

EXHIBIT A

Parcel: Bawany Investments Inc.
County: Williamson
Project: Gattis School Road

PROPERTY DESCRIPTION FOR BAWANY INVESTMENTS INC.

DESCRIPTION OF A 0.044 ACRE (1,931 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, OF THE SOUTHGATE SECTION 1 SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 45 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO BAWANY INVESTMENTS, INC., BY INSTRUMENT RECORDED IN VOLUME 2120, PAGE 402 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.044 ACRE (1,931 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 5/8" iron rod found, being the southeasterly corner of Lot 3 of said subdivision, and the most northeasterly corner of Lot 2 of said subdivision, same being the existing westerly right-of-way (ROW) line of Cushing St. (as monumented);

THENCE, with the easterly boundary line of said Lot 2 and Lot 1, same being the monumented westerly ROW line of said Cushing St. S 01°28'09" E for a distance of 179.98 feet to a cotton gin spindle set, 80.86 feet left of proposed Gattis School baseline station 22+55.60, for the most northeasterly corner and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with the easterly boundary line of said Lot 1, same being said ROW line of Cushing St., **S 01°28'09" E** for a distance of **48.68** feet to a calculated point, being the most southeasterly corner of said Lot 1, same being the intersecting point of said ROW line of Cushing St and the northerly ROW line of Gattis School Rd. (ROW width varies), for the most southeasterly corner of the herein described tract;
- 2) **THENCE**, departing said ROW line of Cushing St., with the southerly boundary line of said Lot 1, same being said ROW line of Gattis School Rd, **S 70°09'12" W** for a distance of **174.03** feet to a calculated point, being the most southwesterly corner of said Lot 1, same being the point of intersection of said Gattis School Rd ROW line of and the easterly ROW line of South Mays St. (ROW width varies), for the most southwesterly corner of the herein described tract;
- 3) **THENCE**, departing said ROW line of Gattis School Rd., with the westerly boundary line of said Lot 1, same being said easterly ROW line of South Mays St., **N 04°12'01" W** for a distance of **30.43** feet to a cotton gin spindle set 63.99 feet left of proposed Gattis School baseline station 20+74.42, for the most northwesterly corner of the herein described tract, and from which a 3/8" iron rod found, in the easterly ROW line of said South Mays St, being the northwesterly corner of Lot 7 of said subdivision, same being the southwesterly corner of Lot 1 of the Egger's Southview Addition subdivision recorded in Cabinet B, Slides 55-56 of the Plat Records of Williamson County, Texas bears N 04°12'01" W at a distance of 704.59 feet;

THENCE, departing said easterly ROW line, through the interior of said Lot 1, the following five (5) courses:

- 4) **S 44°50'05" E** for a distance of **23.50** feet to a cotton gin spindle set 42.69 feet left of proposed Gattis School baseline station 20+84.35, for an angle point;

- 5) **N 70°09'12" E** for a distance of **139.91** feet to a cotton gin spindle set 42.66 feet left of proposed Gattis School baseline station 22+24.26, for an angle point;
- 6) **N 24°05'20" E** for a distance of **27.09** feet to a cotton gin spindle set 62.17 feet left of proposed Gattis School baseline station 22+43.06, for an angle point;
- 7) **N 01°28'09" W** for a distance of **21.69** feet to a cotton gin spindle set 82.75 feet left of proposed Gattis School baseline station 22+49.90 , for an angle point;
- 8) **N 88°31'51" E** for a distance of **6.00** feet to the **POINT OF BEGINNING**, containing 0.044 acres (1,931 square feet) of land, more or less.

Note: This parcel is accompanied by an 18 foot wide, 72 foot long, Temporary Construction Easement, being parallel and northerly of course 5, as shown on the accompanying sketch.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

