

www.exacta365.com P 866.735.1916 F 866.744.2882 13492 Research Boulevard, Suite 120 - 402 Austin, TX 78750

PROPERTY ADDRESS: 650 SHELL STONE TRAIL **SURVEY NUMBER: 1202,1461**

FIELD WORK DATE: 3/02/2012 REVISION DATE(S):

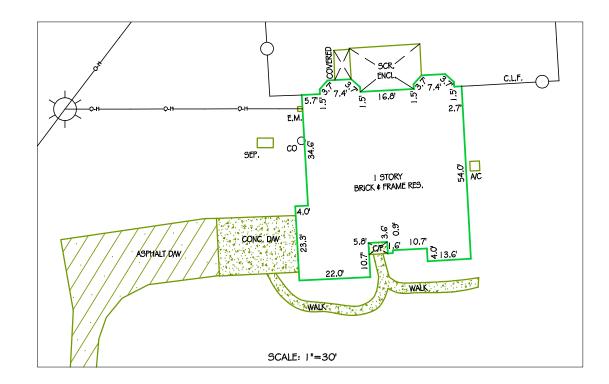


EXHIBIT A

DESCRIPTION OF 14.99 ACRES, MORE OR LESS, OF LAND AREA IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT DESCRIBED AS 14.998 ACRES IN A DEED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, DATED MAY 3, 2011 AND RECORDED IN DOCUMENT NO. 2011031055 OF THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod in the northwest line of Shell Stone Trail (a private road) described as 4.38 acres in Document No. 2011031055 of the Williamson County Official Public Records at the common east corner of the Deutsche Bank National Trust Company Tract and the south corner of that tract described as 10.00 acres in a deed to Jack George Gibbs ET UX, dated April 3, 2004 and recorded in Document No. 2004034357 of the Williamson County Official Public Records;

THENCE leaving the PLACE OF BEGINNING with the common southeast line of the Deutsche Bank National Trust Company Tract, the northwest line of Shell Stone Trail and the northwest line of the 4.38 acre tract S65°39'56"W (this course being the bearing basis for this description) 573.94 feet to a 1/2" iron rod found at the common south corner of the Deutsche Bank National Trust Company Tract and the east corner of that tract described as 15.00 acres in a deed to Jeffrey G. Kick ET UX, dated March 14, 2003 and recorded in Document No. 2003023697 of the Williamson County Official Public Records;

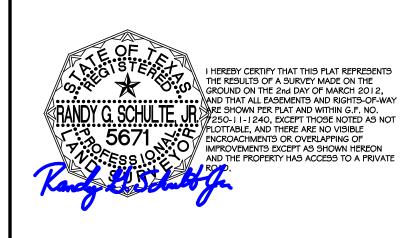
THENCE leaving the northwest line of Shell Stone Trail and the northwest line of the 4.38 acre Tract with the common southwest line of the Deutsche Bank National Trust Company Tract and the northeast line of the Kick Tract N19°18'19"W 1167.38 feet to a 1/2" iron rod found in the southeast line of that tract described as 326 acres in a deed to Wilford C. Schneider ET AL, dated May 10, 2010 and recorded in Document No. 2010030325 of the Williamson County Official Public Records at the common west corner of the Deutsche Bank National Trust Company Tract and the north corner of the Kick Tract;

THENCE with the common northwest line of the Deutsche Bank National Trust Company Tract and the southeast line of the Schneider Tract N70°41'31"E 571.74 feet to a 1/2" iron rod found at the common north corner of the Deutsche Bank National Trust Company Tract and the west corner of the previously mentioned Gibbs Tract;

