of 9.28 feet to a calculated point;
3. With a curve to the right, having a radius of 52.93 feet, a delta angle of 35°01'35", an arc length of 32.36 feet, and a chord which bears North 79°53'00" West, a distance of 31.85 feet to a calculated point in the west line of said Lot B, same being the east line of Lot A1, Replat of Lot A of the Replat of Lots 3A & 4 Settlers Ridge Commercial No. 3 Final Plat, a subdivision of record in Document No. 200600367 of the Official Public Records of Travis County, Texas, from which a calculated point for southwest corner of said Lot B bears South 27°38'49" West, at a distance of 24.44 feet passing a 1/2" rebar with RPLS No. 8593 cap found for the northeast corner of Lot B, Replat of Lots 3A & 4, Settlers Ridge Commercial No. 3 Final Plat, a subdivision of Record in Document No. 200600204 of

the Official Public Records of Travis County, Texas, and continuing for a total distance of 230.61 feet;

THENCE North 27°38'49" East, with the west line of said Lot B, Settlers Ridge Commercial No. 4, same being the east line of said Lot A1, a distance of 25.00 feet to a calculated point, from which a 1/2" rebar with Chaparral cap found for the northwest corner of said Lot B, Settlers Ridge Commercial No. 4 bears North 27°38'49" East, at a distance of 180.95 feet passing a 1/2" rebar found, and continuing for a total distance of 181.91 feet;

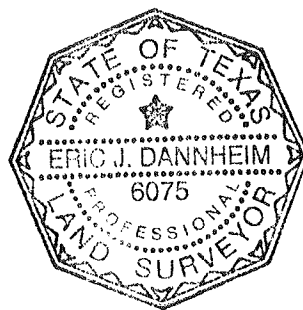
THENCE crossing said Lot B Settlers Ridge Commercial No.4 the following three (3) courses and distances:

1. With a curve to the left, having a radius of 27.93 feet, a delta angle of 35°00'40", an arc length of 17.07 feet, and a chord which bears South 79°53'27" East, a distance of 16.80 feet to a calculated point;
2. With a curve to the right, having a radius of 40.43 feet, a delta angle of 35°01'17", an arc length of 24.71 feet, and a chord which bears South 79°53'09" East, a distance of 24.33 feet to a calculated point;
3. South 62°22'30" East, a distance of 166.07 feet to the **POINT OF BEGINNING**, containing 0.119 acres of land, more or less.

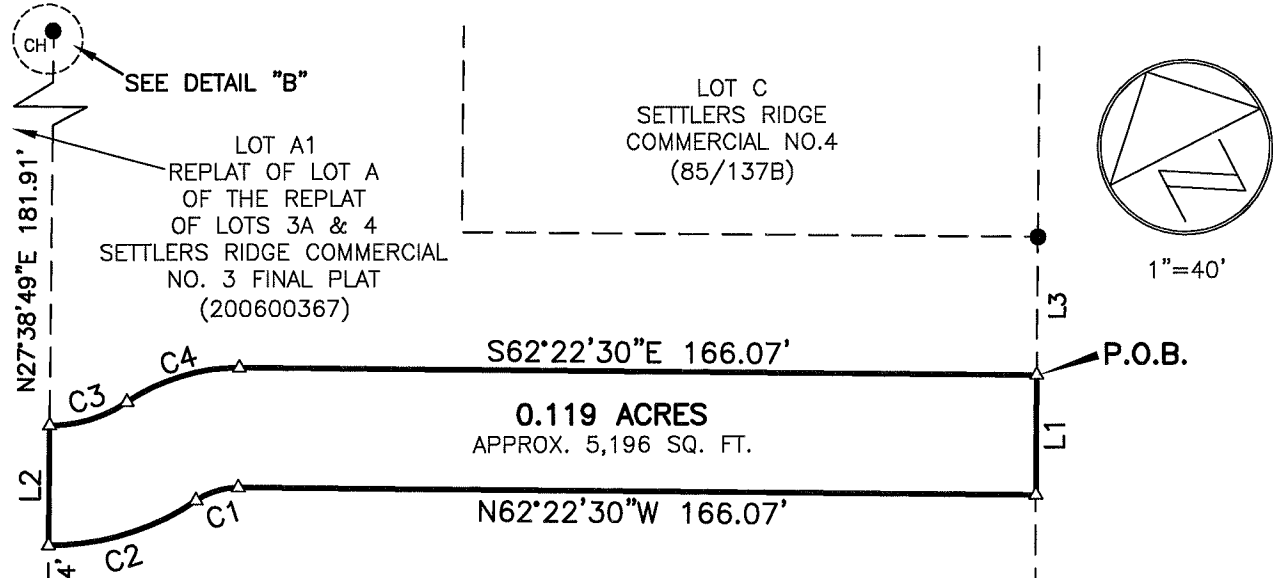
Surveyed on the ground March 8, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 722-001-AC2.

