

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0277 ACRE (1,209 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 3, 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 811 PALOMA PARK DRIVE, LLC, RECORDED IN DOCUMENT NO 2011073520, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0277 ACRE (1,209 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 46.50 feet left of N. Mays St. Baseline Station 26+82.80, (Grid Coordinates determined as N=10,170,639.52, E=3,128,872.62), on the proposed westerly right-of-way (ROW) line of N. Mays St. (ROW varies), at its intersection with the northerly boundary line of Lot 2, of said FIRST RESUBDIVISION OF AMORRON PARK, same line being the southerly boundary line of said Lot 3, for the southwest 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 219.07 feet;

THENCE through the interior of said Lot 3 with said proposed ROW line, the following three (3) courses:

- 1) **N 12°42'28" W** a distance of **299.21 feet** to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, being 46.50 feet left of N. Mays St. Baseline Station 29+82.00;
- 2) **S 77°17'32" W** a distance of **3.50 feet** to a mag nail with washer stamped "CORR-ROW 5630" set;
- 3) **N 12°42'28" W** a distance of **27.90 feet** to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 50.00 feet left of N. Mays St. Baseline Station 30+09.90, for a point at the beginning of a non-tangent curve to the right, said point being on the southerly ROW line of Paloma Drive (60' ROW width), as shown on Cabinet F, Slides 172-173, said Plat Records, same line being the northerly boundary line of said lot 3, for the northwest corner of the herein described parcel;
- 4) **THENCE**, with said existing southerly ROW line of Paloma Drive, same line being said northerly boundary line of said Lot 2, along said curve to the right, having a radius of **20.00 feet**, a delta angle of **48°13'58"**, an arc length of **16.84 feet**, and a chord which bears **S 37°04'19" E**, a distance of **16.34 feet**, to a 1/2 inch iron rod found for a point of tangency on the existing westerly ROW line of N. Mays St. (ROW width varies), said point also being on the easterly boundary line of said Lot 3;

County: Williamson
Parcel: 4-811 Paloma Drive, LLC
Highway: N. Mays Extension

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- 5) **THENCE, S 12°48'12" E**, departing said existing southerly R.O.W. line of Paloma Drive, with said existing westerly ROW line of N. Mays Street, same line being said easterly boundary line of said Lot 3, a distance of **312.28 feet**, to a PK Nail found, for the northeast corner of said Lot 2, for the southeast corner of said Lot 3, for the southeast corner of the herein described parcel;
- 6) **THENCE, S 78°11'19" W**, departing said existing westerly R.O.W. line of N. Mays Street, with said common boundary line of Lots 2 and Lot 3, a distance of **3.76 feet**, to the **POINT OF BEGINNING**, containing 0.0277 acres (1,209 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

