

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0374 ACRE (1,630 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 4-A, OF THE REPLAT OF LOTS 2, 4, AND 6, OAKMONT CENTRE, SECTION SEVEN SUBDIVISION, RECORDED IN CABINET T, SLIDES 274-275, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LARO PROPERTIES, L.P., RECORDED IN DOCUMENT NO 2011027613, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0374 ACRE (1,630 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 35.50 feet right of N. Mays St. Baseline Station 87+32.69, on the proposed easterly right-of-way (ROW) line of N. Mays St (ROW varies), being on the northerly line of said Lot 4-A, same line being the southerly line of Lot 3, Block A, of the OAKMONT CENTRE SECTION SEVEN subdivision, recorded in Cabinet I, Slide 296-297, of said Plat Records, (Grid Coordinates determined as N=10,176,302.53, E=3,129,998.21), for the northeast corner and **POINT OF BEGINNING** of the herein described parcel, and from which a 5/8 inch iron rod found on the west line of Lot 6-A of said REPLAT OF LOTS 2, 4 AND 6, OAKMONT CENTRE, SECTION SEVEN subdivision, being the southeast corner of said Lot 3, same point being the northeast corner of said Lot 4-A bears N 69°02'27" E, a distance of 444.71 feet;

- 1) **THENCE, S 20°54'21" E**, departing said south boundary line of Lot 3, with said proposed easterly ROW line of N. Mays St., over and across said Lot 4-A, a distance of **285.20 feet** to a MAG Nail with washer stamped "CORR-ROW 5630" set being 35.50 feet right of N. Mays Street Baseline Station 84+47.49, on the north line of Lot 4-B of said REPLAT OF LOTS 2, 4 AND 6, OAKMONT CENTRE, SECTION SEVEN subdivision, same line being the south line of said Lot 4-A, for the southeast corner of the herein described parcel, and from which a capped iron rod stamped "BAKER-AICKLEN ASSOC" found, being the southeast corner of said Lot 4-A, same point being the northeast corner of said Lot 4-B, bears N 69°06'37" E, a distance of 449.19 feet;
- 2) **THENCE, S 69°06'37" W**, departing said proposed ROW line, with the common line of said Lot 4-A and said Lot 4-B, a distance of **5.62 feet** to a X cut in concrete found on the existing easterly ROW line of N. Mays St. (formerly Oakmont Drive) (60 foot ROW width), for the southwest corner of the herein described parcel, and from which a 1/2 inch iron rod found on said existing ROW line bears S 20°56'37" E, a distance of 22.26 feet;
- 3) **THENCE, N 20°56'37" W**, departing said Lot 4-B, with said existing ROW line, same line being the west line of said Lot 4-A, a distance of **285.19 feet**, to a 1/2 inch iron rod found, being the southwest corner of said Lot 3, same point being the northwest corner of said Lot 4-A, for the northwest corner of the herein described parcel;

County: Williamson
Parcel: 7, LARO Properties, LP.
Highway: N. Mays Extension

10/18/2023
Page 2 of 5

- 4) **THENCE, N 69°02'27" E**, departing said existing ROW line of N. Mays St., with the common boundary line of said Lot 4-A and said Lot 3, a distance of **5.81 feet** to the **POINT OF BEGINNING**, containing 0.0374 acres (1,630 square feet) of land more or less.

This property description is accompanied by a separate parcel plat.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99987384.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision January 2023.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No: 10059100
Project No: KPA-001