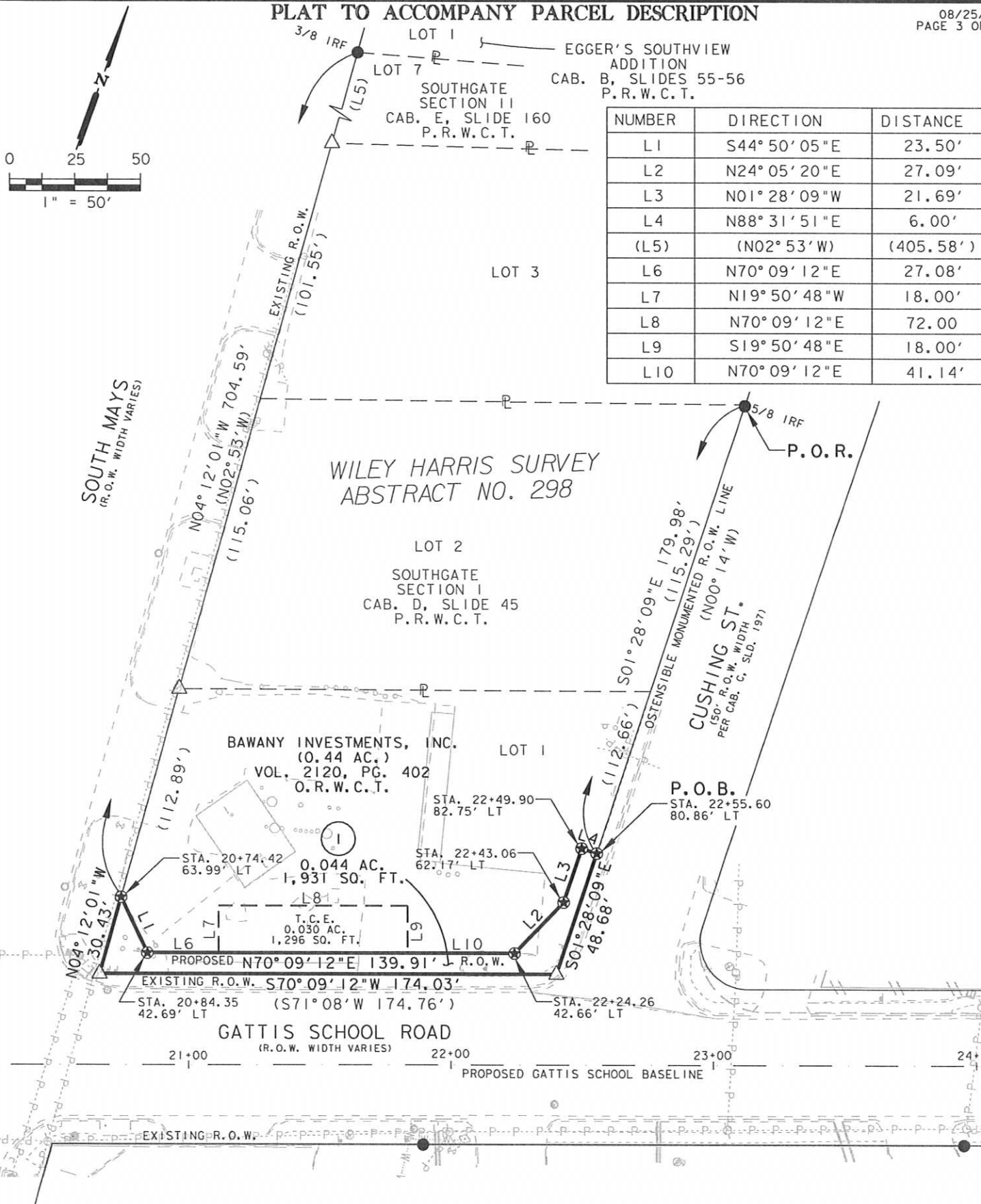
15 SEP 2015

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION



NUMBER	DIRECTION	DISTANCE
L1	S44° 50' 05" E	23.50'
L2	N24° 05' 20" E	27.09'
L3	N01° 28' 09" W	21.69'
L4	N88° 31' 51" E	6.00'
(L5)	(N02° 53' W)	(405.58')
L6	N70° 09' 12" E	27.08'
L7	N19° 50' 48" W	18.00'
L8	N70° 09' 12" E	72.00'
L9	S19° 50' 48" E	18.00'
L10	N70° 09' 12" E	41.14'

WILEY HARRIS SURVEY
ABSTRACT NO. 298

BAWANY INVESTMENTS, INC.
(0.44 AC.)
VOL. 2120, PG. 402
O. R. W. C. T.

0.044 AC.
1,931 SQ. FT.
T. C. E.
0.030 AC.
1,296 SQ. FT.

GATTIS SCHOOL ROAD
(R.O.W. WIDTH VARIES)

INLAND 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

PARCEL PLAT SHOWING PROPERTY OF
BAWANY INVESTMENTS, INC.

SCALE 1" = 50'	PROJECT GATTIS SCHOOL	CITY OF ROUND ROCK WILLIAMSON COUNTY
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PARCEL 1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊗ COTTON GIN SPINDLE SET
- Ⓢ CENTER LINE
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- LINE BREAK
- ∩ LAND HOOK
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS

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

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 HEREIN WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION.



M. Stephen Truesdale 15 SEP 2015

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:

	ACRES	SQUARE FEET
ACQUISITION	0.044	1,931
CALC/DEED AREA	0.44	19,166
REMAINDER AREA	0.396	17,235

**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
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PARCEL PLAT SHOWING PROPERTY OF
BAWANY INVESTMENTS, INC.

SCALE 1" = 50'
PROJECT GATTIS SCHOOL
CITY OF ROUND ROCK
WILLIAMSON COUNTY

PARCEL I