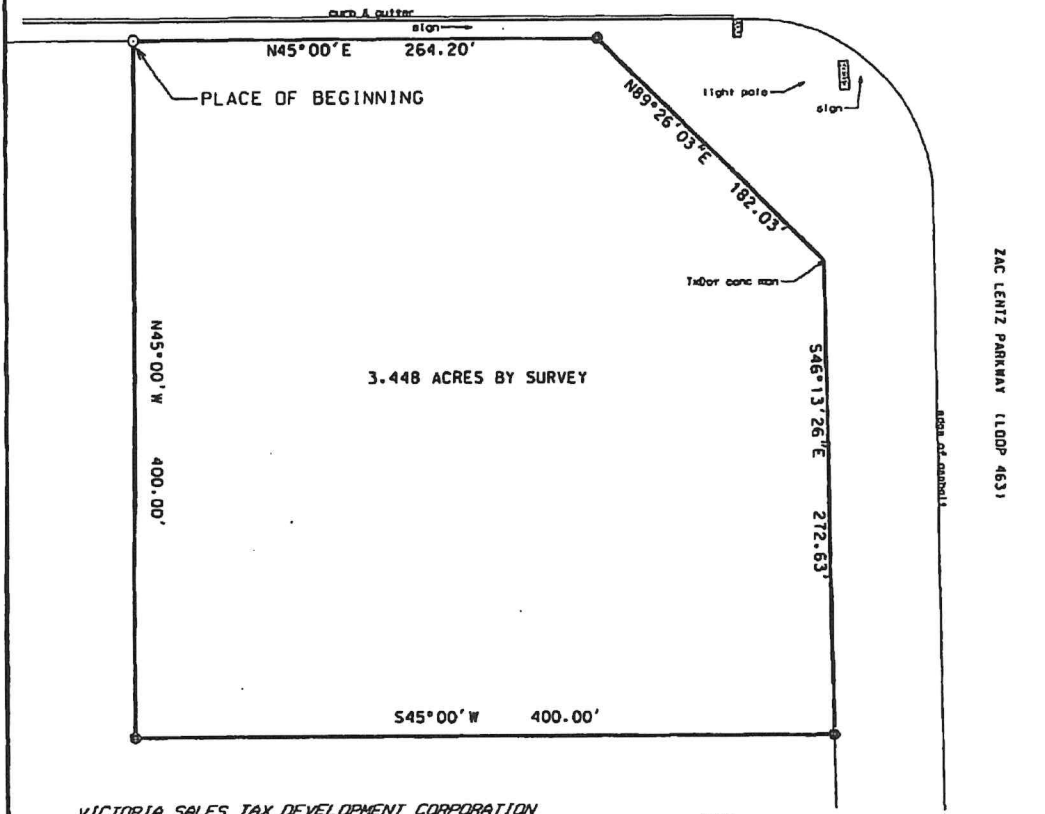


EXHIBIT "A"

PLAT DEPICTING A 3.448 ACRE TRACT OF LAND BEING IN THE WILLIAM HAWLEY SURVEY, A-171 IN VICTORIA COUNTY, TEXAS AND BEING A RESIDUAL PORTION OF THAT CERTAIN 403 ACRE TRACT OF LAND CONVEYED FROM W. L. WARD TO ADDIE WARD CAPPEL ET AL (155-4631).



LONE TREE ROAD



3.448 ACRES BY SURVEY

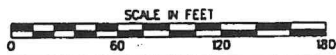
ZAC LENZ PARKWAY (LOOP 4631)

VICTORIA SALES TAX DEVELOPMENT CORPORATION
201012610

- NOTE:
THE REFERENCED IS SUBJECT TO:
1. RECORD TITLE SEARCH PERFORMED AND PROVIDED BY STEWART TITLE GUARANTY COMPANY, INC., OF NO. 2120876.
 2. DRAM R.O.B. EASE, 11405-4201 IS ON JOHN STOCKDAUER
 3. BLANKET EASE, TO DRAM DISTRICT #3 (735-317)
 4. THAT CERTAIN ORDINANCE REGULATING THE HEIGHT OF STRUCTURES AND OF OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, KNOWN AS THE VICTORIA COUNTY SUPPORT HAVARD PROTECTION AND DISTRIBUTION PREVENTION ORDINANCE, ADOPTED AUGUST 13, 1973, AND RECORDED IN VOLUME 23 AT PAGE 152 OF THE COMMISSIONER'S COURT MINUTES OF VICTORIA COUNTY, TEXAS
 5. C. P. & L. EASE, 1693-70 IS ON SOUTH SIDE HIGHWAY 59.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND ON 16/JULY/2012, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, PROTRUSIONS, CONFLICTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS PLAT. FINAL CORNERS SET ON 31 JULY 2012.

SIGNED: 
ALLEN J. HANSLIK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 4012



CivilCorp
ENGINEERS & SURVEYORS
1801 E. MOOREHEAD, SUITE 404, VICTORIA, TEXAS 77904
TEL: (361) 570-7500 FAX: (361) 570-7501

LAND TITLE SURVEY
ADDRESS:

DRAWN BY: A. J. H.	DATE: 31/JULY/12
JOB NO.: 12-368	SCALE: 1" = 60'
F.L.D. BK. NO.: NA	SHEET 1 OF 1

EXHIBIT "A"

STATE OF TEXAS]

COUNTY OF VICTORIA]

FIELDNOTE DESCRIPTION of a 3.448 acre tract or parcel of land being in the William Hawley Survey, A-177 in Victoria County, Texas and being the residue of a 403 acre tract of land from W. L. Ward to Addie Ward Cappel et al (155-463) and being more fully described by metes and bounds as follows:

BEGINNING at a steel rod found for the west corner of this description in the southeast right-of-way line of Lone Tree Road (140' R.O.W.), same being the westerly north corner of the Victoria Sales Tax Development Corporation 106.52 acre tract (201012610);

THENCE, continuing along said southeast right-of-way line, N45°00'E, 264.20 feet to a 5/8" steel rebar set with yellow plastic cap stamped "CIVILCORP" for angle point with the intersection of the westerly right-of-way line of Loop 463;

THENCE, along said westerly right-of-way line, N89°26'03"E, 182.03 feet to a TxDot concrete monument for angle point;

THENCE, continuing along said westerly right-of-way line, S46°13'26"E, 272.63 feet to a 5/8" steel rebar set with yellow plastic cap stamped "CIVILCORP" for the east corner, same being the easterly north corner of said 106.52 acre tract;

THENCE, along the common line of this and said 106.52 acre tract, S45°00'W, 400.00 feet to a 5/8" steel rebar set with yellow plastic cap stamped "CIVILCORP" for common corner and south corner of this parcel;

THENCE, continuing along said common line, N45°00'W, 400.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 3.448 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 16 July 2012 with the aid of GF NO. 2120876 and is accompanied by a plat of even survey date. Final corners set on 30 July 2012.

D.C.368




Allen J. Hanslik, Texas R.P.L.S. No. 4012