

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.1629 ACRE (7,098 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, FIRST RESUBDIVISION OF AMORRON PARK SUBDIVISION, RECORDED IN CABINET F, SLIDES 172-173, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO EHRlich FAMILY PROPERTY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO 2006113115, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.1629 ACRE (7,098 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail with washer stamped "CORR-ROW 5630" set being 56.81 feet left of N. Mays St. Baseline Station 26+82.81, (Grid Coordinates determined as N=10,170,637.41, E=3,128,862.53), being on the proposed westerly right-of-way (ROW) of N. Mays St. (ROW varies), said line being the southerly boundary line of Lot 3, of said FIRST RESUBDIVISION OF AMORRON PARK, same line being the northerly boundary line of said Lot 2, for the northwest corner and **POINT OF BEGINNING** of the herein described parcel, from which point a MAG Nail found, for ell corner in the common boundary line of said Lot 2 and said Lot 3, bears S 78°11'19" W, a distance of 208.76 feet;

- 1) **THENCE, N 78°11'19" E**, departing said proposed ROW line, with said common boundary line of Lot 2 and Lot 3, a distance of **14.07 feet** to a PK Nail found, on the existing westerly ROW line of N. Mays St. (ROW width varies), for the southeasterly corner of said Lot 3, for the northeasterly corner of said Lot 2, and for the northeasterly corner of the herein described parcel;
- 2) **THENCE, S 12°48'12" E**, with said existing westerly ROW line of N. Mays St., same line being the easterly boundary line of said Lot 2, a distance of **216.78 feet**, to a 1/2 inch iron rod found for the beginning of a curve to the right, said point being on the existing northerly ROW line of Jeffrey Way (60' ROW width), as shown in Cabinet D, Slide 399, said Plat Records;

THENCE, departing said N. Mays St., with said northerly ROW line of Jeffrey Way, same line being the southerly boundary line of said Lot 2, the following four (4) courses and distances:

- 3) along said curve to the right, having a radius of **75.73 feet**, a delta angle of **29°46'51"**, an arc length of **39.36 feet**, and a chord which bears **S 02°21'07" W**, a distance of **38.92 feet**, to a 1/2 inch iron rod found for a point at the beginning of a non-tangent curve to the left;
- 4) along said curve to the left, having a radius of **60.00 feet**, a delta angle of **49°31'07"**, an arc length of **51.86 feet**, and a chord which bears **S 42°51'09" W**, a distance of **50.26 feet**, to a 1/2 inch iron rod found for a point of reverse curvature;
- 5) along a curve to the right, having a radius of **20.00 feet**, a delta angle of **51°09'07"**, an arc length of **17.86 feet**, and a chord which bears **S 43°26'56" W**, a distance of **17.27 feet**, to a 1/2 inch iron rod found for a point of tangency;
- 6) **S 69°43'51" W**, a distance of **82.58 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, on said proposed westerly ROW line of N. Mays St. and being 190.14 feet left of N. Mays St. Baseline Station 23+79.32, from which a 1/2 inch iron rod found for the southeasterly corner of Lot 1, said First Resubdivision of Amorrón Park subdivision, same being the southwesterly corner of said Lot 2, bears S 69°43'51" W a distance of 341.35 feet;

County: Williamson
Parcel: 3-Ehrlich Family Property Limited Partnership
Highway: N. Mays Extension

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THENCE, departing said northerly ROW line of Jeffrey Way, with said proposed westerly ROW line, through the interior of said Lot 2, the following five (5) courses and distances:

- 7) **N 20°28'51" W**, a distance of **11.36 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 191.68 feet left of N. Mays St. Baseline Station 23+90.58;
- 8) **N 64°57'37" E**, a distance of **66.74 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 126.47 feet left of N. Mays St. Baseline Station 24+04.84;
- 9) **N 32°29'49" E**, a distance of **46.89 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 93.20 feet left of N. Mays St. Baseline Station 24+37.87, for the beginning of a curve to the left;
- 10) along said curve to the left, having a radius of **125.00 feet**, a delta angle of **45°24'10"**, an arc length of **99.05 feet**, and a chord which bears **N 09°47'46" E**, a distance of **96.48 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set for a point of tangency and being 56.27 feet left of N. Mays St. Baseline Station 25+27.00;
- 11) **N 12°54'17" W**, a distance of **155.81 feet**, to the **POINT OF BEGINNING**, containing 0.1629 acres (7,098 square feet) of land more or less.

This property description is accompanied by a separate parcel plat.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99987384.

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

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision January 2023.

