

Exhibit "A"
(Property Description)

A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), A 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.

LEGAL DESCRIPTION

DESCRIPTION OF A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), A 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.; SAID 230.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (GRID COORDINATES N:10,192,190.57, E:3,146,632.44) ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (ROCKRIDE LANE) (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTH CORNER OF SAID 222.20 ACRE TRACT AND A CALLED 128.37 ACRE TRACT CONVEYED TO 600 WESTINGHOUSE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020052469, O.P.R.W.C.TX., SAME BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 66 DEGREES 03 MINUTES 12 SECONDS EAST, WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTH CORNER OF SAID 220.20 ACRE TRACT AND A CALLED 1.00 ACRE TRACT CONVEYED TO JANET SUE PATTERSON, RECORDED IN DOCUMENT NO. 2010055935, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 234.78 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 73 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.03 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 1.00 ACRE TRACT, AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 16 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 59.32 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.",
2. NORTH 72 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.01 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.", AND
3. NORTH 22 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.38 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, FOR THE NORTH COMMON CORNER OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID COUNTY ROAD 110 AND SAID 4.987 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC.", AND
2. NORTH 73 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.55 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE COMMON NORTH CORNER OF SAID 4.987 ACRE TRACT AND SAID 5.00 ACRE TRACT;

THENCE NORTH 73 DEGREES 10 MINUTES 43 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 310.99 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" FOUND;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 110, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 73 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 602.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "WILLIAMSON COUNTY",
2. NORTH 77 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 1/2-INCH IRON ROD CAPPED "WILLIAMSON COUNTY" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 423.13 FEET, A DELTA ANGLE OF 45 DEGREES 18 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 84 DEGREES 24 MINUTES 23 SECONDS EAST, A DISTANCE OF 412.19 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT AT THE INTERSECTION OF SAID COUNTY ROAD 110 AND COUNTY ROAD 105 (PUBLIC R.O.W.), ON THE COMMON LINE OF SAID 220.20 ACRE TRACT AND A CALLED 0.3367 ACRE TRACT (PARCEL 37A) CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2020130795, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 0.3367 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 2,093.00 FEET, AN ARC LENGTH OF 71.64 FEET, A DELTA ANGLE OF 1 DEGREE 57 MINUTES 40 SECONDS AND A CHORD THAT BEARS SOUTH 23 DEGREES 40 MINUTES 33 SECONDS EAST, A DISTANCE OF 71.63 FEET TO A 3/8-INCH IRON ROD FOUND (BENT),
2. SOUTH 30 DEGREES 43 MINUTES 02 SECONDS EAST, A DISTANCE OF 147.97 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 269.70 FEET, AN ARC LENGTH OF 33.92 FEET, A DELTA ANGLE OF 7 DEGREES 12 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 32 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.90 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
4. SOUTH 29 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.36 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
5. SOUTH 21 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 41.65 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND

6. SOUTH 21 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 634.85 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET ON THE COMMON LINE OF SAID 220.20 ACRE TRACT SAID, 0.3367 ACRE TRACT, AND A CALLED 96.33 ACRE TRACT, CONVEYED TO JCN FAMILY PARTNERSHIP, L.P., RECORDED IN DOCUMENT NO. 2005081839, O.P.R.W.C.TX.;

THENCE WITH THE COMMON LINE OF SAID 96.33 ACRE TRACT AND SAID 220.20 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,232.06 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. SOUTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 3,085.55 FEET TO A 5-INCH WOODEN FENCE POST FOUND ON THE NORTH LINE OF A CALLED 286.55 ACRE TRACT, CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD, RECORDED IN DOCUMENT NO. 9824078, O.P.R.W.C.TX., FOR A COMMON SOUTH CORNER OF SAID 220.20 ACRE TRACT AND SAID 96.33 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 286.55 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:


1. SOUTH 68 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,765.24 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 21 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,533.43 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 286.55 ACRE TRACT, AND SAID 128.37 ACRE TRACT;

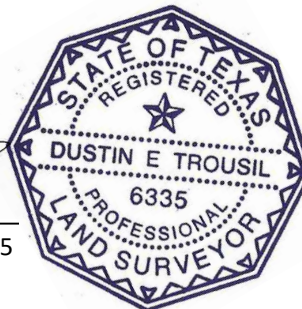
THENCE WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 128.37 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

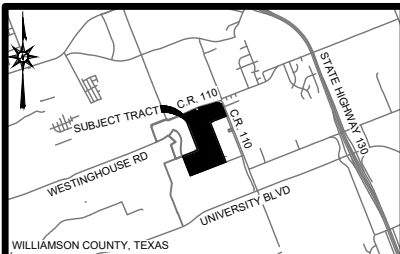
1. NORTH 68 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,185.69 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND
2. NORTH 21 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,765.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 230.08 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83/2011. ALL DISTANCES SHOWN ARE GRID DISTANCES, U.S. SURVEY FEET.


