

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0321 ACRE (1,397 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A", HOPPE SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET J, SLIDE 167 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CITED IN WARRANTY DEED TO HUTTO STATE BANK IN VOLUME 2396, PAGE 198 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0321 ACRE (1,397 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "ROW 4933" set in the proposed easterly Right-of-Way (ROW) line of Chisholm Trail Road (variable width ROW), (Grid Coordinates determined as N=10,168,297.09 E=3,127,127.44), being in the northerly boundary line of Lot 1, Block "A", Final Plat Subdivision of the Cracker Barrel Property, a subdivision of record in Cabinet K, Slide 228 of the Plat Records of Williamson County, Texas, same being the southerly boundary line of said Lot 1, Hoppe Subdivision, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, with said proposed easterly ROW line, same being the common boundary line of said Lot 1, Hoppe Subdivision and said Lot 1, Cracker Barrel Subdivision, **S 70°27'10" W** for a distance of **11.45** feet to a 5/8" iron rod found, in the existing easterly ROW line of Chisholm Trail Road (variable width ROW), being the northwesterly corner of said Lot 1, Cracker Barrel Subdivision, same being the southwest corner of said Lot 1, Hoppe Subdivision, for the southwest corner of the herein described parcel;
- 2) **THENCE**, with said existing easterly ROW line of Chisholm Trail Road, same being the westerly boundary line of said Lot 1, Hoppe Subdivision, **N 00°30'58" E** for a distance of **177.90** feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right, being in the existing southerly ROW line of West Old Settlers Boulevard (120 foot ROW width), same being the northwesterly corner of said Lot 1, Hoppe Subdivision, for the northwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said existing easterly ROW line of Chisholm Trail Road, with said southerly ROW line of West Old Settlers Blvd., same being the northerly boundary line of said Lot 1, Hoppe Subdivision, along said curve to the right, having a delta angle of **00°28'00"**, a radius of **1,213.24** feet, an arc length of **9.88** feet and a chord which bears **N 86°11'21" E** for a distance of **9.88** feet to an iron rod with aluminum cap stamped "ROW 4933" set in said proposed easterly ROW line of Chisholm Trail Road, for the northeasterly corner of the herein described parcel;

THENCE, departing said southerly ROW line of West Old Settlers Blvd., with said proposed easterly ROW line of Chisholm Trail Road, through the interior of said Lot 1, Hoppe Subdivision, the following five (5) courses:

- 4) **S 00°00'23" W**, for a distance of **11.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set;

County: Williamson  
Parcel: Parcel 1-Hutto State Bank  
Highway: Chisholm Trail Rd

Page 2 of 3  
02-28-22

- 5) **N 89°59'38" W**, for a distance of **4.96** feet to an iron rod with aluminum cap stamped "ROW 4933" set;
- 6) **S 00°31'32" W**, for a distance of **79.96** feet to an iron rod with aluminum cap stamped "ROW 4933" set;
- 7) **N 88°47'39" E**, for a distance of **5.08** feet to an iron rod with aluminum cap stamped "ROW 4933" set;
- 8) **S 00°02'30" W**, for a distance of **83.31** feet to the **POINT OF BEGINNING**, containing 0.0321 acres (1,397 square feet) of land, more or less.

NOTE: There is also a variable width Temporary Construction Easement adjoining and easterly of calls 4 through 7, and in part call 8 as depicted and dimensioned on the accompanying Parcel Plat.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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.

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

*M. Stephen Truesdale*  
\_\_\_\_\_  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*3 MAR 2022*

Date





# EXHIBIT A PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	00°28'00"	1,213.24'	9.88'	9.88'	N86°11'21"E
(C2)	(18°38'58")	(1,213.24')	(394.90')	(393.16')	(S83°26'57"E)
C3	01°11'31"	1,213.24'	25.24'	25.24'	N87°01'06"E
C4	180°00'00"	7.00'	21.99'	14.00'	N00°00'00"W

## LEGEND

- IRON ROD WITH ALUMINUM CAP  
STAMPED "ROW 4933" SET
- 1/2" IRON ROD FOUND
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- ( ) RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

NO.	DIRECTION	DISTANCE
L1	S70°27'10"W	11.45'
L2	S00°00'23"W	11.56'
L3	N89°59'38"W	4.96'
L4	S00°31'32"W	79.96'
L5	N88°47'39"E	5.08'
L6	S00°02'30"W	83.31'
L7	S43°28'43"W	40.45'
L8	S00°00'22"W	17.31'
L9	N89°35'20"E	9.50'
L10	S89°41'03"W	9.50'
L11	S00°00'22"W	31.13'
L12	N88°47'39"E	18.97'
L13	S00°10'55"E	39.15'
L14	N89°59'58"W	17.10'
L15	S00°02'30"W	45.52'

