

EXHIBIT 'A'



Exhibit " — "

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8.31-Acre Tract
Williamson and Travis County, Texas

D&A Job No. 2257-003
August 10, 2022

DESCRIPTION

8.31 Acre Tract

BEING A 8.31 ACRE TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 314, AND THE WILLIAM BARKER SURVEY, ABSTRACT NUMBER 107, OF WILLIAMSON COUNTY, TEXAS AND OUT THE WILLIAM BARKER SURVEY NUMBER 47, ABSTRACT NUMBER 109, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 8, GLEN COUNTRY, AN UNRECORDED SUBDIVISION, CALLED 5.19 ACRE TRACT, CONVEYED TO SHELLY AHMADI, RECORDED IN DOCUMENT NUMBER 2019065379 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS [O.P.R.W.C.T.], FURTHER DESCRIBED IN VOLUME 917, PAGE 701 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS [D.R.W.C.T.], AND BEING PART OF A 5.368 ACRE TRACT CONVEYED TO ROUND ROCK KOREAN PRESBYTERIAN CHURCH, RECORDED IN DOCUMENT NUMBER 2008092732 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS [O.P.R.W.C.T.], SAID 8.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a "mag nail" with "Doucet" shiner, set for the northeast line of said Lot 8, for the common southeast line of Cade Lake drive of Final Plat Warner Phase Two, Section Four, recorded in Document Number 2016108667 of the Plat Records of Williamson County, Texas [P.R.W.C.T.], same being in the northwest corner of said 5.368 acre tract;

THENCE S63°22'15"E, with the common line and of said 5.368 acre tract and said Cade Lake drive, a distance of 25.17 feet to a "mag nail" with "Doucet" shiner, set same being the common south line of said Block G, of the Final Plat Warner Ranch Phase Two, Section four, of Lot 43, and the northeast corner of said 5.368 acre tract;

THENCE S62°22'51"E, with the common line and of said 5.368 acre tract and said Cade Lake drive, passing a distance of 11.08' the southwest corner of lot 50 and continuing for a total distance of 550.65 feet to 1/2 inch iron rod found, same being the common south corner of said Block G, of the Final Plat Warner Ranch Phase Two, Section four, of Lot 43, and the northeast corner of said 5.368 acre tract;

THENCE S27°37'29"W, with the common line of a called 1.52 acre tract of land conveyed to Rahim Manjiyan in Document Number 2017014913 of the [O.P.R.W.C.T.] and described vol. 2058, pg. 239 of the Deed Records of Travis County, Texas [D.R.T.C.T.] and of said 5.368 acre tract, a distance of 369.66 feet to 5/8 inch iron rod found an angle point of said 5.368 acre tract;

THENCE S52°38'21"W, continuing along the common line of said called 1.52 acre tract of land a distance of 19.10 feet to a 1/2 iron rod with Rippy inc, found for the southeast corner of said 5.368 acre tract;