DUSTIN E. TROUSIL, RPLS # 6335 DATE: 3/26/2025
LJA SURVEYING, INC.
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TEXAS FIRM NO. 10194382





VICINITY MAP
(NOT TO SCALE)

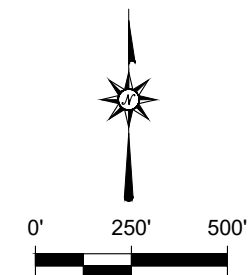
[A]
MARC BRIGGS AND
DEBRA KAY BRIGGS
CALLED 4.987 ACRES
DOCUMENT NO. 2021004024
O.P.R.W.C.TX

[B]
DEBRA KAY BRIGGS
CALLED 5.00 ACRES
DOCUMENT NO. 2021153608
O.P.R.W.C.TX

[C]
JANET SUE PATTERSON
CALLED 1.00 ACRES
DOCUMENT NO. 2010055935
O.P.R.W.C.TX

LEGEND

- CALCULATED POINT
- 1/2" IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
- 5/8" IRON ROD W/ CAP "LJA SURVEY" SET
- 3/8" IRON ROD FOUND (BENT)
- BOUNDARY LINE
- ADJOINER LINE
- APPROXIMATE SURVEY LINE
- SUBJECT TRACT
- P.O.B.
- P.O.R.
- O.P.R.W.C.TX.
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS



P.O.B.
N: 10,192,190.57
E: 3,146,632.44

600 WESTINGHOUSE INVESTMENTS, LLC
CALLED 128.37 ACRES
DOCUMENT NO. 2020052469
O.P.R.W.C.TX.

CALVIN BELL SURVEY
ABSTRACT NO. 112

JOSEPH MOTT SURVEY
ABSTRACT NO. 427

GROSS LAND AREA:
230.08 ACRES

WILLIAMSON COUNTY
CALLED 0.3367 ACRES (PARCEL 37A)
DOCUMENT NUMBER 2020130795
O.P.R.W.C.TX.

JCN FAMILY PARTNERSHIP, L.P.
CALLED 96.33 ACRES
DOCUMENT NUMBER 2005081839
O.P.R.W.C.TX.

RUIDOSA IRRIGATION
CO SURVEY
ABSTRACT NO. 714

SEE PAGE 5 FOR LINE AND CURVE TABLES

PAGE 4
OF 5

DATE:	3/26/2025
DRWN BY:	SGC
CHKD BY:	DET
PROJ NO.	A3541-2401

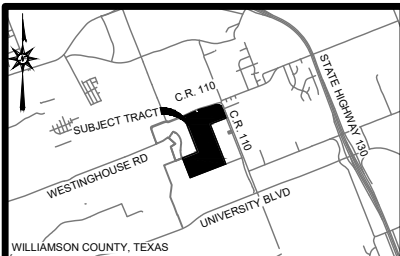
EXHIBIT "A"
230.08 ACRE TRACT (10,022,385 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND
JOSEPH MOTT SURVEY, ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.

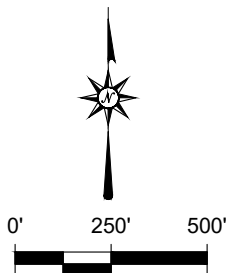
7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382



VICINITY MAP
(NOT TO SCALE)