for 4/22/2011

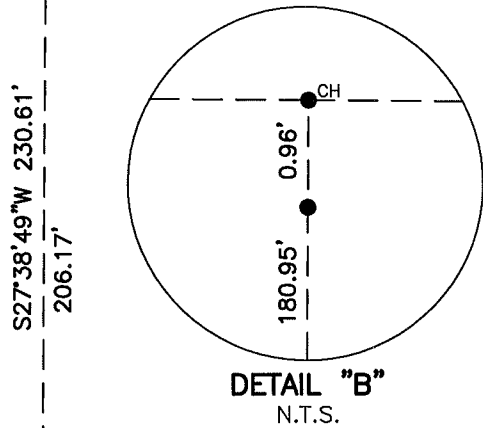
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



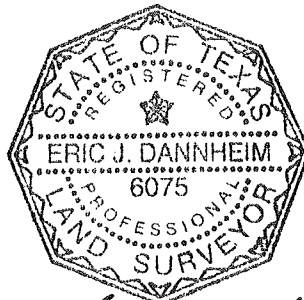
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.119 ACRES (APPROXIMATELY 5,196 SQ. FT.), BEING A PORTION OF LOT B, SETTLERS RIDGE COMMERCIAL NO. 4, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 137B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS



LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
△	CALCULATED POINT
● ^{CAP}	1/2" REBAR WITH RPLS #8593 CAP FOUND



LOT B
SETTLERS RIDGE
COMMERCIAL NO.4
(85/137B)



for 4/22/2011

TENTH STREET
(60' R.O.W. WIDTH)

S27°37'30"W 240.79'

LOT B
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE
COMMERCIAL NO. 3 - FINAL PLAT
(200600204)

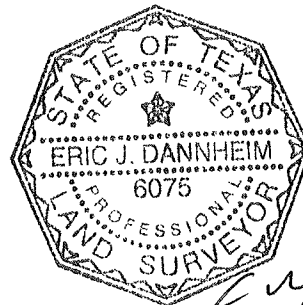
LOT A
SETTLERS RIDGE
COMMERCIAL NO.4
(85/137B)

DATE OF SURVEY: 03/08/11
PLOT DATE: 04/22/11
DRAWING NO.: 722-001-AC2
PROJECT NO.: 722-001
DRAWN BY: BBP
SHEET 1 OF 2

Chaparral

LINE TABLE		
No.	BEARING	LENGTH
L1	S27°37'30"W	25.00'
L2	N27°38'49"E	25.00'
L3	N27°37'30"E	28.84'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	35°01'17"	15.43'	4.87'	9.43'	9.28'	N79°53'09"W
C2	35°01'35"	52.93'	16.70'	32.36'	31.85'	N79°53'00"W
C3	35°00'40"	27.93'	8.81'	17.07'	16.80'	S79°53'27"E
C4	35°01'17"	40.43'	12.76'	24.71'	24.33'	S79°53'09"E



EJ
4/22/2011

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: METES AND BOUNDS
DESCRIPTION 722-001-AC2

Chaparral

DATE OF SURVEY: 03/08/11
PLOT DATE: 04/22/11
DRAWING NO.: 722-001-AC2
PROJECT NO.: 722-001
DRAWN BY: BBP
SHEET 2 OF 2

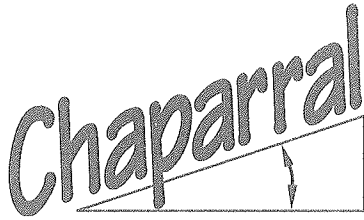


EXHIBIT B

Professional Land Surveying, Inc. Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.230 ACRES ACCESS EASEMENT