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE GRID VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NO. 4203, NAD 83.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

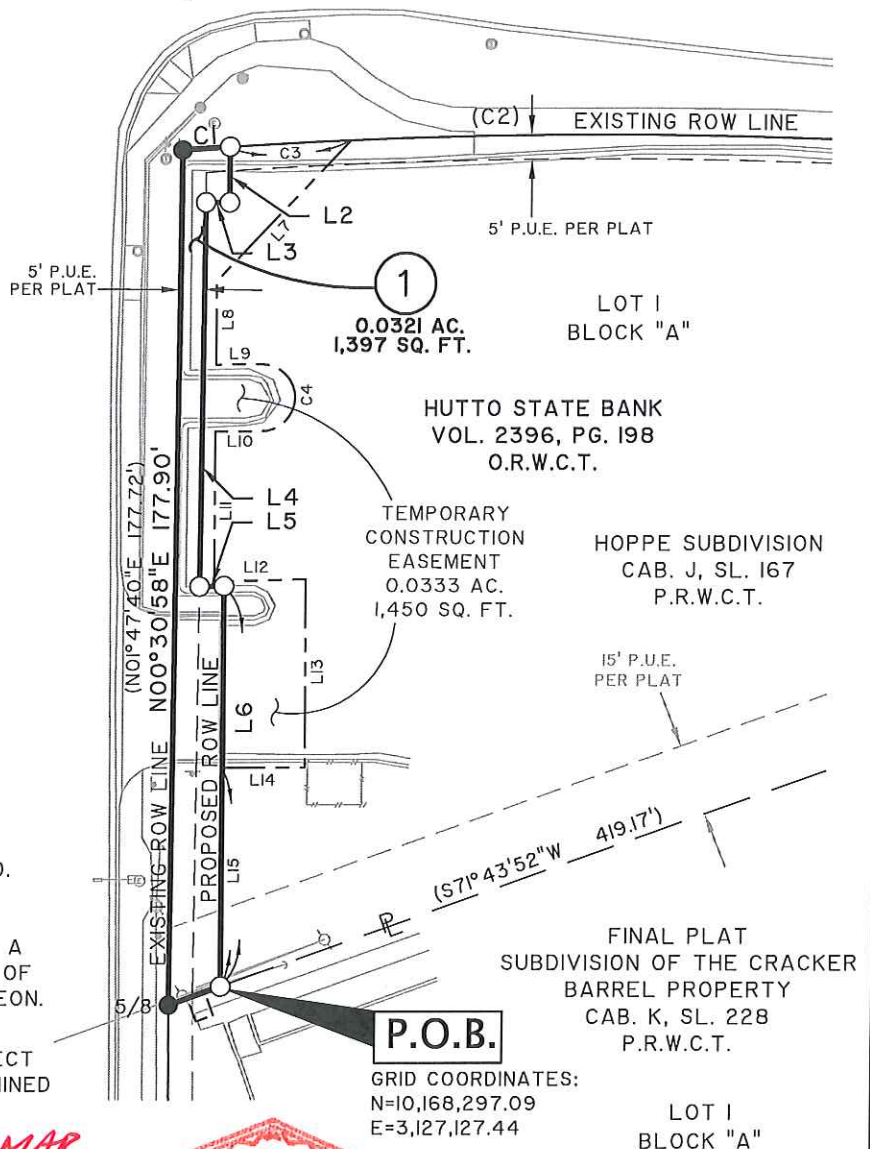
*M. Stephen Truesdale* 3 MAR 2022

M. STEPHEN TRUESDALE DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681



DAVID CURRY SURVEY  
ABSTRACT No. 130  
WEST OLD SETTLER BOULEVARD  
(120' R.O.W. WIDTH)

CHISHOLM TRAIL ROAD  
(R.O.W. WIDTH VARIES)



FINAL PLAT  
SUBDIVISION OF THE CRACKER  
BARREL PROPERTY  
CAB. K, SL. 228  
P.R.W.C.T.

LOT 1  
BLOCK "A"

02/28/2022

PARCEL PLAT SHOWING PROPERTY OF

HUTTO STATE BANK

PARCEL 1

WILLIAMSON COUNTY

PROJECT  
CHISHOLM TRAIL

PAGE 3 OF 3



SCALE  
1" = 40'