

EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR FRANK J. MCNEESE - ZETTIE SUE VOGLER

BEING 4.99 acres of the J.M. Harrell Survey, Abstract No. 284, in Williamson County, Texas; the same tract called 4.98 acres as described in a deed to Frank J. McNeese, et. ux., recorded in Vol. 414, Pg. 518, Deed Records of Williamson County, Texas. Surveyed on the ground in July of 1996, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin set at the Northwest fence corner of the said 4.98 acre tract, in the East boundary of the Little Oak Addition, a subdivision recorded in Cabinet A, Slide 350.

THENCE along a fence existing along the South side of a brick wall, N 85 deg. 12 min. 45 sec. E 520.3 feet to an iron pin set at a fence corner.

THENCE along the fenced West line of Chisholm Trail, S 13 deg. 35 min. W 511.03 feet to an iron pin found at a fence corner.

THENCE along the fenced boundary of the C.W. Prewitt tract described in Vol. 218, Pg. 475, N 89 deg. 34 min. W 406.37 feet to an iron pin found at a fence corner.

THENCE along the fenced boundary of the C.W. Prewitt tract, N 01 deg. 06 min. 45 sec. E 299.81 feet to an iron pin found at a fence corner; continuing along the fenced boundary of the Little Oak Addition, N 00 deg. 47 min. 20 sec. E 150.50 feet to the POINT OF BEGINNING.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct and that there are no significant discrepancies, conflicts, shortages in area, known boundary line conflicts; visible encroachments, overlapping of improvements, utility lines or roads, except as shown on the attached plat, and that said property has access to and from a public roadway. Records research for easement verification has not been performed unless indicated on the attached plat by recording references.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of July, 1996, A.D. File: wp11: McNeese.284

WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.



EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR C.W. PREWITT - ZETTIE SUE VOGLER

BEING 9.09 acres of the J.M. Harrell Survey, Abstract No. 284, in Williamson County, Texas; the remainder of a 25 acre tract which was described in a deed to C.W. Prewitt, recorded in Vol. 218, Pg. 475, Deed Records of Williamson County, Texas. Surveyed on the ground in July of 1996, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin found at a fence corner existing in the West line of Chisholm Trail, at the lower Northeast corner of the property conveyed to C.W. Prewitt in Vol. 218, Pg. 475, and at the Southeast corner of a tract conveyed to Frank J. McNeese in Vol. 414, Pg. 518.

THENCE along the fenced West line of Chisholm Trail, S 13 deg. 24 min. 10 sec. W 190.83 feet to an iron pin set at a fence corner.

THENCE along the fenced North line of the Julia Dale tract described in Vol. 81, Pg. 508, S 84 deg. 50 min. 15 sec. W 235.93 feet to an iron pin set at a fence corner.

THENCE along an existing fence, S 11 deg. 42 min. 25 sec. W 162.09 feet to an iron pin found at the Southwest corner of the Marjorie Johnson tract described in Vol. 1436, Pg. 332.

THENCE along an existing fence, S 60 deg. 03 min. W 343.90 feet to an iron pin found.

THENCE with the boundary of the subdivision known as Lake Creek West, according to the Correction Plat recorded in Cabinet E, Slide 14, Plat Records, finding iron pins at bends as follows;
N 04 deg. 31 min. 20 sec. W 113.26 feet;
N 12 deg. 43 min. 35 sec. W 13.30 feet;
N 06 deg. 32 min. 20 sec. E 65.19 feet; and
N 51 deg. 33 min. 05 sec. W at 7.53 feet pass an iron pin found at the Eastern termination of the North line of Westwood Drive, continuing in all 311.91 feet to an iron pin found.

THENCE with the East line of the property conveyed to the Baptist Missionary Association of Texas in Vol. 612, Pg. 607, N 08 deg. 18 min. W 400.38 feet to an iron pin found.

THENCE along the fenced South line of the Little Oak Addition, a subdivision plat recorded in Cabinet A, Slide 350, N 83 deg. 22 min. 30 sec. E 153.31 feet to an iron pin found; N 83 deg. 22 min. 15 sec. E 89.85 feet to an iron pin found; and N 83 deg. 30 min. 15 sec. E 276.27 feet to an iron pin found at a fence corner.

