

EXHIBIT "A"
DESCRIPTION OF PROPERTY

TRACT A-1

BEING ALL OF THAT CERTAIN 64.513 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF TRACT A: TRACT I, THAT CERTAIN 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 64.513 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½" iron rod found for the northwestern corner of that certain remainder of 196.96 acre tract of land conveyed to Stephen Pritchard Trust and Nancy K.P. Ohlendorf Family Trust in Volume 1980, Page 972, Deed Records, Williamson County, Texas (D.R.W.C.TX.), also being the southwestern corner of that certain remainder of 104.6 acre tract of land conveyed to Michael and Nancy Ohlendorf recorded in Document Number 2011085212 (O.P.R.W.C.TX.), and also being in the eastern right-of-way line of County Road 110 (R.O.W. varies),

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said County Road, S21°29'00"E, a distance of 210.29 feet to a point for the northwestern corner and the POINT OF BEGINNING of the herein described tract,

THENCE, with the common boundary line of said 64.504 acre tract and said remainder of 196.96 acre tract, the following seven (7) courses and distances, numbered 1 through 7,

1. N68°00'19"E, passing at a distance of 0.30 feet, a ½" iron rod found, continuing for a total of 696.23 feet to a point,
2. N09°35'20"W, a distance of 95.12 feet to a ½" iron rod found,
3. N81°24'19"E, a distance of 329.97 feet to a ½" iron rod found,
4. S02°42'11"E, a distance of 17.58 feet to a ½" iron rod found,
5. N68°02'31"E, a distance of 1429.27 feet to a ½" iron rod found for the northeastern corner of said 64.504 acre tract,
6. S22°04'24"E, a distance of 1099.73 feet to a ½" iron rod found at a fence corner, and
7. S66°33'19"W, a distance of 2773.39 feet to a point for the southwestern corner of said 64.508 acre tract, also being in the eastern right-of-way line of said County, Road 110,

THENCE, with the common boundary line of said 64.508 acre tract and said County Road 110, the following two (2) courses and distances, Numbered 1 and 2,

1. N21°30'28"W, a distance of 953.75 feet to a ½" iron rod found,
2. N21°29'00"W, a distance of 209.69 feet to the POINT OF BEGINNING and containing 64.513 acres of land.

TRACT A-2

BEING ALL OF THAT CERTAIN 55.176 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF TRACT A: TRACT II, THAT CERTAIN REMAINDER OF 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 55.176 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1:

BEGINNING, at a 1/4" iron rod found for the most northerly northwestern corner of said remainder of 55.34 acre tract, also being the northeastern corner of that certain remainder of 34.70 acre tract of land (Tract 1) conveyed to Henry Development, LTD, recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and also being at a point of curvature for a curve to the left in the southern right-of-way line of University Boulevard (200' R.O.W.), and the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said remainder of 55.35 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

8. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 FEET, and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found stamped "J S COALTER", and
9. N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeastern corner of said remainder of 55.34 acre tract, also being the northwestern corner of that certain remainder of 60 acre tract of land conveyed to Audell Payne in Volume 456, Page 486, Deed Records, Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said remainder of 60 acre tract, the following two (2) courses and distances, Numbered 1 and 2,

1. S21°47'47"E, a distance of 903.92 feet to a 3/8" iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said remainder of 55.34, also being the northwest corner of that certain 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said 75 acre tract, S21°35'40"E, a distance of 268.79 feet to a 1/4" iron rod found, being the southeastern corner of said remainder of 55.34 acre tract, also being the northeastern corner of that certain remainder of 104.6 acre tract conveyed to Michael and Nancy Ohlendorf recorded in Document Number 2011085212 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said remainder of 104.6 acre tract, S68°34'49"W, a distance of 2056.46 feet to a point, being the southwestern corner of said remainder of 55.34 acre tract, also being the southeastern corner of that certain 0.07 acre tract of land (Tract II) conveyed to Henry Development, LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.),

THENCE, with said common boundary line of said remainder of 55.34 acre tract, said 0.07 acre (Tract II), that certain 0.18 acre tract of land (Tract I) conveyed to Henry Development record in said Document Number 2017045283, that certain 0.14 acre tract of land conveyed to Henry Development, LTD. in Document Number 2017074516 (O.P.R.W.C.TX.), and said remainder of 34.70 acre tract (Tract 1), the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'32"W, a distance of 104.85 feet to a ½" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to a ½" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a ½" iron rod found, and
4. N21°32'01"W, a distance of 1014.31 feet to the POINT OF BEGINNING and containing 53.237 acres of land.