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

Inland Geodetics

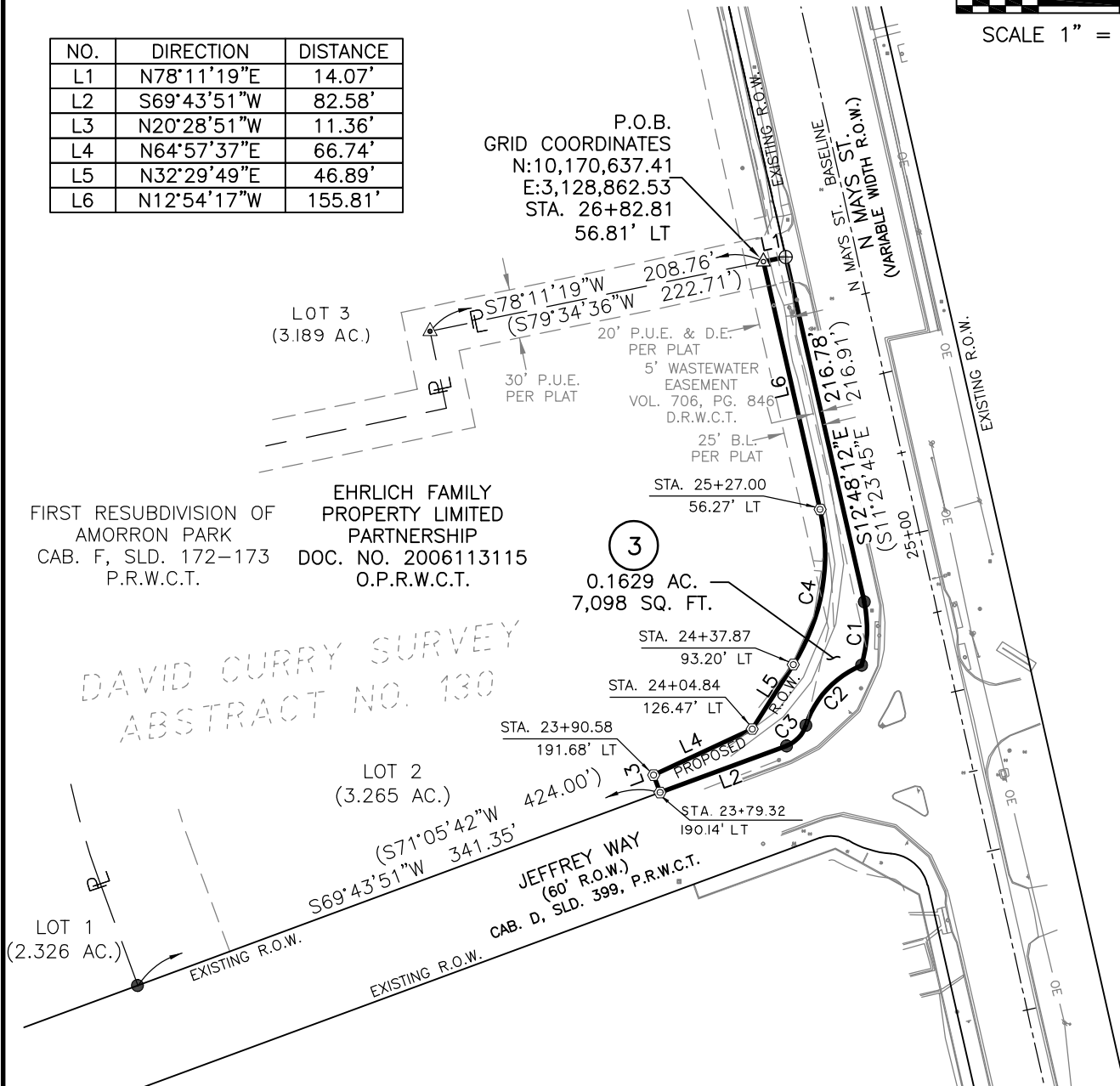
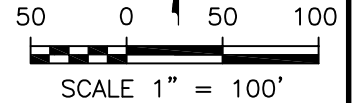
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Project No: KPA-001



PLAT TO ACCOMPANY DESCRIPTION

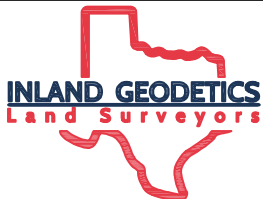
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	75.73'	29°46'51"	39.36'	S02°21'07"W	38.92'
(C1)	(75.73')	(29°40'23")	(39.22')	(S03°26'28"W)	(38.78')
C2	60.00'	49°31'07"	51.86'	S42°51'09"W	50.26'
(C2)	(60.00')	(49°17'57")	(51.63')	(S44°25'37"W)	(50.05')
C3	20.00'	51°09'07"	17.86'	S43°26'56"W	17.27'
(C3)	(20.00')	(51°19'04")	(17.91')	(S45°26'10"W)	(17.32')
C4	125.00'	45°24'10"	99.05'	N09°47'46"E	96.48'