THENCE along the fenced West line of the Frank McNeese tract, S 01 deg. 06 min. 4 sec. W 299.81 feet to an iron pin found at a fence corner.

THENCE along an existing fence, S 89 deg. 34 min. E 406.37 feet to the POINT OF BEGINNING.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct and that there are no significant discrepancies, conflicts, shortages in area, known boundary line conflicts; visible encroachments, overlapping of improvements, utility lines or roads, except as shown on the attached plat, and that said property has access to and from a public roadway. Records search for easement verification has not been performed unless indicated on the attached plat or recording references.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of July 1996, A.D. File: wp11: prewitt.284

WM. F. FOREST JR.

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

FIELD NOTES

JOB NO. 250687-00

DATE: SEPTEMBER 23, 2025

PAGE 1 OF 2

EXHIBIT " A "

0.985 ACRES

BEING 0.985 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE JM HARRELL SURVEY, ABSTRACT NO. 284, BEING THAT SAME TRACT CONVEYED TO CENTRAL BAPTIST CHURCH OF ROUND ROCK, AND DESCRIBED AS 0.99 ACRES IN A WARRANTY DEED RECORDED AS DOCUMENT No. 2019047046, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND ON THIS, THE 18th DAY OF SEPTEMBER, 2025 BY TEXAS LAND SURVEYING, INC., AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod found in the west right-of-way margin of Chisholm Trail Road, for the northeast corner of that tract conveyed to Armando Sanchez, and described as 6.376 acres in a Special Warranty deed recorded as Document No. 2024082664, said official public records, being the southeast corner of said 0.99 acre tract and this tract;

THENCE: N 82°44'09" W, 220.89 feet with the north line of said 6.376 acre tract and the south line of said 0.99 acre tract to a 1/2" iron rod found for an angle point in the east line of the Amended Plat of Central Baptist Church Lot 1A & Lot 1B, Block A, as recorded in Document No. 2016106475, said official public records, for the northwest corner of said 6.376 acre tract the southwest corner of said 0.99 acre tract and this tract,

THENCE: N 09°07'48" E, 162.07 feet with the east line of said Central Baptist Church Amended Plat and the west line of said 0.99 acre tract to a 1/2" iron rod found for an interior "ell" corner in the east line of said Central Baptist Church Amended Plat, for the northwest corner of said 0.99 acre tract and this tract;

THENCE: N 82°15'41" E, 137.92 feet with the east line of said Central Baptist Church Amended Plat and the north line of said 0.99 acre tract to a 1/2" iron rod with an illegible plastic cap found for the southwest corner of the Final Plat of Central Baptist Church Lot 2 & Lot 3, Block A, as recorded in Cabinet AA, Slide 337, Plat Records, Williamson County, Texas, being an exterior "ell" corner in the east line of said Central Baptist Church Amended Plat, for an angle point in the north line of said 0.99 acre tract and this tract;

THENCE: N 82°19'29" E, 92.13 feet with the south line of said Central Baptist Church, Final Plat and the north line of said 0.99 acre tract to a "Mag" nail found on the top of a stone column for the southeast corner of said Central Baptist Church, Final Plat, an angle point in the north line of said 0.99 acre tract and this tract;

THENCE: N 82°39'37" E, 5.85 feet with the north line of said 0.99 acre tract to a 1/2" iron rod with plastic cap stamped "Forest RPLS 1847" found in the said west margin of said Chisholm Trail Road, for the northeast corner of said 0.99 acre tract and this tract;

THENCE: S 10°25'02" W, 223.25 feet with the said west margin of said Chisholm Trail Road and the east line of said 0.99 acre tract to the **POINT OF BEGINNING** and containing 0.985 acres of land more or less.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, (4203) NAD 83. A survey plat of even date was prepared and is intended to accompany the herein described tract of land. This Field Note description may not be used in violation of State of Texas Local Government Code, Chapter 212 or 232, Regulations of Subdivisions. Unless this Field Note description, including preamble, seal and signature, appears in its entirety, and original form, this surveyor assumes no responsibility or liability for its accuracy. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this Field Note description.