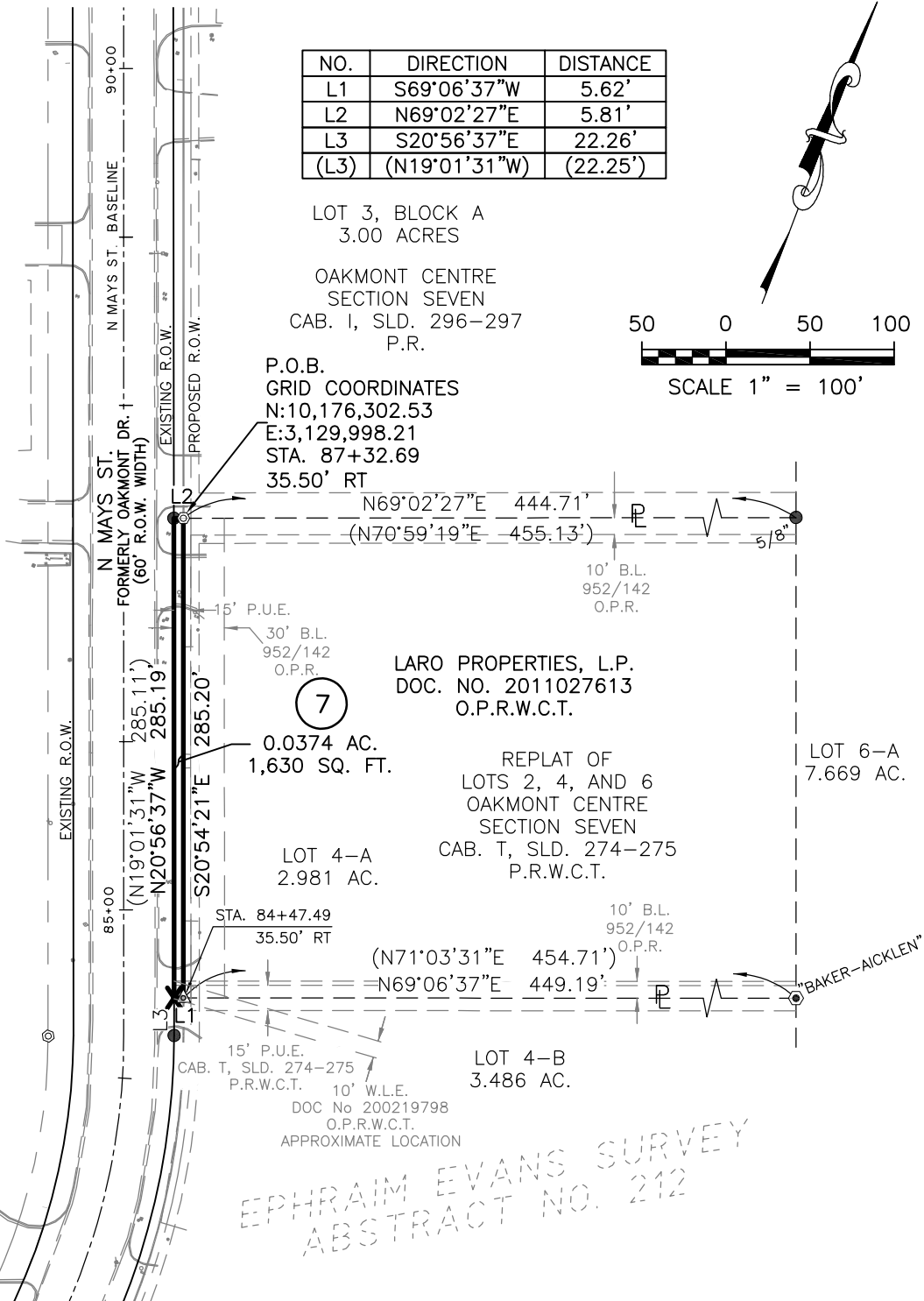
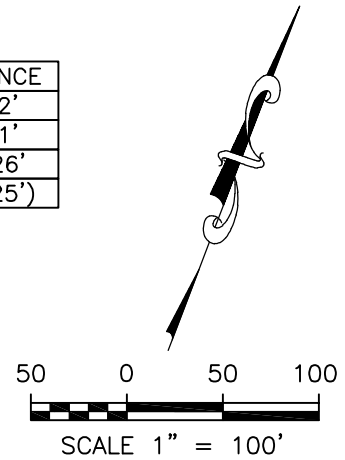
PLAT TO ACCOMPANY DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	S69°06'37"W	5.62'
L2	N69°02'27"E	5.81'
L3	S20°56'37"E	22.26'
(L3)	(N19°01'31"W)	(22.25')

LOT 3, BLOCK A
3.00 ACRES

OAKMONT CENTRE
SECTION SEVEN
CAB. I, SLD. 296-297
P.R.

