

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 2.001 ACRES OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME LAND CONVEYED TO JOHN N. PAUL, BY WARRANTY DEED INDOCUMENT NUMBER 2002043206, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found on the north right-of-way of Gattis School Road, point being the southeast corner of that certain 2.00 acre tract of land as conveyed to Spiritual Assembly of Baha 'Is Faith in Document Number 2000012742, also being the southwest corner and PLACE OF BEGINNING hereof;

THENCE, with the common line of said Faith tract and of the herein described tract, North 01° 15' 36" West, 367.31 feet to a 1/2" rebar found at the northeast corner of said Faith tract, also being the southeast corner of that certain 1.00 acre tract of land conveyed to Rita R. George in Volume 796, Page 281, of the deed records of said county, also being the southwest corner of that certain 1.00 acre tract of land conveyed to Dwight F. Davis and wife, Latrice A Davis in Volume 1700, Page 475, for the northwest corner hereof;

THENCE, North 89° 31' 04" East, 237.40 feet to a 1/2" rebar found at the southeast corner of said Davis tract, also being in the west line of Lot 2, Block N, Round Rock Ranch, Phase 1, Section 1, recorded in Cabinet J, Slide 139 of the Plat Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, with the west line of said Lot 2, and the west line of Lot 1, Block N, and the west line of a 29' right-of-way dedication of said subdivision, South 01° 11' 09" East (BEARING BASIS FOR THIS SURVEY), 367.81 feet to a 1/2" rebar found at the southwest corner of said right-of-way dedication, also being on the north right-of-way of said Gattis School Road, for the southeast corner hereof;

THENCE, along said north right-of-way, South 89° 38' 25" West, 236.91 feet to the PLACE OF BEGINNING and containing a calculated map area of 2.001 acres, more or less SAVE AND EXCEPT that certain 0.156 acre tract acquired by the City of Round Rock, Texas pursuant to Agreed Final Judgment filed under Cause No. 21-0164-CC2, County Court at Law, Number Four of Williamson County, Texas, and recorded in Document No. 2021112629, Official Public Records, Williamson County, Texas.