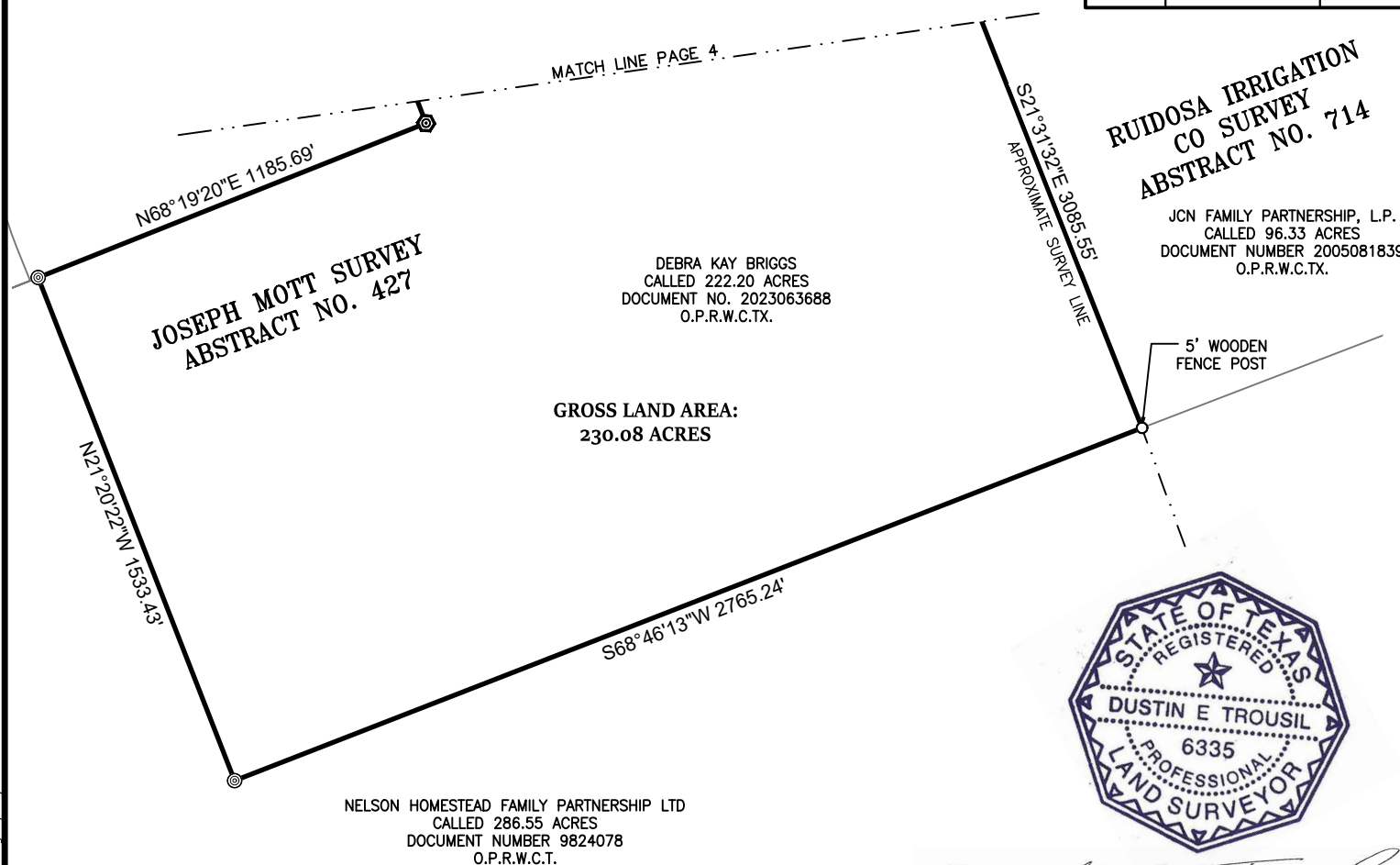


Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	423.13'	535.00	45°18'54"	S84° 24' 23"E	412.19'
C2	71.64'	2,093.00	1°57'40"	S23° 40' 33"E	71.63'
C3	33.92'	269.70	7°12'24"	S32° 44' 00"E	33.90'

Line Table		
Line #	Direction	Length
L1	S30° 28' 52"E	234.78'
L2	N73° 18' 37"E	71.03'
L3	N16° 49' 27"W	59.32'
L4	N72° 22' 31"E	118.01'
L5	N22° 34' 37"W	190.38'
L6	N66° 24' 09"E	11.05'
L7	N73° 16' 57"E	233.55'
L8	N73° 10' 43"E	310.99'
L9	N73° 10' 32"E	602.05'
L10	N77° 53' 50"E	99.94'
L11	S30° 43' 02"E	147.97'
L12	S29° 07' 50"E	57.36'
L13	S21° 50' 58"E	41.65'
L14	S21° 50' 32"E	634.85'

LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND (AS NOTED)
	1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
	5/8" IRON ROD W/ CAP "LJA SURVEY" SET
	3/8" IRON ROD FOUND (BENT)
	BOUNDARY LINE
	ADJOINER LINE
	APPROXIMATE SURVEY LINE
	SUBJECT TRACT
	POINT OF BEGINNING
	POINT OF REFERENCE
	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	P.O.B.
	P.O.R.
	O.P.R.W.C.T.X.



Dustin E. Trousil

DUSTIN TROUSIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6335
DATE OF SURVEY: 3/26/2025

GENERAL NOTES

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD83 (2011) EPOCH 2018
- VERTICAL DATUM: NAVD88
- ALL DISTANCES SHOWN ARE GRID VALUES.

PAGE 5
OF 5

DATE: 3/26/2025
DRWN BY: SGC
CHKD BY: DET
PROJ NO. A3541-2401

EXHIBIT "A"

230.08 ACRE TRACT (10,022,385 SQ. FT.)
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND
JOSEPH MOTT SURVEY, ABSTRACT NO. 427
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.

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T.B.P.L.S. Firm No. 10194382