P.O.B.
GRID COORDINATES
N:10,176,302.53
E:3,129,998.21
STA. 87+32.69
35.50' RT



PROJECT NO.: KPA-001

10/18/2023

	PARCEL PLAT SHOWING PROPERTY OF LARO PROPERTIES, L.P.		PARCEL 7 0.0374 AC. 1,630 SQ. FT.
	SCALE 1" = 100'	WILLIAMSON COUNTY	

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99987384.
2. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF 23040016RTROW, ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 2, 2023; ISSUE DATE MAY 5, 2023.

SCHEDULE B, ITEM 1:
 RESTRICTIVE COVENANTS: CABINET I, SLIDE 296, CABINET T, SLIDE 274, PLAT RECORDS; VOLUME 952, PAGE 142, VOLUME 961, PAGE 1, VOLUME 1019, PAGE 578, VOLUME 976, PAGE 230, VOLUME 1034, PAGE 709, VOLUME 1340, PAGE 873, VOLUME 1340, PAGE 877, VOLUME 1340, PAGE 882, VOLUME 1340, PAGE 887, VOLUME 1344, PAGE 732, VOLUME 1344, PAGE 737, VOLUME 1344, PAGE 742, CLERK'S FILE NO. 2001003055, 2013068699, 2016010516, 2021190918, 2021190919, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

- SCHEDULE B, ITEM 10:
- A. RIGHTS OF PARTIES IN POSSESSION.
 - B. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - C. RIGHTS OF PUBLIC, THE STATE OF TEXAS AND THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE.
 - D. ANY VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED, WHICH ARE NOT SHOWN OF RECORD.
 - E. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.


- F. THE FOLLOWING MATTER(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT/MAP RECORDED IN CABINET T, SLIDE 274, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS: 15' PUBLIC UTILITY EASEMENT ALONG THE WEST AND NORTH PROPERTY LINE. (SHOWN)
 7.5' PUBLIC UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE. (SHOWN)
- G. THE TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED IN VOLUME 952, PAGE 142, VOLUME 961, PAGE 1, VOLUME 1019, PAGE 578, VOLUME 976, PAGE 230, VOLUME 1034, PAGE 709, VOLUME 1340, PAGE 873, VOLUME 1340, PAGE 877, VOLUME 1340, PAGE 882, VOLUME 1340, PAGE 887, VOLUME 1344, PAGE 732, VOLUME 1344, PAGE 737, VOLUME 1344, PAGE 742, CLERK'S FILE NO. 2001003055, 2013068699, 2016010516, 2021190918, 2021190919, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- H. SUBJECT TO ALL DEFINITIONS, EASEMENT, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN CLERK'S FILE NO. 2013068699, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTED BY BLANKET-TYPE EASEMENTS FOUND IN DOCUMENT)
- I. EASEMENT AS SHOWN IN INSTRUMENT TO CITY OF ROUND ROCK, DATED JANUARY 15, 1985 AND FILED IN VOLUME 1199, PAGE 250, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- J. EASEMENT AS SHOWN IN INSTRUMENT TO CITY OF ROUND ROCK, DATED JANUARY 15, 1985 AND FILED IN VOLUME 1199, PAGE 262, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- K. EASEMENT AS SHOWN IN INSTRUMENT TO CITY OF ROUND ROCK, DATED JANUARY 15, 1985 AND FILED IN VOLUME 1199, PAGE 270, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- L. TERMS AND PROVISIONS OF DEED RECORDATION ACKNOWLEDGMENT - EDWARDS AQUIFER PROTECTION L. PLAN DATED NOVEMBER 27, 2000, FILED DECEMBER 14, 2000, RECORDED IN CLERK'S FILE NO. 2000082864, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
- M. TERMS AND PROVISIONS OF EASEMENT AGREEMENT DATED JANUARY 2, 2002, RECORDED IN CLERK'S FILE NO.2002019798, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (EASEMENT AS SHOWN)
- N. TERMS AND PROVISIONS OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN LARO PROPERTIES, L.P.A CALIFORNIA LIMITED PARTNERSHIP AND MS REALTY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY DATED APRIL 7, 2020, FILED APRIL 7, 2020, RECORDED IN CLERK'S FILE NO. 2020035394, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
- O. TERMS AND PROVISIONS OF SUBORDINATION AGREEMENT - UNRECORDED LEASE BY AND BETWEEN STREAMLINE TECHNICAL SERVICES, INC., LESSEE; STREAMLINE INVESTMENTS, LTD., BORROWER AND BANK OF AMERICA, N.A., LENDER DATED JULY 13, 2004, FILED JULY 27, 2004, RECORDED IN CLERK'S FILE NO. 2004058995, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

