

EXHIBIT "A"  
Project Description

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
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FIRM No. 10050700

***FIELD NOTE DESCRIPTION OF 71.64 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY ABSTRACT No. 452 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (71 ½ ACRE) TRACT OF LAND DESCRIBED AS "TRACT ONE" IN SPECIAL WARRANTY DEED TO GWENDOLYN OLSON AYRES AND PAULA OLSON GODINICH BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2018039073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:***

**BEGINNING** at a capped iron rod (marked "RJ Surveying") in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southwest corner of that certain (71 ½ acre) tract of land as conveyed to Gwendolyn Olson Ayres and Paula Olson Godinich by Special Warranty Deed recorded in Document No. 2018039073 of the Official Public Records of Williamson County, Texas, and for the Southeast corner of Lot 93, Block E, Siena Section 31, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 201903228 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found for the Northwest corner of that certain (10.0062 acre) tract of land as conveyed to Russell D. Lewis and Lisa Lewis by deed recorded in Volume 2518 Page 130 of the Official Public Records of Williamson County, Texas, bears S 67 deg. 53' 33" W 72.69 ft., and also from which a ½" iron rod found at a very old fence corner post for the Northeast corner of that certain (99.27 acre) tract of land as conveyed to R.W. McMinn and wife, Earlette McMinn by deed recorded in Volume 668 Page 714 of the Deed Records of Williamson County, Texas, and for the Northeast corner of said Lewis (10.0062 acre) tract, bears N 68 deg. 37' 55" E 312.27 ft.;

THENCE with the West line of said Ayres and Godinich (71 ½ acre) tract and with the East lines of Siena Section 31 and Siena Section 14, respectively, according to the maps or plats of record in Document No. 2019103228 and Document No. 2020023552 of the Official Public Records of Williamson County, Texas, N 21 deg. 37' 43" W, passing multiple capped iron rods found (marked "RJ Surveying") for various lots in said subdivisions, and at 2512.62 ft. passing a capped iron rod found (marked "RJ Surveying") for the Northeast corner of Lot 63, in Block UU of said Siena Section 14, and continuing with the same bearing for a total distance of 2518.14 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc" in the

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71.64 ACRES

approximate center of an eighteen feet (18') wide Lane, (as mentioned in Volume 587 Page 949 of the Deed Records of Williamson County, Texas), for the Northwest corner of said Ayres and Godinich (71 ½ acre) tract and being the Northwest corner of this tract of land, and from which a ½" iron rod found in the North line of said Lane and for an angle corner in the South line of that certain (196.96 acre) tract of land as conveyed to Truett F. Pritchard and wife, Louise H. Pritchard by deed recorded in Volume 894 Page 855 of the Deed Records of Williamson County, Texas, bears N 81 deg. 17' 38" W 15.89 ft. (direct tie);

THENCE with the center of said Lane and with the North line of said Ayres and Godinich (71 ½ acre) tract, N 68 deg. 30' 56" E 1238.73 ft. to a capped iron rod found (marked "Forest") for the Northeast corner of said Ayres and Godinich (71 ½ acre) tract and for the Northwest corner of that certain (100 acre) tract of land as conveyed to Marshall Ford and wife, Ruby Ford by deed recorded in Volume 459 Page 157 of the Deed Records of Williamson County, Texas, and for the Southwest corner of that certain (75 acre) tract of land as conveyed to Tom Noren and wife, Norma Noren by deed recorded in Volume 781 Page 247 of the Deed Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a ½" iron rod found at a fence corner post in the West line of said Noren (75 acre) tract for the Northeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 1340.98 ft., and also from which a point near a fence corner post and a double 15" Hackberry tree for the Southeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 9.2 ft.;

THENCE leaving the center of said Lane with the common line of said Ayres and Godinich (71 ½ acre) tract and said Ford (100 acre) tract, S 21 deg. 38' 41" E 2518.89 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southeast corner of said Ayres and Godinich (71 ½ acre) tract and for the Southwest corner of said Ford (100 acre) tract and being the Southeast corner of this tract of land, and from which a ½" iron rod found at a fence corner post in the West line of Williams County Road No. 118 and in the South line of said Ford (100 acre) tract and for an angle corner in the North line of that certain (169.307 acre) tract of land as conveyed to Richard K. Ma and John F. Matthews by deed recorded in Volume 760 Page 676 of the Deed Records of Williamson County, Texas, bears N 68 deg. 33' 00" E 1686.03 ft., and also from which a point for the Southeast corner of the Henry Millard Survey Abstract No. 452 and for the Southeast corner of said Ford (100 acre) tract bears N 68 deg. 33' 00" E 1732.82 ft.;

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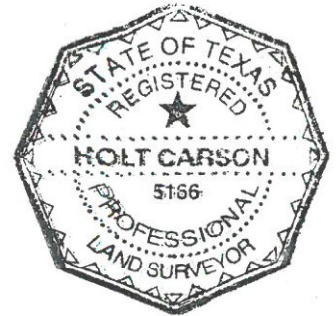
THENCE with the South line of the Henry Millard Survey Abstract No. 452 and the North line of the William Dunn Survey Abstract No. 196 and with the South line of said Ayres and Godinich (71 ½ acre) tract, S 68 deg. 33' 00" W at 233.71 ft. passing a ½" iron rod found in the North line of that certain (5.00 acre) tract of land as conveyed to James T. Repass and wife, Geraldine A. Repass by deed recorded in Volume 2176 Page 749 of the Official Public Records of Williamson County, Texas, being 0.81 ft. North of this line, and at 399.35 ft. passing a ½" iron rod found at the Northwest corner of said Repass (5.00 acre) tract, being 0.83 ft. North of this line, and continuing with the same bearing for a total distance of 1239.45 ft. to the **PLACE OF BEGINNING**, containing 71.64 acres of land.

