

Exhibit "A"
(Property Description)

ALL THAT CERTAIN 3.866 ACRE (168,400 SQUARE FEET) TRACT, LOT OR PARCEL OF LAND SITUATED WITHIN AND BEING A PORTION OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WITHIN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF A CALLED 101.110 ACRE TRACT OF LAND DESCRIBED AS TRACT I, IN EXHIBIT "C", AND THE REMAINING PORTION OF A CALLED 2.78 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "D", WHICH IS CONTAINED WITHIN SAID 101.110 ACRE TRACT, CONVEYED TO THE OLD SETTLERS ASSOCIATION IN A PARTITION DEED BETWEEN THE CITY OF ROUND ROCK AND THE OLD SETTLERS ASSOCIATION RECORDED IN VOLUME 1760, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AN AMENDMENT TO THE PARTITION DEED ENTERED INTO JANUARY 26, 2005 BY THE OLD SETTLERS ASSOCIATION OF WILLIAMSON COUNTY, TEXAS AND THE CITY OF ROUND ROCK, TEXAS IN WHICH THE 2.78 ACRE TRACT WAS RECONFIGURED AS A SAVE AND EXCEPT, RECORDED AS DOCUMENT 2005008528 IN SAID OFFICIAL RECORDS.

3.866 ACRES
ROUND ROCK, TEXAS
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PROJECT NO. 352-822
Revised NOVEMBER 21, 2025

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 3.866 ACRE (168,400 SQUARE FEET) TRACT, LOT OR PARCEL OF LAND SITUATED WITHIN AND BEING A PORTION OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WITHIN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF A CALLED 101.110 ACRE TRACT OF LAND DESCRIBED AS TRACT I, IN EXHIBIT "C", AND THE REMAINING PORTION OF A CALLED 2.78 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "D", WHICH IS CONTAINED WITHIN SAID 101.110 ACRE TRACT, CONVEYED TO THE OLD SETTLERS ASSOCIATION IN A PARTITION DEED BETWEEN THE CITY OF ROUND ROCK AND THE OLD SETTLERS ASSOCIATION RECORDED IN VOLUME 1760, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AN AMENDMENT TO THE PARTITION DEED ENTERED INTO JANUARY 26, 2005 BY THE OLD SETTLERS ASSOCIATION OF WILLIAMSON COUNTY, TEXAS AND THE CITY OF ROUND ROCK, TEXAS IN WHICH THE 2.78 ACRE TRACT WAS RECONFIGURED AS A SAVE AND EXCEPT, RECORDED AS DOCUMENT 2005008528 IN SAID OFFICIAL RECORDS. SAID 3.866 ACRE TRACT (168,400 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a 1-1/2 inch aluminum cap found in concrete, having a Texas State Plane **GRID** Coordinate of **N-10164750.16, E-3146207.48**, monumenting the southeast corner of Lot 2, Block A, Old Settlers Retail Subdivision Final Plat filed April 1, 2005 and recorded as Document Number 2005023336 in the Official Public Records, Cabinet AA, Slide 84, Plat Records, Williamson County, Texas, same being the southeast corner of said reconfigured 2.78 acre tract, being on the north line of East Palm Valley Boulevard (US Highway No. 79) as conveyed to the City of Round Rock as 1.724 acres by Document Number 2000048501 in said Official Public Records and being an interior line of the remainder of said Tract I containing 101.110 acres, from which a steel rebar with 1-1/4 inch cap labeled RJ Surveying found monumenting the southwest corner of said Lot 2 bears S 63°37'31"W, a distance of 242.14 feet;

THENCE, along the east line of said Lot 2, with an interior line of said remaining 101.110 acre tract, N 26°21'46"W, at a distance of 229.67 feet pass the southwesterly ending corner of a called 0.359 acre Access Easement recorded as Document Number 2005008531 in said Official Public Records,,and in all a total distance of 259.67 feet to 1-1/2 inch aluminum cap found in concrete monumenting the northeast corner of said Lot 2, being the northwesterly ending corner of said 0.359 acre Access Easement, and being an interior corner of said 101.110 acre tract and the northeast corner of said reconfigured 2.78 acre tract;

THENCE, along the north line of said Lot 2 and Lot 1 of said Block A, being the north line of said reconfigured 2.78 acre tract, S 63°37'33"W, at a distance of 241.99 feet pass a steel rebar with 1-1/4 inch cap labeled RJ Surveying at the common north corner of said Lots, and in all a total distance of 408.19 feet to a 1-1/2 inch aluminum cap found in concrete at the northwest corner of said Lot 1, being a southwest corner of said 2.78 acre remainder and the northwest corner of said reconfigured 2.78 acre tract, same being on the east line of that certain tract or parcel described as containing 6.153 acres of land in a General Warranty Deed to F5 Ranch LLC dated September 29, 2020 and recorded as Document Number 2020118972 in said Official Public Records, from which a mag nail with washer labeled "Early Boundary" monumenting the southwest corner of said Lot 1, same being the southeast corner of said 6.153 acre tract, on the north line of said Palm Valley Boulevard and said 1.724 acre tract, bears S 02°14'38"E, a distance of 284.54 feet;

THENCE, along the east line of said 6.153 acre tract and the west line of said 2.78 acre remainder tract, common with the west line of said remaining 101.110 acre tract, N 02°15'21"W, at a distance of 22.97 feet pass the northwest corner of said 2.78 acre remainder tract, and in all a total distance of 500.50 feet to a 1/2 inch steel rebar found below ground level, at an angle point in said common line, from which a 1/2 inch steel rebar found bears N 31°23'58"E, a distance of 0.90 feet;

THENCE, departing the east line of said 6.153 acre tract and across said 101.110 acre tract the following three (3) courses;

1. N 69°08'49"E, a distance of 235.96 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set,
2. S 28°51'16"E, a distance of 434.50 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set on the north line of said Access Easement, and
3. S 26°21'46"E, at a distance of 30.00 feet pass the south line of said Access Easement, and in all a total distance of 259.68 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set on the north line of said Palm Valley Boulevard and said 1.724 acre tract, from which a TxDOT Type II bronze cap in concrete found at called Station 231+76.03 bears N 63°37'31"E, a distance of 525.24 feet;

THENCE, along the north line of said Palm Valley Boulevard and said 1.724 acre tract, being the southerly line of said 101.110 acre remainder tract, S 63°37'31"W, a distance of 50.00 feet to the **POINT OF BEGINNING** containing 3.866 acres of land (168,400 sqft), more or less.

All Bearings and distances are referenced to the Texas State Plane Coordinate System, Central Zone 4203, NAD83(2011). All distances and acreage are shown as Grid.

I, Chet M. Glasscock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document represents a survey made on the ground under my direction and supervision. A TSPS Cat. 1-A, Condition III survey and map was prepared in addition.



Chet M. Glasscock, R.P.L.S.
No. 4626 – State of Texas
CEC - Austin



November 21, 2025

Date