PROJECT NO.: KPA-001

10/18/2023

	PARCEL PLAT SHOWING PROPERTY OF LARO PROPERTIES, L.P.		PARCEL 7 0.0374 AC. 1,630 SQ. FT.
	WILLIAMSON COUNTY	PROJECT N. MAYS EXT	PAGE 4 OF 5

PLAT TO ACCOMPANY DESCRIPTION

LEGEND	
✕	'X' FOUND IN CONCRETE
⊙	1/2" IRON ROD WITH CAP FOUND
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "CORR-ROW" SET
△	CALCULATED POINT
X	X CUT FOUND
⊕	PK NAIL FOUND
▲	MAG NAIL FOUND
▲	MAG NAIL WITH WASHER STAMPED "CORR-ROW 5630" SET
ℙ	PROPERTY LINE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
W.L.E.	WATER LINE EASEMENT
()	RECORD INFORMATION
	BREAKLINE

P. TERMS AND PROVISIONS OF ASSIGNMENT AND SUBORDINATION OF UNRECORDED LEASES AGREEMENT BY AND BETWEEN STREAMLINE INVESTMENTS, LTD., STREAMLINE TECHNICAL SERVICES, LTD., AND CAPITAL CERTIFIED DEVELOPMENT CORPORATION, LENDER DATED AUGUST 23, 2004, FILED FEBRUARY 9, 2005, RECORDED IN CLERK'S FILE NO. 2005010123, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

Q. ANY RIGHTS, LIENS, OR CLAIMS IN FAVOR OF UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT, INCLUDING BUT NOT LIMITED TO ANY LIEN SECURING THE PAYMENT OF ASSESSMENTS LEVIED AGAINST THE LAND IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, WHICH PROVIDES THAT SAID LIEN IS:
 (1) A FIRST AND PRIOR LIEN AGAINST THE PROPERTY ASSESSED; (2) SUPERIOR TO ALL OTHER LIENS AND CLAIMS EXCEPT, LIENS OR CLAIMS FOR STATE, COUNTY, SCHOOL DISTRICT, OR MUNICIPAL AD VALOREM TAXES. (§372.018 (B), TEXAS LOCAL GOVERNMENT CODE)
 (NOT A SURVEY MATTER)

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JANUARY 2023.

INLAND GEODETICS



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
 TEXAS REG. NO. 5630
 1504 CHISHOLM TRAIL RD #103
 ROUND ROCK, TX 78681
 TBPELS FIRM NO. 10059100



PROJECT NO.: KPA-001

10/18/2023

	PARCEL PLAT SHOWING PROPERTY OF LARO PROPERTIES, L.P.		PARCEL 7 0.0374 AC. 1,630 SQ. FT.
	WILLIAMSON COUNTY	PROJECT N. MAYS EXT	