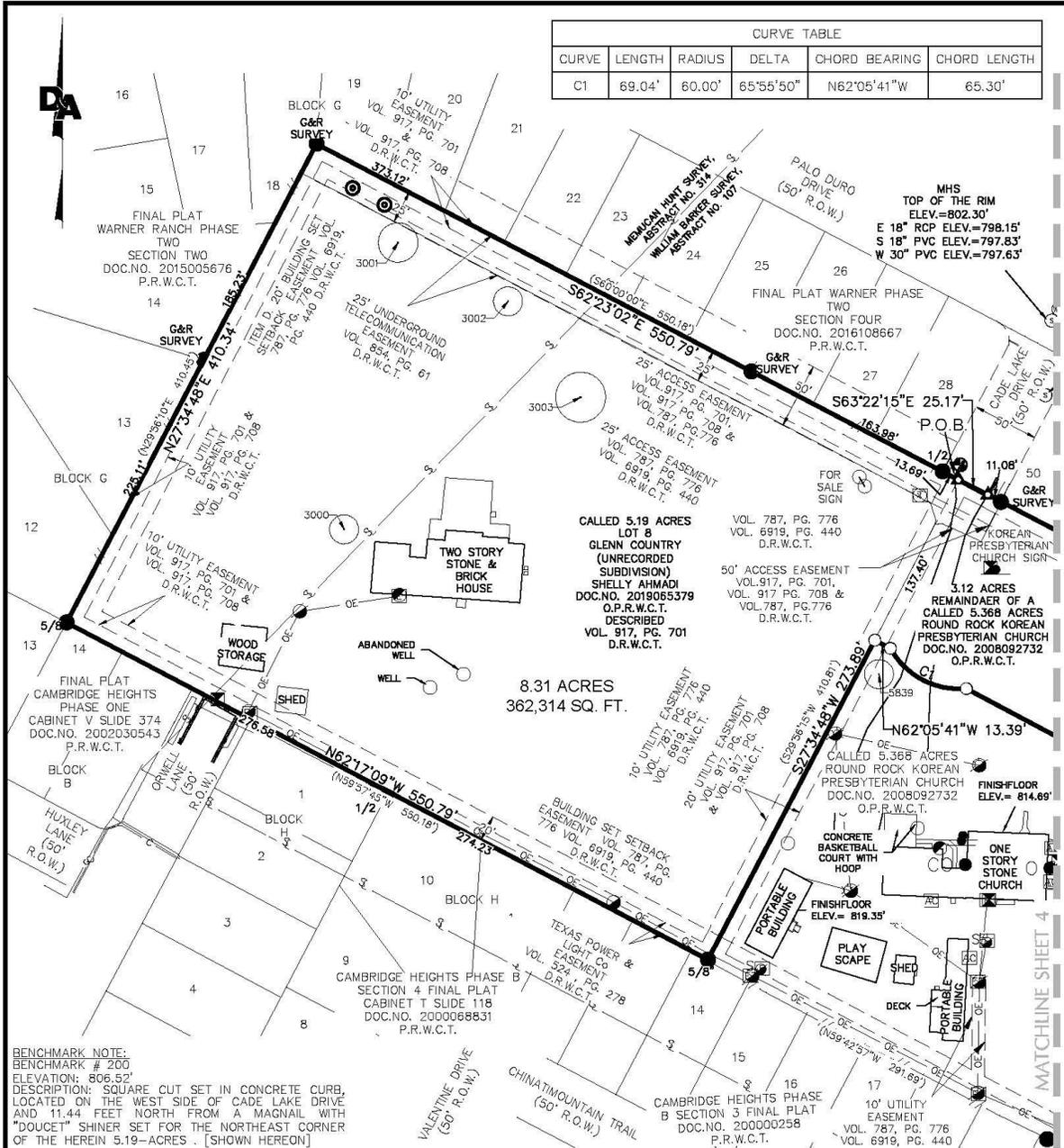
THENCE N67°47'31"W, with the common line of said called 1.52 acre tract of land and Cambridge Heights Phase B, Section 4 Final Plat, recorded in Cabinet T, Slide 118 and Document number 2000068831 [P.R.W.C.T.], a distance of 209.78 feet to 1/2 inch iron rod with Doucet cap, set for an angle point of the tract described herein;

THENCE N27°46'26"E, over and across said 5.368-acre tract, a distance of 267.12 feet to 1/2 inch iron rod with Doucet cap, and for an angle corner of the tract described herein;

THENCE N62°05'41"W, over and across said 5.368-acre tract, a distance of 280.81 feet to 1/2 inch iron rod with Doucet cap, set for the beginning of a curve to the right, and for an angle corner of the tract described herein;

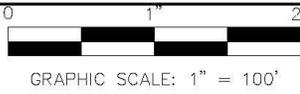
COMMITMENT YOU EXPECT.
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.04'	60.00'	65°55'50"	N62°05'41"W	65.30'

BENCHMARK NOTE:
 BENCHMARK # 200
 ELEVATION: 806.52'
 DESCRIPTION: SQUARE CUT SET IN CONCRETE CURB,
 LOCATED ON THE WEST SIDE OF CADE LAKE DRIVE
 AND 11.44 FEET NORTH FROM A MAGNAIL WITH
 "DOUCET" SHINER SET FOR THE NORTHEAST CORNER
 OF THE HEREIN 5.19-ACRES. [SHOWN HEREON]



8.31 ACRE
(362,314 SQUARE FEET)
BOUNDARY SURVEY
CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS



Civil Engineering // Entitlements // Geospatial
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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 08/10/2022
Scale: 1" = 100'
Drawn by: JRT
Reviewer: DF
Project: 2257-003
Sheet: 3 OF 4
Field Book: 536
Party Chief: PAC
Survey Date: 07/28-2022

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