A DESCRIPTION OF 0.230 ACRES (APPROXIMATELY 9,998 SQ. FT.), BEING A PORTION OF LOT B, REPLAT OF LOTS 3A & 4, SETTLERS RIDGE COMMERCIAL NO. 3 - FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600204 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.230 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at calculated point in the north right-of-way line of Pfluger Street (60' right-of-way width), same being the south line of said Lot B, from which a 1/2" rebar found for the southwest corner of said Lot B bears North 62°56'04" West, a distance of 40.29 feet;

THENCE crossing said Lot B, the following five (5) courses and distances:

1. North 27°17'06" East, a distance of 14.99 feet to a calculated point;
2. With a curve to the left, having a radius of 22.50 feet, a delta angle of 50°14'53", an arc length of 19.73 feet, and a chord which bears North 01°57'59" East, a distance of 19.11 feet to a calculated point;
3. With a curve to the right, having a radius of 52.50 feet, a delta angle of 50°06'46", an arc length of 45.92 feet, and a chord which bears North 01°53'55" East, a distance of 44.47 feet to a calculated point;
4. North 26°35'37" East, a distance of 6.58 feet to a calculated point;
5. North 62°22'09" West, a distance of 12.50 feet to a calculated point in the west line of said lot B, same being the east line of Lot C, Replat of Lots 3A & 4, Settlers Ridge Commercial No. 3 - Final Plat, from which said 1/2" rebar found for the southwest corner of said Lot B bears South 27°37'51" West, a distance of 79.25 feet;

THENCE North 27°37'51" East, with the west line of said Lot B, same being the east line of said Lot C, a distance of 38.00 feet to a calculated point, from which a 1/2" rebar found for an angle point in the west line of said Lot B, same being the northeast corner of said Lot C, bears North 27°37'51" East, a distance of 142.65 feet;

THENCE crossing said Lot B, the following two (2) courses and distances:

1. South 62°22'09" East, a distance of 12.50 feet to a calculated point;

2. North 27°37'52" East, a distance of 192.32 feet to a calculated point in the north line of said Lot B, same being the south line of Lot A2, Replat of Lot A of The Replat of Lots 3A & 4 Settlers Ridge Commercial No. 3 Final Plat, a subdivision of record in Document No. 200600367 of the Official Public Records of Travis County, Texas from which a 1/2" rebar found for the northwest corner of said Lot B bears North 62°27'26" West, a distance of 12.43 feet;

THENCE South 62°27'26" East, with the north line of said Lot B, same being the south line of said Lot A2 a distance of 30.00 feet to a calculated point, from which a 1/2" rebar with Chaparral cap found for an angle point in the north line of said Lot B bears South 62°27'26" East, at a distance of 143.50 feet passing a 1/2" rebar found for the southeast corner of said Lot A2, and continuing for a total distance of 178.52 feet;

THENCE crossing said Lot B, the following five (5) courses and distances:

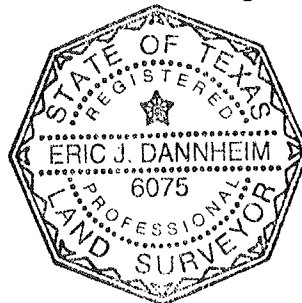
1. South 27°37'52" West, a distance of 224.72 feet to a calculated point;
2. South 27°03'56" West, a distance of 11.83 feet to a calculated point;
3. With a curve to the left, having a radius of 22.50 feet, a delta angle of 50°13'23", an arc length of 19.72 feet, and a chord which bears South 01°57'14" West, a distance of 19.10 feet to a calculated point;
4. With a curve to the right, having a radius of 52.50 feet, a delta angle of 50°13'23", an arc length of 46.02 feet, and a chord which bears South 01°57'14" West, a distance of 44.56 feet to a calculated point;
5. South 27°16'45" West, a distance of 15.00 feet to a calculated point in the said north right-of-way line of Pfluger Lane, same being the south line of said Lot B, from which a 5/8" rebar found for the southeast corner of said Lot B bears South 62°56'04" East, a distance of 330.72 feet;

THENCE North 62°56'04" West, with the north right-of-way line of Pfluger Lane, same being the south line of said Lot B, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.230 acres of land, more or less.

