

EXHIBIT

"A"

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

September 3, 2020

0.060 ACRES

These notes describe a certain parcel of land containing 0.060 Acres, situated in the **WILEY HARRIS SURVEY, A-298** located in the corporate city limits of Round Rock in Williamson County, Texas; subject tract being out of and part of "Block 3 of the W. Anderson Addition" (unrecorded addition) and being an unnamed street apparently adjoining the North line of Lots 1 and 2 (attention is invited to conveyance description below) and the South line of other unnamed lots, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the Month of September, 2020; subject tract being more fully described as follows:

BEGINNING at a found 3/8" iron rod at the Southeast corner of a called "0.543 Acre" tract conveyed in a General warranty Deed from Scott E. Bialek and Terry C. Amacher to TASB Holdings, LLC, a Texas Limited Liability Company dated 09-04-2005 and recorded in Document no. 2005081512 of the Official Public Records of Williamson County Texas (OPRWC) in the West line of N. Lee Street; for reference, City of Round Rock control monument No. 01-016 bears South 65° 56' 43" East a distance of 2399.66 feet;

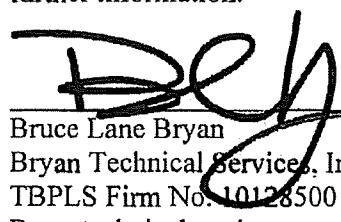
THENCE South 06° 08' 51" East with the East line of subject tract, same being the monumented West line of said N. Lee Street, a distance of **17.10 feet** to a monument with brass disc found at the Northeast corner of a called "Lots 1 and 2, Block 3, Division "B" of the W. Anderson Subdivision conveyed in a Special Warranty Deed from Paul Thomas Barnett to ROXO Investments, LLC, dated 10-01-2007 of record in Document No. 2007096885, OPRWC; found a monument with brass disc at the Southeast corner of said ROXO Investments, LLC tract bearing South 14° 39' 13" East a distance of 159.82 feet;

THENCE South 75° 19' 12" West with the North line of said ROXO Investments, LLC tract, generally North of a wooden fence, a distance of **137.60 feet** to a found monument with brass disc at the Northwest corner of same in the East right-of-way line of Interstate Highway No. 35;

THENCE North 13° 51' 16" West with said East right-of-way line of Interstate Highway No. 35 a distance of **20.50 feet** to a found 3/8" iron rod at the Southwest corner of aforementioned "0.543 Acre" tract;

THENCE North 76° 47' 19" East with the South line of said "0.543 Acre" tract, generally along a wire fence, a distance of 139.88 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 0.060 Acres.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

Bryantechnicalservices.com

WILEY H.
ABSTRACT

SCOTT L. DIAZLER & TERRY L. AMACHER
TO
TASB HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
09-04-2005 DOC.# 2005081512 OPRWC

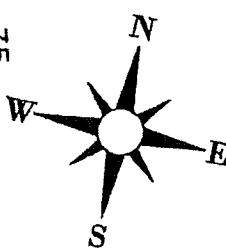
(R.O.W.
I. H. 35
VARIES)

20.50'
N13°51'16"W
FND. 3/8" I.R.

S06°08'51"E 17.10'
(C = 139.81')
N76°47'19"E 139.88'
"W. ANDERSON SUBDIVISION - BLOCK 3"
(UNRECORDED-UNNAMED STREET)
S75°19'12"W 137.60'
(C = 137.75')
0.060 ACRES
(2,597 SQ. FT.)

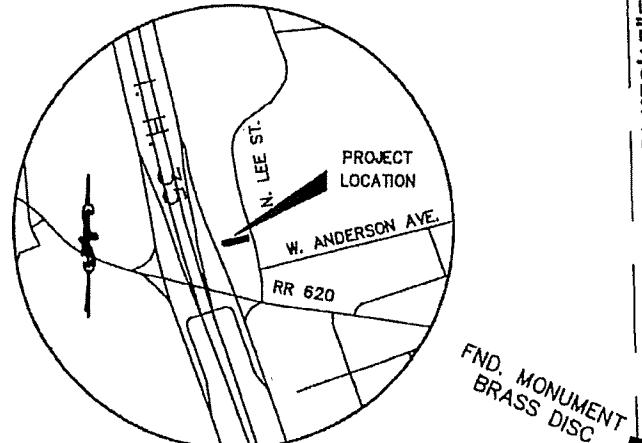
FND. MONUMENT
BRASS DISC

"LOTS 1 AND 2, BLOCK 3, DIVISION B OF THE W.
ANDERSON SUBDIVISION"
SWD - PAUL THOMAS BARNETT
TO
ROXO INVESTMENTS, LLC
10-01-2007 DOC.# 2007096885 OPRWC



0 15 30
SCALE: 1" = 30'

VICINITY MAP

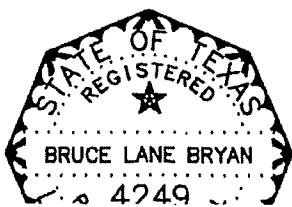


NOTE: BEARINGS SHOWN HEREON BASED ON
TEXAS STATE PLANE COORDINATE SYSTEM
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT;
DISTANCES ARE GRID VALUES; TO CONVERT TO
SURFACE VALUES DIVIDE BY THE COMBINED SCALE
FACTOR OF 0.999918220041..

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION OF PROPERTY LOCATED AT TBD N. LEE STREET IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS
FOLLOWS: AN UNNAMED STREET DEDICATED WITHIN BLOCK 3 OF THE W. ANDERSON SUBDIVISION, AN UNRECORDED
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS.

TO: TASB HOLDINGS, LLC PN 20-747

THIS SURVEY SUBSTANTIALLY COMPLIES WITH
THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1B,
CONDITION 1 SURVEY AND THE CURRENT
MINIMUM REQUIREMENTS OF THE



BRUCE LANE BRYAN
4249

BRYAN TECHNICAL SERVICES, INC.



CURB/GUTTER

SIDEWALK

N. LEE STREET
(R.O.W. VARIES)

BARBED WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE

LEGEND

S14.39135"E 159.82'
(C = 159.01)

PLACE OF BEGINNING - F1
CITY OF ROUND ROCK, TEXAS
01-016 BEARS S 65.56' E
2399.66'

FND. MONUMENT
BRASS DISC