

# EXHIBIT

**"A"**

## **Legal Description – Ramendu Duplex at Round Rock**

**Tax Account #'s: R058893, R053078, R058891**

TRACT 1: 1.873 ACRES OF LAND MORE OR LESS, OUT OF THE WILEY HARRIS SURVEY. ABSTRACT No. 298, AND BEING LOTS 3 AND 4, BLOCK 3, BRADSHAW ADDITION, (AN UNRECORDED ADDITION), TO THE CITY OF ROUND ROCK, IN WILLIAMSON COUNTY, TEXAS.

TRACT 2: ALL OF THAT 0.84 ACRE OF LAND, MORE OR LESS, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT No. 298, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO AUDREY B. WILKINSON IN DEED RECORDED IN VOLUME 648, PAGE 64 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ROUND ROCK IN THE QUITCLAIM DEED RECORDED IN VOLUME 871, PAGE 400 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

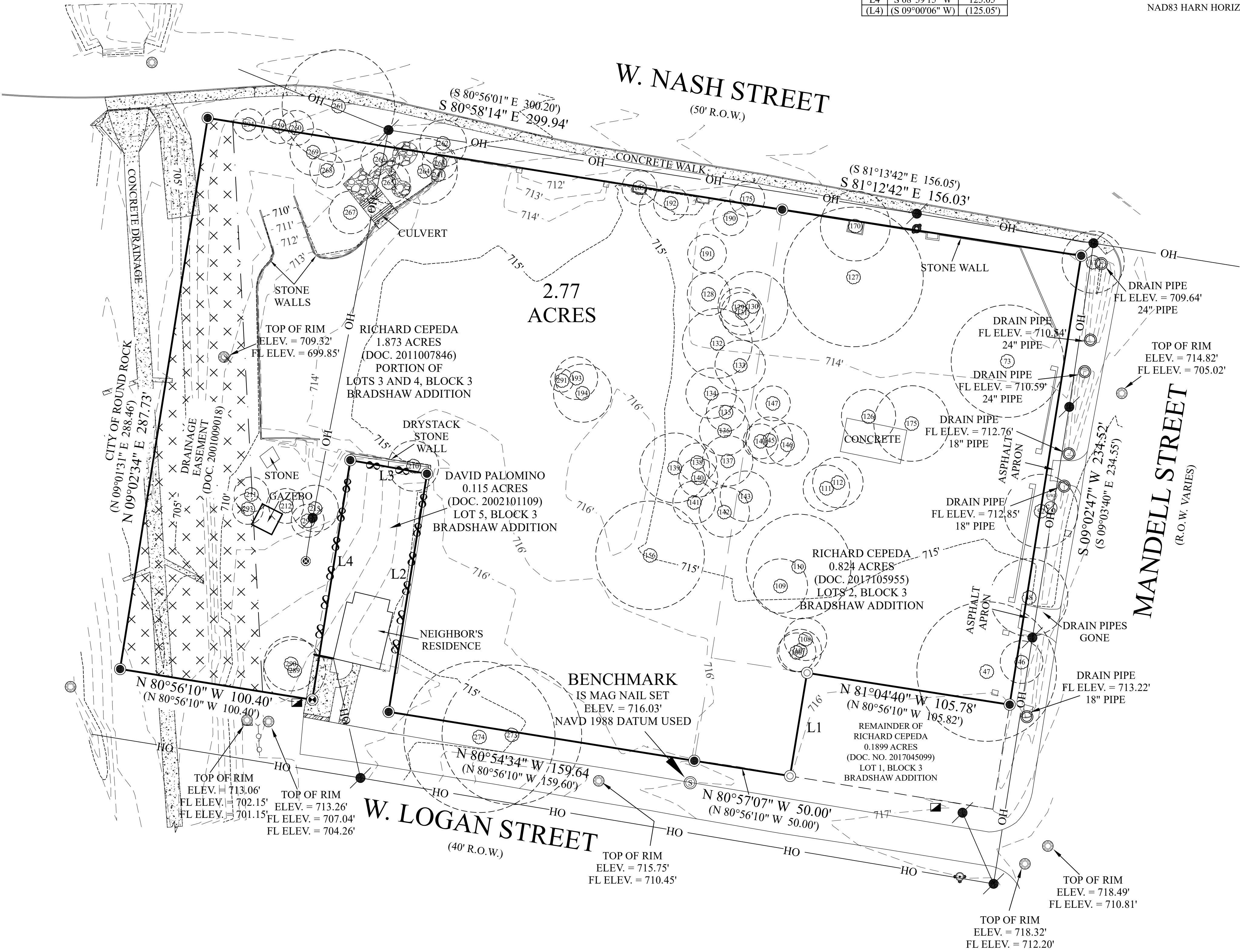
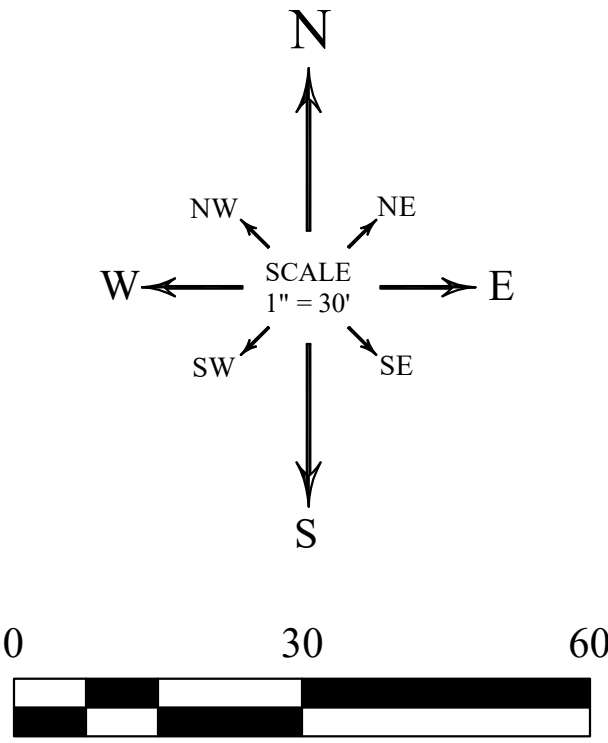
TRACT 3: THAT CERTAIN TRACT OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT No. 298 IN WILLIAMSON COUNTY, TEXAS (AKA LOT 1, BLOCK 3, BRADSHAW ADDITION, AN UNRECORDED SUBDIVISION) AND BEING DESCRIBED AND LOCATED BY THAT CERTAIN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 1553, PAGE 173, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THAT CERTAIN SAVE AND EXCEPT TRACT REFERRED TO IN VOLUME 648, PAGE 64; VOLUME 648, PAGE 70; VOLUME 648, PAGE 74; AND VOLUME 648, PAGE 76, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MONROE DANIELS IN DEED RECORDED IN VOLUME 88, PAGE 225, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 09°22'00" W	53.94'
(L1)	(S 09°03'40" W)	(53.87')
L2	N 09°08'25" E	124.46'
(L2)	(N 09°08'25" E)	(125.00')
L3	N 80°05'35" W	40.17'
(L3)	(N 79°57'54" W)	(40.00')
L4	S 08°59'15" W	125.05'
(L4)	(S 09°00'06" W)	(125.05')

