

Exhibit A

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.0351 ACRES (262,889 SQUARE FEET), OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 17.811 ACRE TRACT CONVEYED TO GLOBAL FUNDAMENTALS, INC. IN DOCUMENT NO. 2014028558 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAVE AND EXCEPT A CALLED 11.842 ACRE TRACT CONVEYED TO UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENTS DISTRICT IN DOCUMENT NO. 2022087443 (O.P.R.W.C.T.), SAID 6.0351 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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BEGINNING, at a 1/2-inch iron rod with "Baker-Aicklen" cap found in the west right-of-way line of Sunrise Road (also known as County Road 115, right-of-way varies), being the northeast corner of said 17.811 acre tract, being the northwest corner of a called 0.2075 acre right-of-way dedication to Williamson County, Texas in Volume 1544, Page 616 (O.P.R.W.C.T.), and being the southeast corner of Lot 1, Block A, Sweet Home Subdivision, a subdivision recorded in Document No. 2009050273 (O.P.R.W.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the west right-of-way line of said Sunrise Road, being the northeast corner of said Lot 1, and being the southeast corner of Lot 5, Luther Peterson Subdivision, a subdivision recorded in Cabinet M, Slides 75-79 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), bears, N20°27'14"W, a distance of 452.70 feet;

THENCE, with the west right-of-way line of said Sunrise Road, with the east line of said 17.811 acre tract, and with the west line of said 0.2075 acre right-of-way dedication, **S21°16'50"E**, a distance of **454.47** feet to a 1/2-inch iron rod with "Baker-Aicklen" cap found for the southeast corner hereof, said point being the southeast corner of said 17.811 acre tract, being the southwest corner of said 0.2075 acre right-of-way dedication, and being the northeast corner of Lot 4B, Block A, Chandler Crossing, Replat of Lot 4, a subdivision recorded in Cabinet DD, Slides 338-339 (P.R.W.C.T., also recorded in Document No. 2007082507, O.P.R.W.C.T.), from which a 1/2-inch iron rod found for a point of curvature in the west right-of-way line of said Sunrise Road, being a point of curvature in the east line of said Lot 4B, bears, S21°37'56"E, a distance of 587.20 feet;

THENCE, leaving the west right-of-way line of said Sunrise Road, with the common line of said 17.811 acre tract and said Lot 4B, **S68°06'58"W**, a distance of **639.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being the southeast corner of said 11.842 acre tract;

THENCE, over and across said 17.811 acre tract, and with the east line of said 11.842 acre tract, the following four (4) courses and distances:

- 1) **N01°00'09"E**, a distance of **167.04** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N06°37'08"W**, a distance of **104.88** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 3) **N21°24'04"W**, a distance of **109.51** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 4) **N33°23'22"W**, a distance of **98.72** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner hereof, said point being in the north line of said 17.811 acre remainder tract, being the northeast corner of said 11.842 acre tract, and being in the south line of said Lot 1, from which a 1/2-inch iron rod with "Baker-Aicklen" cap found for the northwest corner of said 11.842 acre tract, being the southwest corner of said Lot 1, being the southeast corner of Lot 2, of said Sweet Home Subdivision, and being the northeast corner of a called 10.5157 acre tract conveyed to the City of Round Rock, Texas in Volume 1544, Page 621 of the Official Records of Williamson County, Texas (O.R.W.C.T.), bears, S68°48'21"W, a distance of 1,475.37 feet;

THENCE, with the common line of said 17.811 acre tract and said Lot 1, **N68°48'21"E**, passing at a distance of 357.97 feet a 5/8-inch iron rod found for a point on line, and continuing for a total distance of **570.45** feet to the **POINT OF BEGINNING** hereof and containing 6.0351 Acres (262,889 Square Feet) more or less.

NOTE:

Surveyed on the ground on May 19, 2025. All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000123015912. See attached drawing (reference drawing: 02044.dwg).