TRACT 2:

BEGINNING, at a ½" iron rod found for the most westerly northwestern corner of said remainder of 55.34 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land conveyed (Tract 2) to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and being the northwestern corner and the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, passing at 2766.90 feet a capped iron rod found for the southwest corner of that certain 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 2017074513 (O.P.R.W.C.TX.) and continuing for a total distance of 2796.42 feet to a capped iron rod found, being the southwest corner of that certain 0.18 acre tract of land (Tract I) conveyed to Henry Development, LTD. and the northwest corner of that certain 0.07 acre tract of land (Tract II) both conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of said 0.14 acre tract,

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said 0.07 acre tract, S21°20'56"E, a distance of 30.40 feet to a point, being the southwestern corner of said 0.07 acre tract, also being in the northern boundary line of that certain remainder of 104.6 acre tract conveyed to Michael and Nancy Ohlendorf in Document Number 2011085212 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said remainder of 104.6 acre tract, S68°33'00"W, a distance of 2796.45 feet to a ½" iron rod found, being the southwestern corner of said remainder of 55.34 acre tract, also being the northwestern

corner of said remainder of 104.6 acre tract, and also being in the eastern right-of-way line of said County, Road 110,

THENCE, with the common boundary line of said remainder of 55.34 acre tract and said County, Road 110, N21°16'34"W, a distance of 30.00 feet to the POINT OF BEGINNING and containing 1.939 acres of land.

TRACT 1 - 53.237 ACRES

TRACT 2 - 1.939 ACRES

TOTAL - 55.176 ACRES

TRACT B-II

BEING ALL OF THAT CERTAIN 104.256 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF TRACT B: TRACT II, THAT CERTAIN REMAINDER OF 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL AND NANCY OHLENDORF RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 104.256 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found for the northwestern corner of said remainder of 104.6 acre tract, also being the southwestern corner of that certain remainder of 55.34 acre tract of land conveyed to Lone Mountain Properties, LLC, and also being in the eastern right-of-way line, and also being the northwestern corner and the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said remainder of 104.6 acre tract, said remainder of 55.34 acre tract, that certain 0.07 acre tract (Tract II) of land conveyed to Henry Development, LTD. in Document Number 2017045283 (O.P.R.W.C.TX.), N68°34'04"E, and that certain remainder of 55.34 acres of land conveyed to Lone Mountain Properties, LLC. in Document Number 2009005145 (O.P.R.W.C.TX.), a distance of 4957.79 feet to a ½" iron rod found, being the northeastern corner of said remainder of 104.6 acre tract, also being the southeastern corner of said remainder of 55.34 acre tract and also being in the western boundary line of that certain 75.00 acre tract of land conveyed to Veterans Land Board in Volume 781, Page 247, Deed Records, Williamson County, Texas,

THENCE, with the common boundary line of said 104.6 acre tract and said 75.00 acre tract, S21°26'17"E, a distance of 913.49 feet to a ½" iron rod found, being the southeastern corner of

the herein described tract, also being the northeastern corner of that certain remainder of 196.96 acre tract of land conveyed to Stephen Pritchard Trust and Nancy K.P. Ohlendorf Family Trust in Volume 1980, Page 972 Deed Records, Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 104.6 acre tract and said remainder of 196.96 acre tract, S68°30'29"W, a distance of 4957.11 feet to a ½" iron rod found, being the southwestern corner of said remainder of 104.6 acre tract, also being the northwestern corner of said remainder of 196.96 acre tract, and also being in the eastern right-of-way line of said County Road 110,

THENCE, with the common boundary line of said remainder of 104.6 acre tract and said County Road 110, the following two (2) courses and distances, numbered 1 and 2,

1. N21°29'00"W, a distance of 909.64 feet to a ½" iron rod found, and
2. N21°16'34"W, a distance of 9.02 feet to the POINT OF BEGINNING and containing 104.256 acres of land.

