

EXHIBIT
"A"

County: Williamson
Parcel: Parcel 4 (KAHA Properties)
Project: Heritage Trail

Page 1 of 4
January 26, 2016

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.424 ACRE (18,477 SQUARE FOOT), TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, "BLOCK A" OF THE OPUS SUBDIVISION RECORDED IN CABINET Q SLIDES 41-42 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, AND CONVEYED TO KAHA PROPERTIES (TRACT 2) BY INSTRUMENT RECORDED IN DOCUMENT NO. 2012046864 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.424 ACRE (18,477 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the easterly boundary line of that called 11.6049 acre tract of land, conveyed to MFT-The Creek, LLC by instrument recorded in Document No. 2012092901 of the Official Public Records of Williamson County, Texas, same being the westerly boundary line of said Lot 1, for the most southwesterly corner of the herein described tract, and from which a ½" iron rod found, being an angle point in the common boundary line of said 11.6049 acre tract and said Lot 1, bears S 20°47'38" E at a distance of 10.91 feet;

THENCE, continuing with said common boundary line, the following two (2) courses:

- 1) N 20°47'38" W for a distance of 52.93 feet to a calculated angle point;
- 2) N 50°24'47" W for a distance of 0.25 feet to a calculated point, for the most northwesterly corner of the herein described tract;

THENCE, departing said 11.6049 acre boundary line, through the interior of said Lot 1, the following six (6) courses:

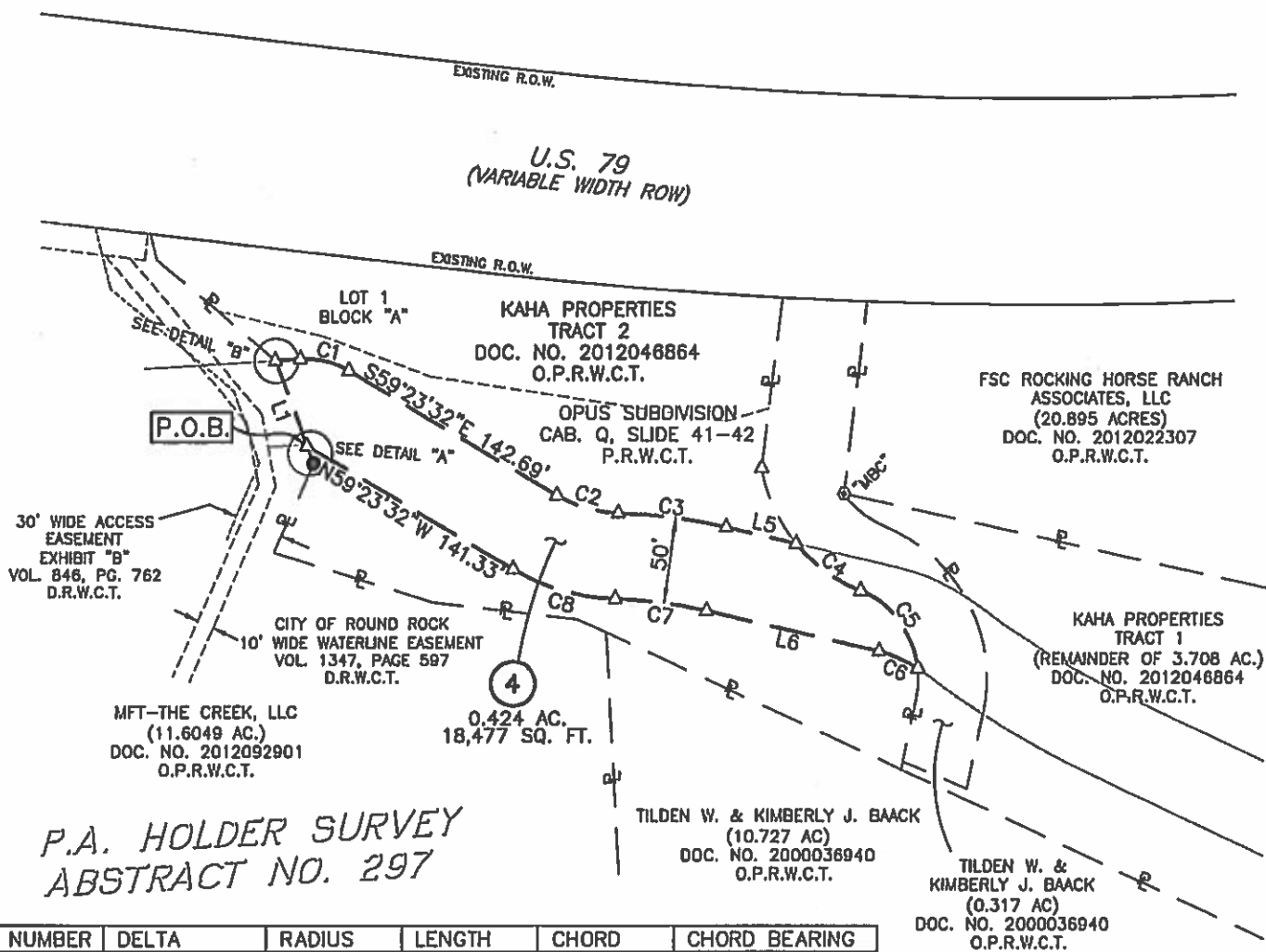
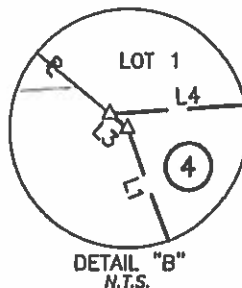
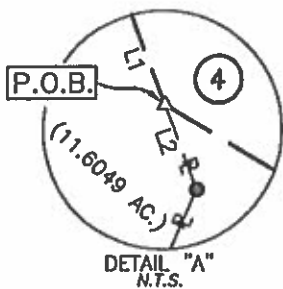
- 3) N 86°19'32" E for a distance of 14.62 feet to a calculated point of curvature to the right;
- 4) Along said curve to the right, having a delta angle of 34°16'56", a radius of 50.00 feet, an arc length of 29.92 feet and a chord which bears, S 76°32'00" E for a distance of 29.47 feet to a calculated point of tangency;
- 5) S 59°23'32" E for a distance of 142.69 feet to a calculated point of curvature to the left;
- 6) Along said curve to the left, having a delta angle of 29°00'05", a radius of 75.00 feet, an arc length of 37.96 feet and a chord which bears, S 73°53'35" E for a distance of 37.56 feet to a calculated point of reverse-curvature;
- 7) Along a curve to the right, having a delta angle of 11°23'38", a radius of 325.00 feet, an arc length of 64.63 feet and a chord which bears, S 82°41'49" E for a distance of 64.52 feet to a calculated point of tangency;
- 8) S 76°59'59" E for a distance of 42.56 feet to a calculated point of curvature, being in the common boundary line of that called 0.317 acre tract of land conveyed to Tilden W. and Kimberly J. Baack by Document No. 2000036940 Official Public Records of Williamson County, Texas, same being the easterly boundary line of said Lot 1, for the most northeasterly corner of the herein described tract;