NO.	DIRECTION	DISTANCE
L1	N78°11'19"E	14.07'
L2	S69°43'51"W	82.58'
L3	N20°28'51"W	11.36'
L4	N64°57'37"E	66.74'
L5	N32°29'49"E	46.89'
L6	N12°54'17"W	155.81'



PROJECT NO.: KPA-001

10/18/2023



PARCEL PLAT SHOWING PROPERTY OF

EHRlich FAMILY PROPERTY
LIMITED PARTNERSHIP

PARCEL 3
0.1629 AC.
7,098 SQ. FT.

SCALE
1" = 100'

WILLIAMSON COUNTY

PROJECT
N. MAYS EXT

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PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99987384.
2. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF 23050009RTROW, ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 8, 2023, ISSUE DATE MAY 14, 2023.

SCHEDULE B, ITEM 1:

RESTRICTIVE COVENANTS: CLERK'S FILE NO. 2001081837, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

SCHEDULE B, ITEM 10:

A. RIGHTS OF PARTIES IN POSSESSION.

B. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

C. RIGHTS OF PUBLIC, THE STATE OF TEXAS AND THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE.

D. ANY VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED, WHICH ARE NOT SHOWN OF RECORD.

E. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

F. THE FOLLOWING MATTER(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT/MAP RECORDED IN CABINET F, SLIDE 172, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS: 20' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG THE EAST PROPERTY LINE. (SHOWN) 25' BUILDING LINE ALONG THE EAST PROPERTY LINE. (SHOWN) 15' PUBLIC UTILITY EASEMENT ALONG THE NORTH PROPERTY LINE. (SHOWN)

G. WASTEWATER EASEMENT AS SHOWN IN INSTRUMENT FROM THERON S. BRADFORD, TRUSTEE TO BJ-HUGHES, INC., A CORPORATION CHARTER UNDER THE LAWS OF THE STATE OF DELAWARE, DATED APRIL 10, 1978 AND FILED IN VOLUME 706, PAGE 846, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET F, SLIDE 172, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN)

H. EASEMENT AS SHOWN IN INSTRUMENT FROM BJ HUGHES, INC. TO ENSERCH CORPORATION, DATED JANUARY 10, 1979, RECORDED IN VOLUME 754, PAGE 870, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

I. DECLARATION OF EASEMENT AS SHOWN IN INSTRUMENT FROM PROCROW INDUSTRIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP DATED NOVEMBER 1, 2001 AND FILED IN CLERK'S FILE NO. 2001081837, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

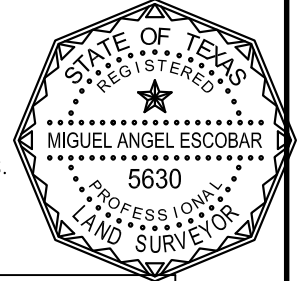
J. ANY RIGHTS, LIENS, OR CLAIMS IN FAVOR OF UPPER BRUSHY CREEK WCID, INCLUDING BUT NOT LIMITED TO ANY LIEN SECURING THE PAYMENT OF ASSESSMENTS LEVIED AGAINST THE LAND IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, WHICH PROVIDES THAT SAID LIEN IS: (1) A FIRST AND PRIOR LIEN AGAINST THE PROPERTY ASSESSED; (2) SUPERIOR TO ALL OTHER LIENS AND CLAIMS EXCEPT, LIENS OR CLAIMS FOR STATE, COUNTY, SCHOOL DISTRICT, OR MUNICIPAL AD VALOREM TAXES: (§372.018 (B), TEXAS LOCAL GOVERNMENT CODE) (NOT A SURVEY MATTER)

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JANUARY 2023.

INLAND GEODETICS



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100

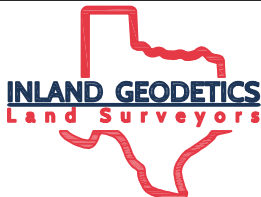


LEGEND

- ⊙ 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "CORR-ROW" SET
- ⊕ PK NAIL FOUND
- △ MAG NAIL WITH WASHER STAMPED CORR-ROW-5630 SET
- △ MAG NAIL FOUND
- ⌚ PROPERTY LINE
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION
- BREAKLINE

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