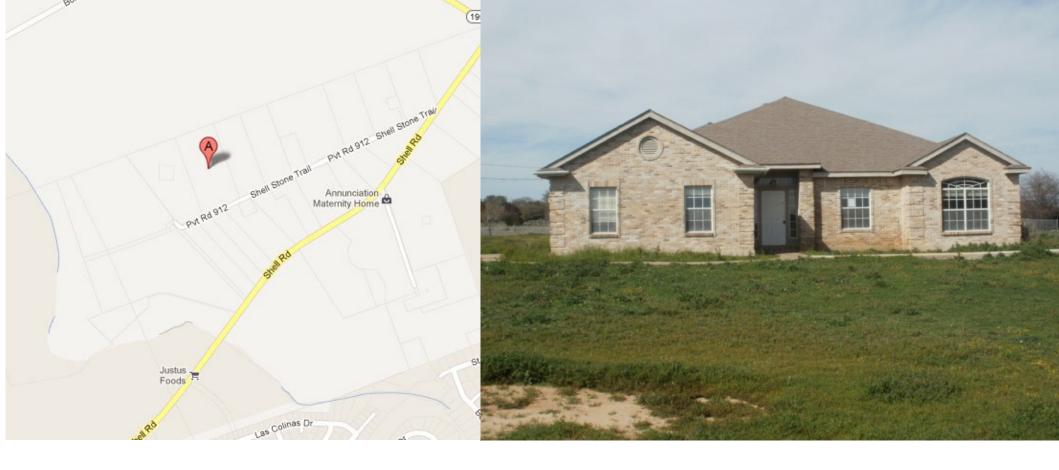
THENCE leaving the southeast line of the Schneider Tract with the common northeast line of the Deutsche Bank National Trust Company Tract and the southwest line of the Gibbs Tract 519°18'18"E 1117.09 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 14.99 acres, more or less, of land area as prepared from public records and a survey made on the ground on March 2, 2012 by Exacta Texas Surveyors, Inc.

The above survey is a professional service in compliance with the Standards of the State of Texas. This document is copy written and may only be used by the parties to which it is certified. Please direct questions or comments to Exacta Texas Surveyors, Inc. at the number in the bottom right corner.



BOUNDARY SURVEY



1.) MAY BE SUBJECT TO THE POTABLE WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORP., IN INSTRUMENT RECORDED IN VOL. 1087, PAGE 315 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT

2.) MAY BE SUBJECT TO THE COMMUNICATION LINE AND RIGHT OF WAY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, IN INSTRUMENT RECORDED IN VOL. 1218, PAGE 655 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)

3.) MAY BE SUBJECT TO THE POTABLE WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORP., IN INSTRUMENT RECORDED IN VOL. 1233, PAGE 650 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT

GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT., IN INSTRUMENT RECORDED IN VOL. 2498, PAGE 791 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT

5.) SUBJECT TO THE EASEMENT RIGHTS OF INGRESS AND EGRESS RESERVED OVER AND ACROSS 4.38 AND 3.356 ACRE TRACTS IN VOL. 2033, PG. 910 AND VOL. 2297, PG. 17 OF THE

WILLIAMSON COUNTY OFFICIAL RECORDS. 5.) SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THAT MAITENANCE AGREEMENT PERTAINING TO ROAD EASEMENT, AND ANY AND ALL COST PERTAINING THERETO, AS SET FORTH ON VOL. 2622, PAGE 18, OF THE OFFICIAL RECORDS

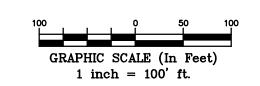
POINTS OF INTEREST: NONE VISIBLE

DATE: 03/06/2012 CLIENT NUMBER: 7250-11-1240

BUYER: CHARLES A. WITT III AND AMBERLE M. KURKOWSKI

CERTIFIED TO: CHARLES A. WITT III AND AMBERLE M. KURKOWSKI; TEXAS AMERICAN TITLE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; USAA FEDERAL SAVINGS BANK

The above survey is a professional service in compliance with the Minimum Standards of the State of Texas. No improvements should be made on the basis of this plat alone. Please refer also to your deed, title policy and local ordinances. Copyright by Exacta Texas Surveyors. This document may only be used by the parties to which it is certified. Please direct questions or comments to Exacta Texas Surveyors, Inc. at the number in the bottom right corner.



GENERAL SURVEYOR NOTES:

. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.

2. Due to varying construction standards, house dimensions are approximate. 3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.

1. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence. . Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc • 609 West MLK Drive • San Marcos, TX • 78666

6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified. Any additions or deletions to this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title

without written authorization of the signing surveyor is prohibited. . Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at

. Dimensions are in feet and decimals thereof.

