

# **EXHIBIT A**

**Northfork Plaza Shopping Center, L.P.  
Zoning Legal Description  
The City of Austin  
Williamson County, Texas**

**9,291 SQ. FT. ZONING TRACT  
OUT OF LOT 2, ALL STAR SUBDIVISION  
WILLIAMSON COUNTY, TEXAS**

**METES AND BOUND DESCRIPTION**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING 9,291 SQUARE FEET OUT OF LOT 2, ALL STAR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, OF RECORD IN CABINET E, SLIDES 109-110 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, AND BEING A PORTION OF THAT CERTAIN TRACT CALLED 11.115 ACRES IN THE RACHEL SAUL SURVEY, ABS. 551, WILLIAMSON COUNTY, TEXAS, CONVEYED TO NORTHFORK PLAZA SHOPPING CENTER, L.P., BY CENTURY PLAZA, NORTHFORK, L.P. AS TRACT 1 IN DOCUMENT No. 2006060840 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (TAX ID No. R-056800), SAID 9,291 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found at the east corner of said Lot 2 at the north corner of an access easement described as Tract 2 in said Document No. 2006060840, in the southwest line of a tract described in a deed to Cedar Park 12 Development Ltd., of record in Document No. 2003069916 of the Williamson County Official Public Records; Thence with the

northeast line of said Lot 2 and southwest line of said Cedar Park 12 Development Ltd. tract, N20°59'36"W for a distance of 345.10 feet to the north corner of said Lot 2 and east corner of Lot 1 of said subdivision; Thence with the northwest line of Lot 2 and southeast line of Lot 1 S69°08'24"W for a distance of 33.99 feet to the northeast face of a building wall of the Northfork Shopping Center: Thence with said wall and a prolongation thereof, S20°35'08"E for a distance of 36.30 feet; THENCE with a line 0.26 feet interior to a southeast wall of said building and a projection thereof, S69°24'52"W for a distance of 73.68 feet to a point interior to said wall for the north corner and POINT OF BEGINNING hereof

THENCE with a northeast wall of said building and projections thereof, S20°35'08"E for a distance of 64.52 feet to the east corner hereof

THENCE through the interior of said building S69°24'52"W for a distance of 144.00 feet to the south corner hereof

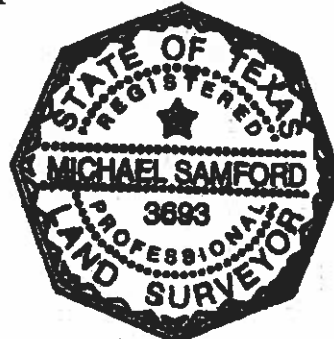
THENCE along a line 8 feet southwest of the southwest wall of said building N20°35'08"W for a distance of 64.52 feet to the west corner hereof

THENCE through the interior of said building N69°24'52"E for a distance of 144.00 feet to the POINT OF BEGINNING hereof and containing 9,291 square feet of land, more or less.

Prepared this the 19<sup>th</sup> of May, 2010, Rev. 09/10/10 by the undersigned from previous surveys performed under his direct supervision in 2006.



Michael Samford, R.P.L.S. 3693



**REFERENCES**

WCAD Parcel No. R056800

Austin Grid F-39

Owner: Northfork Plaza Shopping Center, L.P., Doc. No. 2006060840

Basis of Bearings from TxDot;

Monument found at SSW corner and N corner of 11.115 ac. Tr.

