

Exhibit "A"
(Property Description)

TRACT ONE:

BEING 4.70 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN VENU KASAM AND SRINIVAS VEERAVELLI 7.52 ACRE TRACT, SAVE AND EXCEPT 0.638 ACRES RECORDED IN DOCUMENT NUMBER 2021031636, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

TRACT TWO:

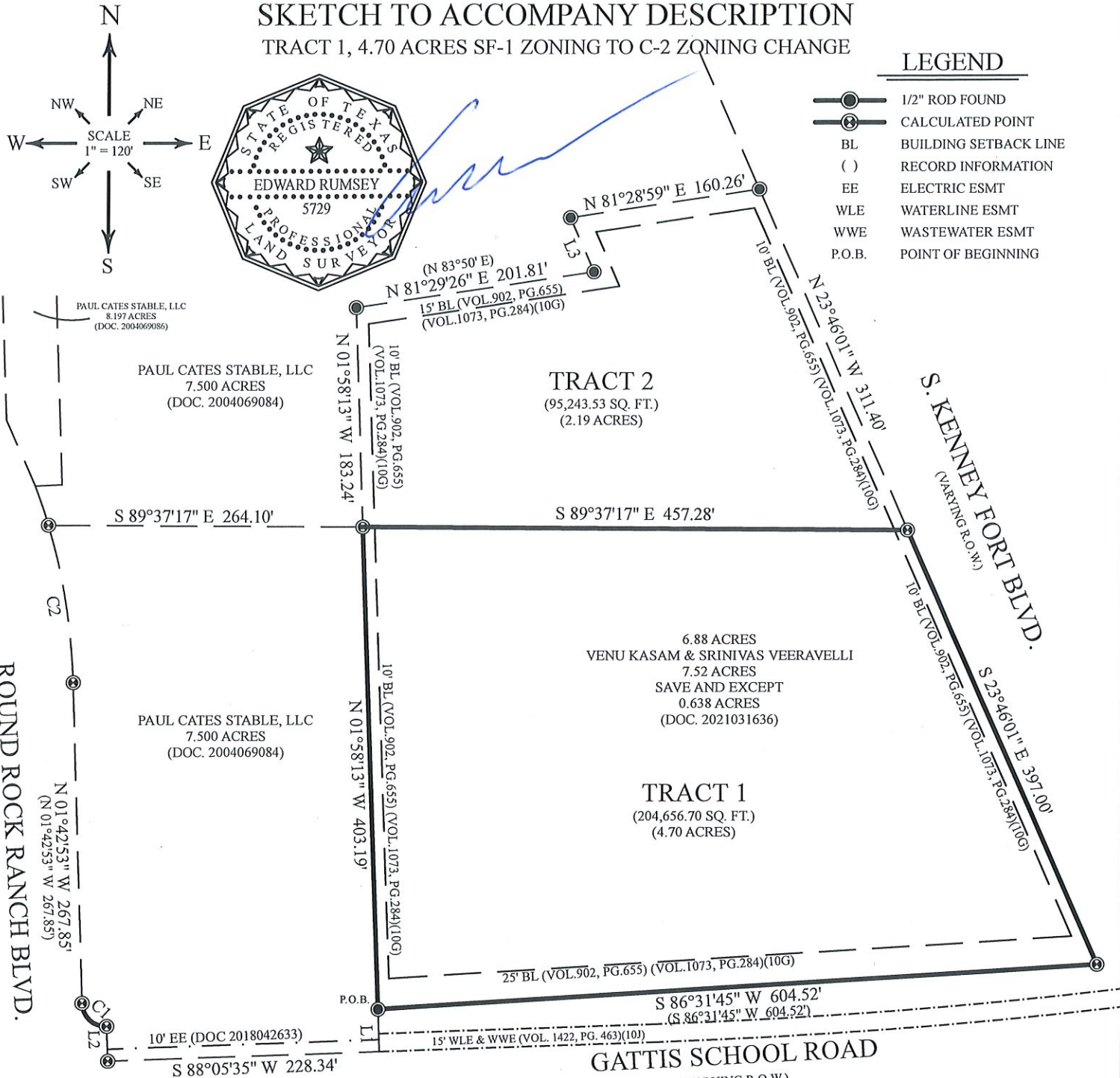
BEING 2.52 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN PAUL CATES STABLE, LLC 7.500 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2004069084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

SKETCH TO ACCOMPANY DESCRIPTION

TRACT 1, 4.70 ACRES SF-1 ZONING TO C-2 ZONING CHANGE

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- BL BUILDING SETBACK LINE
- () RECORD INFORMATION
- EE ELECTRIC ESMT
- WLE WATERLINE ESMT
- WWE WASTEWATER ESMT
- P.O.B. POINT OF BEGINNING



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.34'	28.23'	S 46°48'52" E
C2	508.48'	133.62'	133.24'	N 09°15'34" W

LINE	BEARING	DISTANCE
L1	S 01°58'13" E	35.37'
L2	N 01°53'13" W	19.11'
L3	N 23°51'21" W	49.47'

SURVEY DATE:	NOVEMBER 03, 2025	
JOB NO.:	A1004525	
DRAWN BY:	DAVID BAK	11/03/2025
RPLS CHECK:	EDWARD RUMSEY	11/03/2025

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

LEGAL DESCRIPTION

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EXHIBIT "A"