**SURVEYED:** April 5, 2022



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: B 1111064

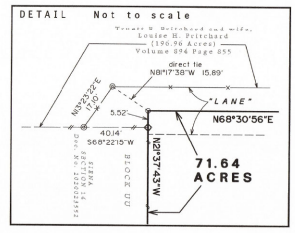
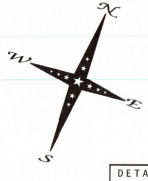
SCALE: 1" = 200'

SURVEY MAP OF

71.64 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY ABSTRACT No. 452 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (71 1/2 ACRE) TRACT OF LAND DESCRIBED AS "TRACT ONE" IN SPECIAL WARRANTY DEED TO OWENDOLYN OLSON AYRES AND PAULA OLSON GODINICH AS RECORDED IN DOCUMENT No. 2018039073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

see accompanying Field Note Description

ORIENTATION NOTE: Orientation for this survey was based upon the State Plane Coordinate System (4203 -- Texas Central Zone)



Jennifer L. Pritchard and Andrew S. Pritchard (104.60 Acres) Document No. 2011085212

Truett F. Pritchard and wife, Louise H. Pritchard (196.96 Acres) Volume 894 Page 855

Tom Noren and wife, Norma Noren (75 Acres) Volume 781 Page 247

HENRY MILLARD SURVEY ABSTRACT NO. 452 Tom Noren and wife, Norma Noren (75 Acres) Volume 587 Page 949

WILLIAMSON COUNTY ROAD NO. 118

see DETAIL above

corner post and double 15' Hackberry tree 12 wire dog gate

post and present means of Access - called to be an 10 wide Lane per volume 587 Page 949

PCS Site Agreement Document No. 2000044851

71.64 ACRES SURVEYED

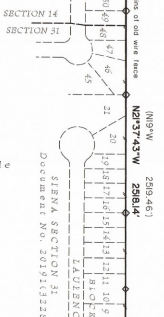
Gwendolyn Olson Ayres Paula Olson Godinich "Tract One" (71 1/2 Acres) Special Warranty Deed Document No. 2018039073

formerly Eleanor Olson Andrew Olson Dorothea Jacob "Tract 1" (71 1/2 Acres) Volume 595 Page 131

formerly W.V. Ford (100 Acres) Volume 140 Page 300

Marshall Ford and wife, Ruby Ford (100 Acres) Volume 459 Page 157

formerly Lee Roy McBryde and wife, Mable McBryde (72.82 Acres) Volume 329 Page 603



TOSCANA TRACE PLACE OF BEGINNING 0.45' South of line

5000 Limmer Loop Investments, LLC "Tract 1" (24.021 Acres) Special Warranty Deed Document No. 2020166900

James T. Repass and wife, Geraldine A. Repass (5.00 Acres) Vol. 2176 Pg. 749

WILLIAM DUNN SURVEY ABSTRACT NO. 193

Calvary Apostolic Church of Texas, Inc. (3696 Acres) Doc. 2021116923

Cordy D. Hadenfeldt and M. Krisann Hadenfeldt (4.30 Acres) Doc. 2014101036

formerly S.A. Anderson (310 Acres) Vol. 39 Pg. 58

WILLIAM DUNN SURVEY ABSTRACT NO. 193 CAMEL CREEKSIDE DRIVE

Richard K. Ma and John F. Matthews (169.507 Acres) Volume 760 Page 676

HENRY MILLARD SURVEY ABSTRACT NO. 452

WILLIAM DUNN SURVEY ABSTRACT NO. 193

THE STATE OF TEXAS THE COUNTY OF TRAVIS The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property cuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 4849C-0505-F, dated December 20, 2019. THIS THE 5th day of APRIL, A.D., 2022.

BY: Holt Carson Registered Professional Land Surveyor No. 5166 HOLT CARSON, INC. 1904 Fortview Road Austin, Texas 78704 (512)-442-0990 Firm Registration Number 10050700



Legend

- Yellow Rod Found
Capped Iron Rod Found marked "RJ Surveying" (unless noted)
X Iron Rod Set with an aluminum cap imprinted with "Holt Carson, Inc."
600 Wall Found
Wire Fence
Wood Board Fence
Patented Survey Line (Record Bearing and Distance)

HENRY MILLARD SURVEY ABSTRACT NO. 452

HENRY MILLARD SURVEY ABSTRACT NO. 452

approximate true/true corner of the Henry Millard Survey

WILLIAM DUNN SURVEY ABSTRACT NO. 193