5/20/25

Paul Guerrero, RPLS #5992

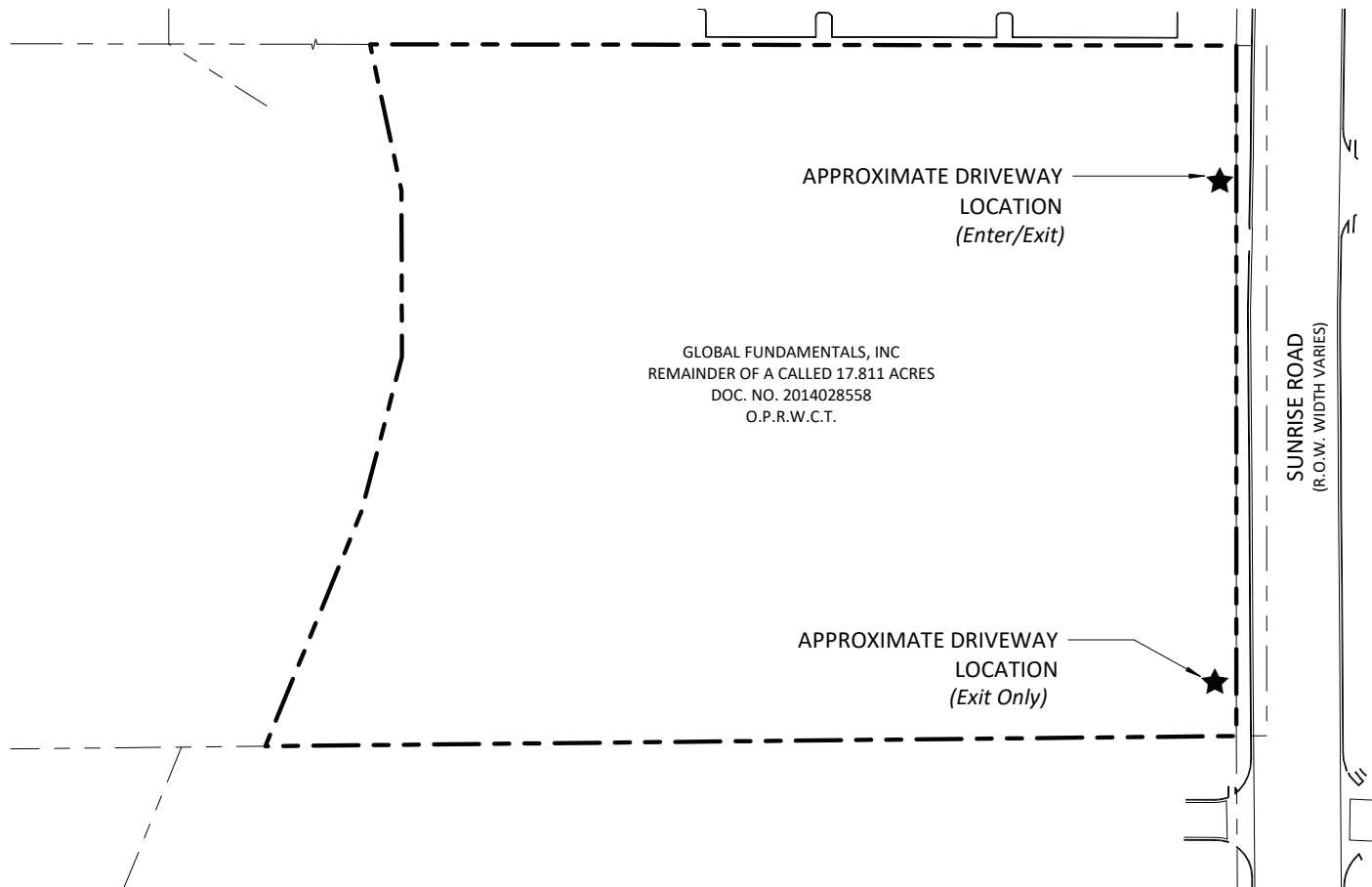
4Ward Land Surveying, LLC

TBPLS Firm #10174300



NOTE: DRIVEWAY LOCATIONS ARE CONCEPTUAL AND WILL
BE FINALIZED AT THE TIME OF THE SITE DEVELOPMENT
PERMIT (SDP) IN ACCORDANCE WITH CITY STANDARDS

Exhibit B



6/26/25

Scale: 1" = 80'-0"

Exhibit C



SUNRISE RD ELEVATION



SUNRISE RD ELEVATION

7/7/25

Scale: 3/64" = 1'-0"

esg

Sunrise Road Multifamily
3000 Sunrise Road, Round Rock, TX

Sunrise Road Elevation