4.70 ACRES SF-1 ZONING TO C-2 ZONING CHANGE

BEING 4.70 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN VENU KASAM AND SRINIVAS VEERAVELLI 7.52 ACRE TRACT, SAVE AND EXCEPT 0.638 ACRES RECORDED IN DOCUMENT NUMBER 2021031636, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 4.70 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Gattis School Road, in the easterly line of that certain Paul Cates Stable, LLC 7.500 acre tract recorded in Document Number 2004069084, Official Public Records, said county, in the westerly line of said 7.52 acre tract, same being the northwest corner of said 0.638 acre tract, for the southwest corner hereof;

THENCE North 01 degrees 58 minutes 13 seconds West, along the easterly line of said 7.500 acre tract and the westerly line of said 7.52 acre tract, 403.19 feet, for the northwest corner hereof, from which an iron rod found at the northwest corner of said 7.52 acre tract bears, North 01 degrees 58 minutes 13 seconds West, 183.24 feet;

THENCE South 89 degrees 37 minutes 17 seconds West, through said 7.52 acre tract, 457.28 feet to the westerly right-of-way line of S. Kenney Fort Boulevard, same being in the easterly line of said 7.52 acre tract, for the northeast corner hereof, from which an iron rod found at the northeast corner of said 7.52 acre tract bears, North 23 degrees 46 minutes 01 seconds West, 311.40 feet;

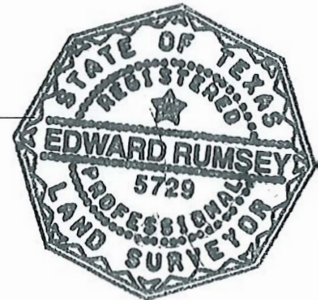
THENCE South 23 degrees 46 minutes 01 seconds East, along said S. Kenney Fort Boulevard and the easterly line of said 7.52 acre tract, 397.00 feet to the intersection of said S. Kenney Fort Boulevard and the northerly right-of-way line of Gattis School Road, same being the northeast corner of said 0.638 acre tract, for the southeast corner hereof;

THENCE South 86 degrees 31 minutes 45 seconds West, along said Gattis School Road and the northerly line of said 0.638 acre tract, through said 7.52 acre tract, 604.52 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

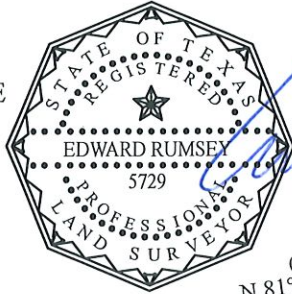
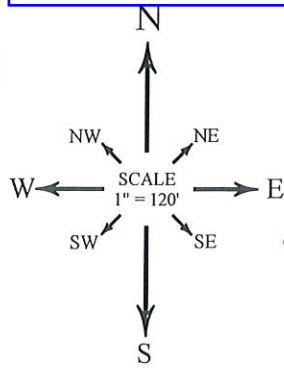
Edward Rumsey
TX R.P.L.S #5729
Job # A1004525

11-03-2025
Date



SKETCH TO ACCOMPANY DESCRIPTION

2.52 ACRES SF-R ZONING TO C-2 ZONING CHANGE



LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- BL BUILDING SETBACK LINE
- () RECORD INFORMATION
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0 120 240



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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BEGINNING at an iron rod found in the northerly right-of-way line of Gattis School Road, in the westerly line of that certain Venu Kasam and Srinivas Veeravelli 7.52 acre tract, same and except 0.638 acres recorded in Document Number 2021031636, Official Public Records, said county, being the northwest corner of said 0.638 acre tract, in the easterly line of said 7.500 acre tract, for a point in the easterly line hereof;

THENCE South 01 degrees 58 minutes 13 seconds East, along said Gattis School Road, the westerly line of said 0.638 acre tract and the easterly line of said 7.500 acre tract, 35.37 feet to the southwest corner of said 0.638 acre tract, same being the southeast corner of said 7.500 acre tract, for the southeast corner hereof;

THENCE South 88 degrees 05 minutes 35 seconds West, continuing along said Gattis School Road, along the southerly line of said 7.500 acre tract, 228.30 feet to the intersection of said Gattis School Road and the easterly right-of-way line of Round Rock Ranch Boulevard, same being the southwest corner of said 7.500 acre tract, for the southwest corner hereof;


THENCE along said Round Rock Ranch Boulevard and the westerly line of said 7.500 acre tract, the following 4 calls,

1. North 01 degrees 53 minutes 13 seconds West, 19.11 feet to the beginning of a curve to the right having a radius of 20.00 feet,
2. Along said curve to the right whose chord bears North 46 degrees 48 minutes 52 seconds West, 28.23 feet to the end of said curve to the right,
3. North 01 degrees 42 minutes 53 seconds West, 267.85 feet to the beginning of a curve to the left having a radius of 508.48 feet,
4. Along said curve to the left whose chord bears North 09 degrees 15 minutes 34 seconds West, 133.24 feet to the northwest corner hereof;

THENCE South 89 degrees 37 minutes 17 seconds East, through said 7.500 acre tract, 264.10 feet to the westerly line of said 7.52 acre tract, same being in the easterly line of said 7.500 acre tract, for the northeast corner hereof, from which an iron rod found at an angle corner in the easterly line of said 7.500 acre tract, being the northwest corner of said 7.52 acre tract bears North 01 degrees 58 minutes 13 seconds West, 183.24 feet;

THENCE South 01 degrees 58 minutes 13 seconds East, along the westerly line of said 7.52 acre tract and the easterly line of said 7.500 acre tract, 403.19 feet to the POINT OF BEGINNING.

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