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY  
THE OWNER SHOULD CHECK THE LOCAL GOVERNING  
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER  
BUILDING REQUIREMENTS.

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)  
NAD83 HARN HORIZONTAL CONTROL.

- LEGEND**
- 1/2" ROD FOUND
  - 1/2" ROD W/CAP SET "ALLSTAR 5729"
  - MAG NAIL SET
  - RECORD INFORMATION
  - UTILITY POLE
  - OVERHEAD UTILITY LINE(S)
  - MANHOLE
  - GAS WARNING SIGN
  - CLEAN OUT
  - TREE



TREE LIST	
17	16" PECAN
46	11" PECAN
47	36" ELM (M)(H)
48	21" LIGUSTRUM (M)(P)
71	29" PECAN (H)
92	19" PECAN (P)
106	10" HACKBERRY
107	11" HACKBERRY
108	11" HACKBERRY
109	14" PECAN
110	28" LIGUSTRUM (M)(H)
111	12" ELM
112	13" HACKBERRY
125	20" PECAN (P)
126	14.5" LIGUSTRUM (M)
127	32.5" PECAN (H)
128	11" PECAN
129	10" PECAN
130	18" PECAN
131	11" PECAN
132	18" PECAN
133	13" PECAN
134	13" PECAN
135	10" PECAN
136	13" PECAN
137	13" PECAN
138	10" PECAN
139	18" PECAN
140	10" PECAN
141	11" PECAN
142	13" PECAN
143	13" PECAN
144	9" PECAN
145	12" PECAN

TREE LIST	
146	11" PECAN
147	9" PECAN
156	28" ELM (H)
170	18" ELM
171	19.5" PECAN
185	9" SPANISH OAK
190	9" PECAN
191	10" PECAN
192	9" PECAN
193	11" ELM
194	16" LIVE OAK (M)
210	13" PECAN
211	9" PECAN
212	9" PECAN
213	12" PECAN (M)
250	9" PECAN
260	9" PECAN
261	29" LIVE OAK (H)
262	12" PECAN
263	9" PECAN
264	17" PECAN
265	11" PECAN
266	10" PECAN
267	11" PECAN
268	9" PECAN
269	12" PECAN
273	36" COTTONWOOD (H)
274	39" COTTONWOOD (H)
280	16" HACKBERRY
290	14" HACKBERRY (M)
291	6" LIVE OAK
292	8.5" LIVE OAK (M)
293	8" LIVE OAK (M)
294	8.5" PECAN (M)

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

2.77 ACRES OF LAND OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NUMBER 298, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THREE TRACTS COVEYED TO THAT CERTAIN RICHARD CEPEDA, BEING 1.873 ACRES, RECORDED IN DOCUMENT NUMBER 2010078846, 0.824 ACRES RECORDED IN DOCUMENT NUMBER 2017105955, AND A PORTION OF A 0.1899 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017045099, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ADDRESS

FLR.M. MAP INFORMATION

SURVEY DATE:	FEBRUARY 27, 2020	FIELDED BY:	EDWARD RUMSEY	02/25/2020
TITLE CO.:	-	CALC. BY:	EDWARD RUMSEY	02/26/2020
GLE. NO.:	-	DRAWN BY:	SEAN SUTTON	02/27/2020
JOB NO.:	A0201820 - A0113220	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	02/27/2020

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 48401C0493F PANEL: 0403F DATED: 12/20/2019  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL BE FLOOD-PRONE. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.



**ALLSTAR**  
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9020 ANDERSON MILL RD  
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TDRS.FIRM NO. 1615800