Surveyed on the ground March 8, 2011. 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 722-001-AC1.

Eric J. Dannheim 4/22/2011

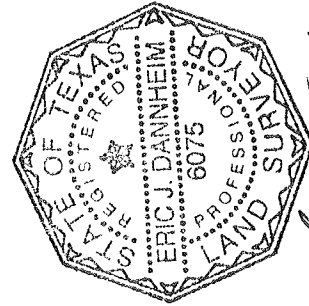
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.230 ACRES (APPROXIMATELY 9,998 SQ. FT.), BEING A PORTION OF LOT B, REPLAT OF LOTS 3A & 4, SETTLERS RIDGE COMMERCIAL NO. 3 - FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600204 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	N27°17'06"E	14.99'
L2	N26°35'37"E	6.58'
L3	N62°22'09"W	12.50'
L4	N27°37'51"E	38.00'
L5	S62°22'09"E	12.50'
L6	S62°27'26"E	30.00'
L7	N62°27'26"W	12.43'
L8	S27°03'56"W	11.83'
L9	S27°16'45"W	15.00'
L10	N62°56'04"W	30.00'
L11	N62°56'04"W	40.29'
L12	S27°37'51"W	79.25'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	50°14'53"	22.50'	10.55'	19.73'	19.11'	N01°57'59"E
C2	50°06'46"	52.50'	24.54'	45.92'	44.47'	N01°53'55"E
C3	50°13'23"	22.50'	10.55'	19.72'	19.10'	S01°57'14"W
C4	50°13'23"	52.50'	24.61'	46.02'	44.56'	S01°57'14"W



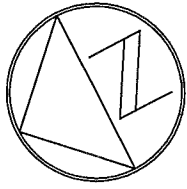
Eric J. Dannheim
4/22/2011

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).

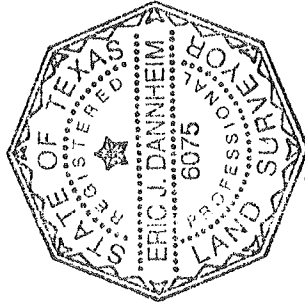
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 722-001-AC1

DATE OF SURVEY: 03/08/11
 PLOT DATE: 04/22/11
 DRAWING NO.: 722-001-AC1
 PROJECT NO.: 722-001
 DRAWN BY: BBP
 SHEET 1 OF 2

Chaparral



1"=50'



EJ
4/22/2011

DATE OF SURVEY: 03/08/11
PLOT DATE: 04/22/11
DRAWING NO.: 722-001-AC1
PROJECT NO.: 722-001
DRAWN BY: BBP
SHEET 2 OF 2

(S60°48'00"E 220.93')
143.50'
S62°27'26"E 178.52'
35.02'
CH

LOT A2
REPLAT OF LOT A OF THE
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 FINAL PLAT
(200600367)

LOT B
REPLAT OF LOTS 3A & 4
SETTLERS RIDGE COMMERCIAL
NO. 3 - FINAL PLAT
(200600204)

LEGEND

- 1/2" REBAR FOUND
- CH 1/2" REBAR WITH CHAPARRAL CAP FOUND
- △ CALCULATED POINT
- 5/8" REBAR FOUND
- 5/8"

S27°37'52"W 224.72'

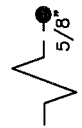
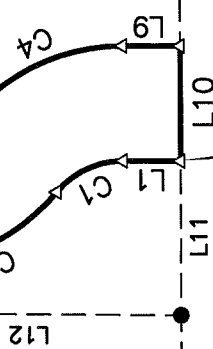
0.230 ACRES
APPROX. 9,998 SQ. FT.

N27°37'52"E 192.32'

N27°37'51"E 142.65'

(N29°16'52"E 259.97')

LOT C
REPLAT OF LOTS
3A & 4
SETTLERS RIDGE
COMMERCIAL NO.
3 - FINAL PLAT
(200600204)



S62°56'04"E 330.72'

(N61°19'00"W 400.94')

PFLUGER STREET
(60' R.O.W. WIDTH)

P.O.B.