File No. 100064-rev02

# EXHIBIT "B"

1400 HILLSIDE TERRACE  
BUDA, TEXAS 78610

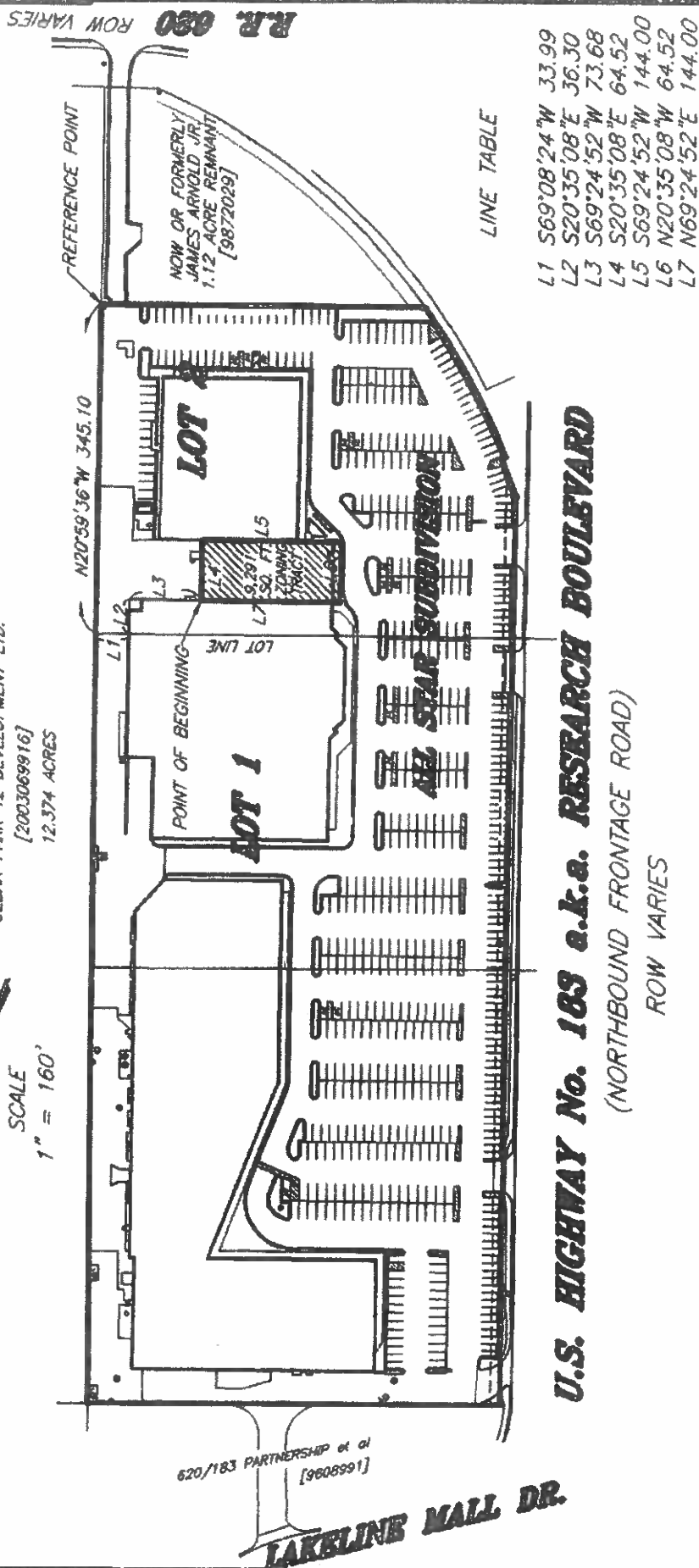


SCALE  
1" = 160'

CEDAR PARK 12 DEVELOPMENT LTD.

[2003069916]

12.374 ACRES

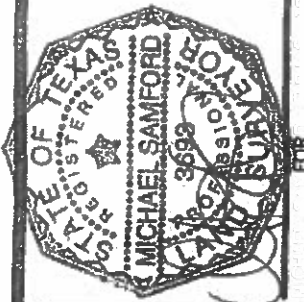


**U.S. HIGHWAY No. 183 a.k.a. RESEARCH BOULEVARD**

(NORTHBOUND FRONTAGE ROAD)

ROW VARIES

SKETCH TO ACCOMPANY METES & BOUNDS DESCRIPTION  
OF A 9,291 SQ. FT. ZONING TRACT OUT OF LOT 2, ALL  
STAR SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET  
E, SLIDE 109-110, PLAT RECORDS OF WILLIAMSON COUNTY  
TEXAS



PLAN 100064rev01

DATE: 5/19/10