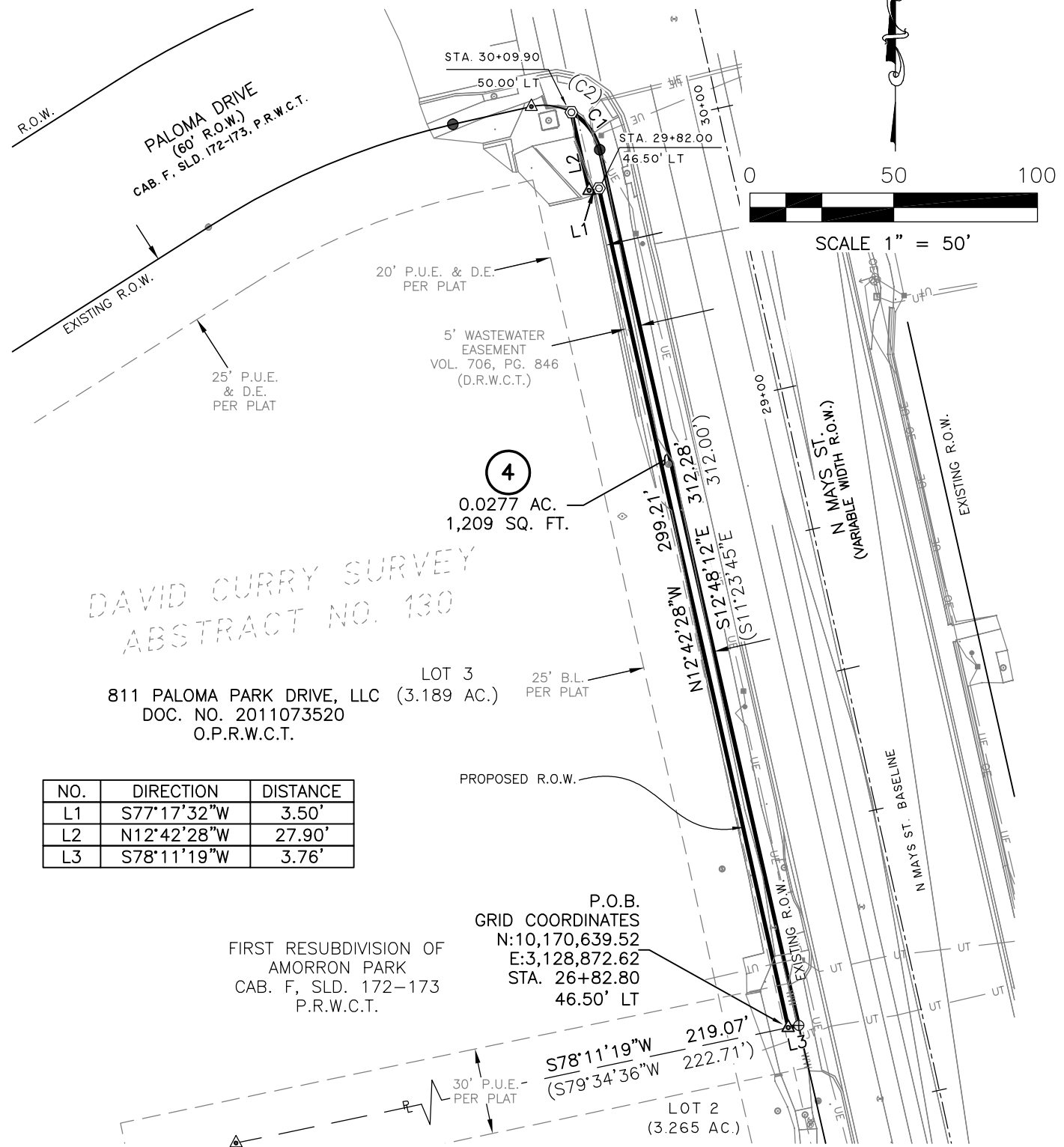


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Project No: KPA-001

EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	20.00'	48°13'58"	16.84'	S37°04'19"E	16.34'
(C2)	(20.00')	(90°00'00")	(31.42')	(N56°23'45"E)	(28.28')



DAVID CURRY SURVEY
ABSTRACT NO. 130

811 PALOMA PARK DRIVE, LLC (3.189 AC.)
DOC. NO. 2011073520
O.P.R.W.C.T.


NO.	DIRECTION	DISTANCE
L1	S77°17'32"W	3.50'
L2	N12°42'28"W	27.90'
L3	S78°11'19"W	3.76'

FIRST RESUBDIVISION OF AMORRON PARK
CAB. F, SLD. 172-173
P.R.W.C.T.

P.O.B.
GRID COORDINATES
N:10,170,639.52
E:3,128,872.62
STA. 26+82.80
46.50' LT

PROJECT NO.: KPA-001

10/19/2023

	PARCEL PLAT SHOWING PROPERTY OF 811 PALOMA DRIVE, LLC		PARCEL 4 0.0277 AC. 1,209 SQ. FT.
	SCALE 1" = 50'	WILLIAMSON COUNTY	PROJECT N. MAYS EXT

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 23050010RTROW, ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 16, 2023, ISSUE DATE MAY 19, 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) 25' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE. (SHOWN) 15' PUBLIC UTILITY EASEMENT ALONG THE SOUTH 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. PUBLIC UTILITY EASEMENT AS SHOWN IN INSTRUMENT FROM AMORRON PARK LIMITED, A TEXAS LIMITED PARTNERSHIP TO CITY OF ROUND ROCK, A HOME-RULE CITY, MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF TEXAS, DATED JUNE 15, 1988 AND FILED IN VOLUME 1710, PAGE 699, 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

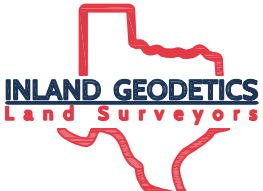


LEGEND

- ⊙ 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/ ALUMINUM CAP STAMPED "CORR-ROW" SET
- △ MAG NAIL WITH WASHER STAMPED "CORR-ROW 5630" SET
- ⊕ PK NAIL FOUND
- ▲ MAG NAIL FOUND
- ℙ 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

PROJECT NO.: KPA-001

10/19/2023

	PARCEL PLAT SHOWING PROPERTY OF		PARCEL 4 0.0277 AC. 1,209 SQ. FT.
	811 PALOMA DRIVE, LLC		
WILLIAMSON COUNTY	PROJECT N. MAYS EXT	PAGE 4 OF 4	