

EXHIBIT "A"

SMYERS LANE RIGHT-OF-WAY TRACT

DESCRIPTION

FOR A 7.90-ACRE TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING ALL OF SMYERS LANE RIGHT-OF-WAY SITUATED BETWEEN THE WEST RIGHT-OF-WAY LINE OF WYOMING SPRINGS DRIVE SOUTHWARD TO THE NORTH RIGHT-OF-WAY LINE OF RM 620, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point, said point being in the west right-of-way line of Wyoming Springs Drive Lane, a 120 feet wide right-of-way as described in Volume 1284 Page 900, of the Deed Records of Williamson County (DRWC), said point being the southeast corner of an approximate 38-acre tract as described in Ordinance No. Z-07-03-08-11A4, as adopted by the City of Round Rock, said point being in the northern boundary of Smyers Lane right-of-way (also known as Old FM 620 and Old RM 620, a 100 feet wide right-of-way as conveyed to the State in Volume 337 Pages 291 (DRWC), and further described in a Release from the State to Williamson County in Minute Order No. 86401 passed October 28, 1987), said point being the **POINT OF BEGINNING** and same being the northeast corner of the herein described 7.90-acre tract;

THENCE continuing southwesterly with the southern boundary line of said 38-acre tract and the northern edge of said Smyers Lane right-of-way approximately 785 feet to a point, said point being the southwestern corner of said 38-acre tract, same point being the southeast corner of a 0.618-acre tract described in Document No. 2012008358, Official Public Records of Williamson County (OPRWC), same point being the southeast corner of a called 5-acre tract as described in Volume 590 Page 334 (DRWC) and refiled in Volume 725 Page 677 (DRWC), same point also being the southeast corner of an unrecorded subdivision known as Deer Run;

THENCE continuing southwesterly with the southern boundary line of said .0618-acre tract, with said 5-acre tract, and with the northern edge of said Smyers Lane right-of-way approximately 40 feet to a point, said point being

the southwest corner of said .0618-acre tract and in the east line of a private drive locally known as Oak Haven Drive;

THENCE continuing southwesterly with the southern edge of said Oak Haven Drive, with the southern boundary of said 5-acre tract, and with the northern edge of said Smyers Lane right-of-way approximately 50 feet to a point, said point being the southeast corner of a 0.503-acre tract as described in Document No. 2009046905 (OPRWC), same point being in the west line of said Oak Haven Drive;

THENCE continuing southwesterly with the southern edge of said 0.503-acre tract, with the southern boundary of said 5-acre tract, and with the northern edge of said Smyers Lane right-of-way approximately 147 feet to a point, said point being the southwest corner of said 0.503-acre tract, same point being the southernmost southeast corner and point of beginning in a 42.493-acre tract filed as Arbor Place Phase One, a subdivision as recorded in Cabinet FF Slides 85-88, Plat Records of Williamson County (PRWC);

THENCE continuing southwesterly with the southern edge of said Arbor Place Phase One, and with the northern edge of said Smyers Lane right-of-way approximately 1,037 feet to a point, said point being the southernmost southwest corner of said Arbor Place Phase One, same point being the easternmost corner of King of Kings Addition, a subdivision as recorded in Cabinet N Slides 53-55 (PRWC);

THENCE continuing southwesterly with the southern edge of said King of Kings Addition, with the northern edge of said Smyers Lane right-of-way, and with the northern edge of FM 620 right-of-way described as Part 1 conveyed to the State in Volume 717 Page 435 (DRWC) approximately 1,075 feet to a point, said point being the point of beginning of a 6.276-acre tract conveyed in Volume 895 Page 296 (DRWC), said 6.276-acre tract being filed for subdivision as said King of Kings Addition, same point being the easternmost point of HEB/620 Subdivision No. 2, a subdivision as recorded in Cabinet P Slides 238-239 (PRWC);

THENCE continuing southwesterly with the southern edge of said HEB/620 subdivision, with the northern edge of said Smyers Lane right-of-way, approximately 576 feet to a point, said point being 25 feet east of the eastern right-of-way line of O'Connor Drive, a 90-foot wide right-of-way as described in Volume 1338 Page 229 (DRWC), same point being the most southern southeast corner of said HEB/620 subdivision, same point being in the northern edge of FM 620, a 120-foot wide right-of-way as conveyed to the State in Volume 717 Page 534 and Volume 717 Page 546 (DRWC), same point being the most westerly point of the herein described tract, and same

point being in the northern edge of City of Austin Extraterritorial Jurisdiction (COA ETJ), same point being in the southern edge of City of Round Rock Extraterritorial Jurisdiction (CoRR ETJ);

THENCE northeasterly with the northern edge of said COA ETJ, and with the southern edge of CoRR ETJ, approximately 945 feet to a point, said point being the southeastern corner of an approximate 23-acre tract as described in Ordinance No. Z-07-03-08-11A2 as adopted by the City of Round Rock, same 23-acre tract being called a 23.480-acre tract as described in Document No. 2011009620 (OPRCW) and filed as Wyoming Springs at 620 Subdivision, as recorded in Document NO. 2011009748 (OPRWC), said point also being the point of beginning of a 19.99-acre tract as described in the Replat of Lot 5, Block A, Wyoming Springs Subdivision, as recorded in Document No. 2012012718 (OPRWC), same point being the southernmost northeast corner of the herein described tract;

THENCE northwesterly with the southern boundary of said Replat, and with an eastern boundary of said FM 620 Part 1, approximately 155 feet to a point, said point being the southwestern corner of said Replat and in the southern edge of aforementioned Smyers Lane right-of-way;

THENCE northerly with the southern edge of Smyers Lane right-of-way, and with the northern boundary of said Replat approximately 1,951 feet to a point, said point being the westernmost northwest corner of Lot 5A of said Replat;

THENCE continuing northerly with the southern edge of Smyers Lane right-of-way, and with the northern boundary of said Replat approximately 417 feet to a point, said point being the easternmost northeast corner of Lot 5A Replat, same point being the westernmost northwest corner of Lot 2 of said Wyoming Springs at 620 Subdivision;

THENCE continuing northerly with the southern edge of Smyers Lane right-of-way, and with the northern boundary of said Wyoming Springs at 620 Subdivision, approximately 365 feet to a point, said point being the northernmost point of said Wyoming Springs at 620 Subdivision, same point being in the westerly line of said Wyoming Springs Drive, and same point being the northernmost southeast corner of the herein described tract;

THENCE northwesterly with the western edge of Wyoming Springs right-of-way and with the eastern edge of Symers Lane right-of-way, approximately 100 feet to the POINT OF BEGINNING and containing 7.90 acres, more or less, all of which is public right-of-way.