10. All pins marked as set are 5/8 diameter, 18 " iron rebar.

1. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey

13492 Research Blvd • Suite 120 - 402 • Austin, TX 78750

LB# 101739-00

P (512)782-9398 • F (512)782-9399

SURVEYOR'S LEGEND

INTERSECTION

LICENSE # - BUSINESS

IRON ROD

MEASURED

IRON PIPE

OF WILLIAMSON COUNTY, TEXAS.

BOUNDARY LINE STRUCTURE CONCRETE BLOCK WALL CHAIN-LINK or WIRE FENCE IRON FENCE EASEMENT EDGE OF WATER BRICK or TILE WATER COVERED AREA BENCH MARK CALCULATED POINT CENTRAL ANGLE or DELTA F/L CONTROL POINT CONCRETE MONUMENT CATCH BASIN ELEVATION FIRE HYDRANT MANHOLE

AIR CONDITIONING B.R. BLOCK BLOCK CORNER B.R.L. BUILDING RESTRICTION LINE LB# BSMT. BASEMENT CHIM. CHIMNEY C.O. CLEAN OUT CONC. CONCRETE C/S COR. ENCL. ENCLOSURE F/DH COMMON OWNERSHIP FOUND

ID.

GAS METER

IDENTIFICATION

LICENSE # - SURVEYOR BAY/BOX WINDOW CALCULATED NON RADIAL CURVE CATV CABLE TV. RISER C.B. CONCRETE BLOCK C.L.F. CHAIN LINK FENCE 0/5 C.V.G. CONCRETE VALLEY GUTTER CENTER LINE CONCRETE SLAB COVERED PORCH CS/W CONCRETE SIDEWALK CORNER DRAIN FIELD ELECTRIC UTILITY BOX ENTRANCE E.O.P. EDGE OF PAVEMENT E.O.W. EDGE OF WATER FENCE POST FINISHED FLOOR FOUND DRILL HOLE FOUND IRON PIPE & CAP FOUND IRON ROD ¢ CAP FOUND IRON ROD FOUND IRON PIPE FND. CONCRETE MONUMENT (S) FOUND NAIL FOUND NAIL # DISC

P.C.P. PERMANENT CONTROL POINT P.R.M. PERMANENT REFERENCE MONUMENT RADIUS or RADIAL RESIDENCE RIGHT OF WAY SURVEY SETBACK LINE S.C.L. SURVEY CLOSURE LINE SCR. SCREEN

S/DH SET DRILL HOLE

SEP. SEPTIC TANK

SEW. SEWER

N.T.S. NOT TO SCALE SIDEWALK O.C.S. ON CONCRETE SLAB SEAWALL O.G. ON GROUND TELEPHONE FACILITIES O.H.L. OVERHEAD LINE T.O.B. TOP OF BANK O.R.B. OFFICIAL RECORD BOOK TRANSFORMER OVERHANG TYPICAL WITNESS CORNER WATER FILTER PARKER-KALON NAIL WOODEN FENCE PROFESSIONAL SURVEYOR WATER METER/VALVE BOX WATER VALVE PROFESSIONAL LAND SURVEYOR POO'L EQUIPMENT PLANTER PINCHED PIPE PLAT BOOK POINT OF INTERSECTION P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT POINT OF TANGENCY POINT OF CURVATURE P.C.C. POINT OF COMPOUND CURVATURE ESMT. P.R.C. POINT OF REVERSE CURVATURE

ANCHOR EASEMENT C.M.E. CANAL MAINTENANCE ESMT. C.U.E. COUNTY UTILITY ESMT. DRAINAGE EASEMENT I.E./E.E. INGRESS/EGRESS ESMT LIMITED ACCESS ESMT. L.A.E. L.B.E. LANDSCAPE BUFFER ESMT L.M.E. LAKE OR LANDSCAPE P.U.E. PUBLIC UTILITY EASEMENT R.O.E. ROOF OVERHANG ESMT.

SQUARE FEET

SET DRILL HOLE

SET NAIL # DISC

SURVEY TIE LINE

SEWER VALVE

STORY

STY.

SET IRON ROD & CAP

MAINTENANCE EASEMENT MAINTENENCE EASEMENT S.W.E. SIDEWALK EASEMENT S.W.M.E. STORM WATER MANAGEMENT ESMT. T.U.E. TECHNOLOGICAL UTILITY ESMT. U.E. UTILITY EASEMENT