TRACT B-III

BEING ALL OF THAT CERTAIN 132.423 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF TRACT B: TRACT III, THAT CERTAIN REMAINDER OF 196.96 ACRE TRACT OF LAND CONVEYED TO STEPHEN PRITCHARD TRUST AND NANCY K.P. OHLENDORF FAMILY TRUST RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 132.423 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found for the northwestern corner of said remainder of 196.96 acre tract, also being the southwestern corner of that certain remainder of 104.6 acre tract of land conveyed to Michael and Nancy Ohlendorf recorded in Document Number 2011085212 (O.P.R.W.C.TX.), and also being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said remainder of 104.6 acre tract, N68°30'29"E, a distance of 4957.11 feet to a ½" iron rod found, being the northeastern corner of said 196.96 acre tract, also being the southeastern corner of said remainder of 104.6 acre tract, and also being in the eastern boundary line of that certain 75.00 acre tract of land conveyed to the Veterans Land Board in Volume 781, Page 247, Deed Records, Williamson County, Texas,

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said 75.00 acre tract, S21°30'03"E, a distance of 1332.40 feet to a point, being the southeastern corner of said remainder of 196.96 acre tract, also being the northeastern corner of that certain 72.099 acre

tract of land conveyed to Eleanor, Jacob, and Dorothea Olson in Volume 595, Page 131, Deed Records, Williamson County, Texas, and also being the southeastern corner of the herein described tract,

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a ½" iron rod found, being an angle point in the southern boundary line of said remainder of 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of that certain 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S12°52'51"W, a distance of 17.02 feet to a ½" iron rod found, and
2. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, also being an interior corner on the south line of said remainder of 196.96 acre tract,

THENCE, with the common boundary corner of said remainder of 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a ½" iron rod found, being a southeast corner of said remainder of 196.96 acre tract, also being the southwest corner of said 22.31 acre tract, and also being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.TX.), and also being the northeastern corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.TX.),

THENCE, with a south line of said remainder of 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a ½" iron rod found, being the southwest corner of said remainder of 196.96 acre tract, also being the northwest corner of said remainder of 34.74 acre tract, also being in the northern boundary line of said 100 acre tract, and also being in the east right-of-way line of said County Road 110, from which a ½" iron rod found for the southwest corner of said remainder of 34.74 acre tract bears S21°20'42"E, a distance of 616.07 feet,

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said County Road 110, N21°30'28"W, a distance of 746.93 feet to a point, being the southwestern corner of that certain 64.508 acre tract of land conveyed to Creek Bend Holdings, LLC. in Document Number 2009047398 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said 64.508 acre tract, the following seven (7) courses and distances, numbered 1 through 7,

1. N66°33'19"E, a distance of 2473.39 feet to a ½" iron rod found,
2. N22°04'24"W, a distance of 1099.73 feet to a ½" iron rod found,
3. S68°02'31"W, a distance of 1429.27 feet to a ½" iron rod found,

4. N02°42'11"W, a distance of 17.58 feet to a ½" iron rod found,
5. S81°24'19"W, a distance of 329.97 feet to a ½" iron rod found,
6. S09°35'20"E, a distance of 95.12 feet to a point, and
7. S68°00'19"W, passing at 695.93 feet a ½" iron rod found and continuing for a total distance of 696.23 feet to a point, being the northwestern corner of said 64.528 acre tract, also being an exterior corner in the western boundary line of said remainder of 196.96 acre tract, and also being in the eastern right-of-way line of said County, Road 110,

THENCE, with the common boundary line of said remainder of 196.96 acre tract and said County Road 110, N21°29'00"W, a distance of 210.29 feet to the POINT OF BEGINNING and containing 132.423 acres of land.