

EXHIBIT

"A"



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Exhibit "A" – Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.2746 ACRES (99,081 SQUARE FEET) OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.281 ACRE TRACT CONVEYED TO ROCK & ROE, L.L.C., AND RECORDED IN DOCUMENT #2014069358 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.2746 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203); ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116194112):

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of Roundville Lane (described as a 50' private road easement in Volume 1125, Page 369 of the Deed Records of Williamson County, Texas [D.R.W.C.T.]), and being the west corner of a called 7.50 acre tract conveyed to Jack W. Lee, Jr., and recorded in Volume 583, Page 259 (D.R.W.C.T.), and being the most northerly corner of said Rock & Roe tract, for the most northerly corner and **POINT OF BEGINNING** hereof;


THENCE, with the southwest line of said Lee tract and the northeast line of said Rock & Roe tract, **S54°06'06"E**, a distance of **199.90** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being at the most northerly corner of Lot 1, Block "A" of O'Reilly Subdivision, recorded in Cabinet GG, Slides 276-277 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and being the northeast corner of said Rock & Roe tract, from which a 1/2-inch iron rod found in the northwest line of a called 10.00 acre tract conveyed to Judith L. Davis, and recorded in Document #2008059288 (O.P.R.W.C.T.), said 10.00 acre tract described by metes and bounds in Volume 583, Page 255 (D.R.W.C.T.), and being the northeast corner of said Lot 1, and being the south corner of said Lee tract bears, **S54°06'06"E**, a distance of 199.95 feet;

THENCE, with the common line of said Lot 1 and said Rock & Roe tract, and in part with the northeast right-of-way line of South A.W. Grimes Boulevard (a.k.a. County Road 170, right-of-way varies), **S66°27'49"W**, a distance of **576.31** feet to a mag nail with "Ward-5811" washer set for the most southerly corner hereof, said point being a corner in the northeast right-of-way line of said South A.W. Grimes Boulevard, and being the southeast corner of a called 0.053 acre tract (described as Tract 03) conveyed to Williamson County, Texas, for right-of-way purposes, and recorded in Document #2012023828 (O.P.R.W.C.T.), and being the most southerly corner of said Rock & Roe tract;

THENCE, with the northeast right-of-way line of said South A.W. Grimes Boulevard, and with the common line of said 0.053 acre right-of-way tract and said Rock & Roe tract, the following two (2) courses and distances:

- 1) **N54°29'01"W**, a distance of **39.06** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof, and
- 2) **N53°12'44"W**, a distance of **159.70** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the most westerly corner hereof, said point being at the intersection of the northeast right-of-way line of said South A.W. Grimes Boulevard with the southeast right-of-way line of said Roundville Lane, and being the common north corner of said 0.053 acre right-of-way tract and said Rock & Roe tract;

THENCE, with the southeast right-of-way line of said Roundville Lane and the northwest line of said Rock & Roe tract, **N66°28'37"E**, a distance of **573.81** feet to the **POINT OF BEGINNING**, and containing 2.2746 Acres (99,081 Square Feet) more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

12-12-14