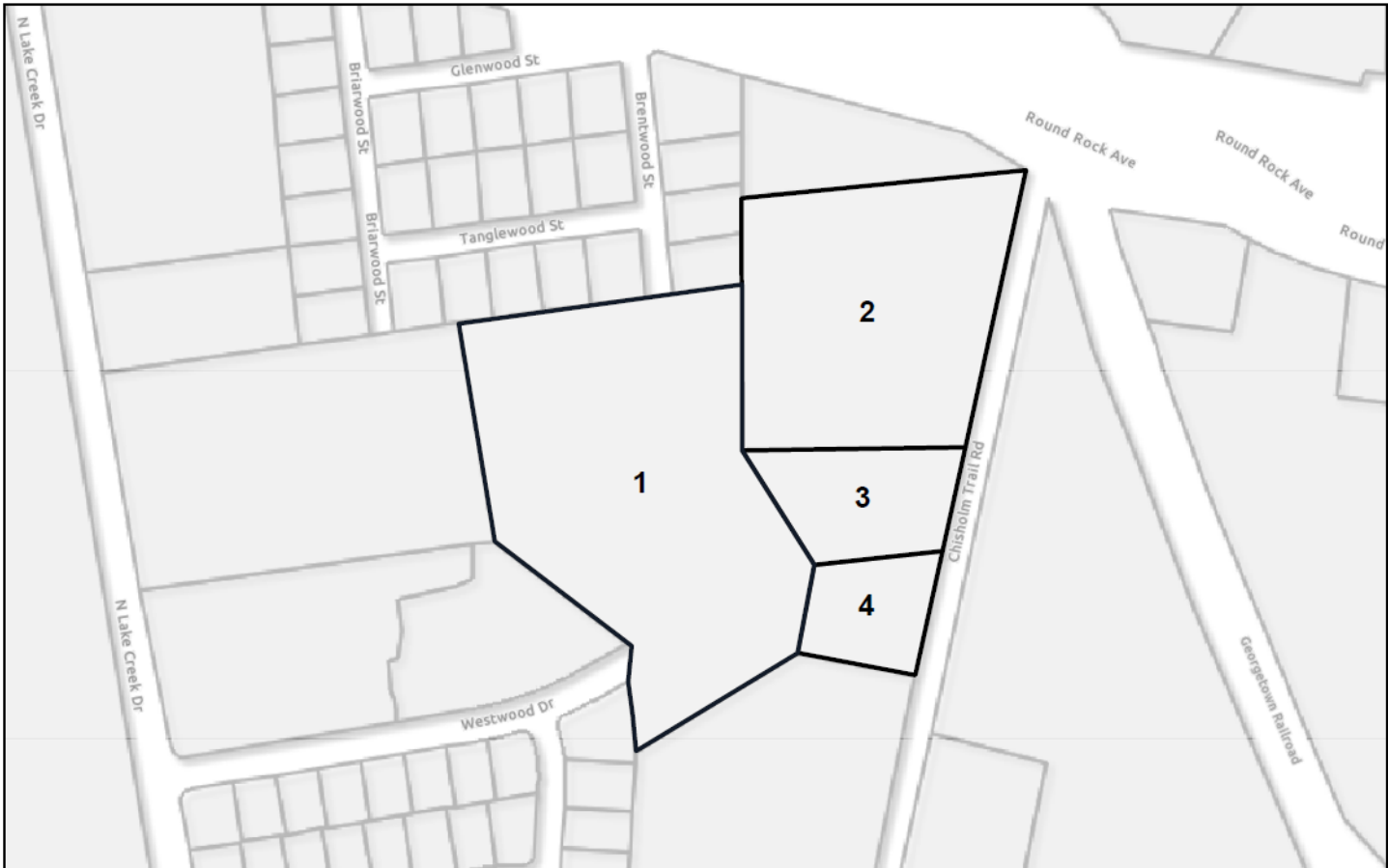
WCS 9-23-2025
William C. Stewart, RPLS No. 5785
State of Texas



Texas Land Surveying, Inc.

-A Land Surveying Firm-
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TBPLS FIRM No. 10056200

EXHIBIT "A"
TRACT MAP



6/5/2026