THENCE, continuing with the common boundary line of said 0.317 acre tract and said Lot 1, the following two (2) courses:

- 9) Along a curve to the left, having a delta angle of 28°37'52", a radius of 95.02 feet, an arc length of 47.48 feet and a chord which bears, S 54°09'20" E for a distance of 46.99 feet to a calculated point of reverse-curvature;
- 10) Along a curve to the right, having a delta angle of 62°02'37", a radius of 55.01 feet, an arc length of 59.57 feet and a chord which bears, S 37°27'05" E for a distance of 56.70 feet to a calculated point, for the most southeasterly corner of the herein described tract;

EXHIBIT **A**
PLAT TO ACCOMPANY DESCRIPTION

NO.	BEARING	DISTANCE
L1	N20°47'38"W	52.93'
L2	S20°47'38"E	10.91'
L3	N50°24'47"W	0.25'
L4	N86°19'32"E	14.62'
L5	S76°59'59"E	42.56'
L6	N76°59'59"W	104.42'



*P.A. HOLDER SURVEY
 ABSTRACT NO. 297*

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	34°16'56"	50.00'	29.92'	29.47'	S76°32'00"E
C2	29°00'05"	75.00'	37.96'	37.56'	S73°53'35"E
C3	11°23'38"	325.00'	64.63'	64.52'	S82°41'49"E
C4	28°37'52"	95.02'	47.48'	46.99'	S54°09'20"E
C5	62°02'37"	55.01'	59.57'	56.70'	S37°27'05"E
C6	19°36'13"	75.00'	25.66'	25.54'	N67°11'53"W
C7	11°23'38"	275.00'	54.69'	54.60'	N82°41'49"W
C8	29°00'05"	125.00'	63.27'	62.60'	N73°53'35"W

**PARCEL 4
 EASEMENT
 0.424 ACRES
 18,477 SQUARE FEET**

**INLAND U
 GEODETICS**
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	P.U.E.	PUBLIC UTILITY EASEMENT
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS		

NOTES:

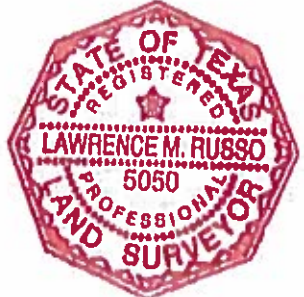
1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 02/04/2016
LAWRENCE M. RUSSO DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1290, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL 4
EASEMENT
0.424 ACRES
18,477 SQUARE FEET