

**EXHIBIT "A"**

**20 Foot Wide Alley Vacation Tract**

**METES AND BOUNDS DESCRIPTION  
OF A**

**0.0618 ACRE TRACT OF LAND LOCATED IN THE  
W. HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS  
AND BEING PART OF BLOCK 1, WASHINGTON ANDERSON ADDITION,  
AN UNRECORDED SUBDIVISION TO THE CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS**

BEING A 0.0618 ACRE (2,691 SQUARE FEET) TRACT OF LAND LOCATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS; SAID 0.0618 ACRE TRACT BEING PART OF BLOCK 1, WASHINGTON ANDERSON ADDITION, AN UNRECORDED SUBDIVISION TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; WITH SAID 0.0618 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a cut "X" in concrete set (previously a 5/8-inch iron rod found in February, 2014 and subsequently destroyed) for the southwest corner of the herein described tract, said point marking the southeast corner of that certain tract of land described in a Cash Warranty Deed to Gold Gals Holdings, LLC, as recorded in Document No. 2013116326, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), same being the southeast corner of Lot 10, Block 1 of said unrecorded Washington Anderson Addition, said point also marking the intersection of the west line of a 20 foot wide alley and the north right-of-way (R.O.W.) line of Anderson Street (a variable width R.O.W.);

**THENCE North 23° 21' 45" West**, departing the north R.O.W. line of said Anderson Street, and with the common west line of said 20 foot wide alley and the east line of said Gold Gals Holdings, LLC tract, and partway with the east line of said Lot 10 and partway with the east line of Lot 9 of said Block 1, at a distance of 106.22 feet passing a calculated point for the northeast corner of said Gold Gals Holdings, LLC tract and said Lot 9, said calculated point also being the southernmost northeast corner of Lot 1, Block A, Sparks Subdivision, filed on July 10, 2009, and recorded in Cabinet FF, Slide 394, Plat Records of Williamson County, Texas (P.R.W.C.T.), same being the southernmost northeast corner of that certain called 0.22 acre tract of land described in a Special Warranty Deed With Vendor's Lien to SPS 1960, LLC, as recorded in Document No. 2008087544, O.P.R.W.C.T., and continuing with the west line of said 20 foot wide alley, same being the easternmost east line of said 0.22 acre tract and said Lot 1, Block A, Sparks Subdivision, in all a total distance of **134.75 feet** to a 1/2-inch iron rod found for the northwest corner of the herein described tract, same marking the northeast corner of said 0.22 acre tract, said point also marking the southeast corner of that certain called 0.3848 acre tract of land described in a Warranty Deed With Vendor's Lien to Sterling Carrizo Investments, LLC, as recorded in Document No. 2014098190, O.P.R.W.C.T.;

**THENCE North 74° 51' 14" East**, traveling across the interior of said 20 foot wide alley, a distance of **20.18 feet** to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for the northeast corner of the herein described tract, same being on the west line of Lot 3, Block 1 of said Washington Anderson Addition, said point also being on the common east line of said 20 foot wide alley and the west line of that certain called 0.359 acre tract of land described in a Cash Warranty Deed to Gold Gals Holdings, LLC, as recorded in Document No. 2013116323, O.P.R.W.C.T.;

**Exhibit "A" continued**  
**Description of a 0.0618 acre tract**

THENCE **South 23° 21' 45" East**, with the common east line of said 20 foot wide alley and the west line of said 0.359 acre tract, and partway with the west line of said Lot 3 and partway with the west line of Lots 2 and 1, Block 1 of said Washington Anderson Addition, a distance of **134.75 feet** to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set (previously a 1/2-inch iron rod found in February, 2014 and subsequently destroyed) for the southeast corner of the herein described tract, same marking the southwest corner of said 0.359 acre tract, said point also marking the intersection of the east line of said 20 foot wide alley and the north R.O.W. line of said Anderson Street;

THENCE **South 74° 51' 14" West**, with the common south line of said 20 foot wide alley and the north R.O.W. line of said Anderson Street, a distance of **20.18 feet** to the **POINT OF BEGINNING** and containing 0.0618 acre (2,691 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Inc., Round Rock, Texas.

This metes and bounds description is accompanied by an exhibit drawing.

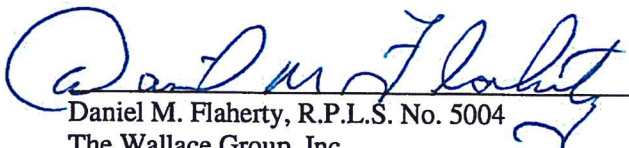
**Basis of Bearings:** Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

THE STATE OF TEXAS       §  
                                     §  
COUNTY OF WILLIAMSON   §

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-4814 attached hereto 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 direction and supervision.

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



Daniel M. Flaherty, R.P.L.S. No. 5004  
The Wallace Group, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10051701  
See attached Plat No. A-4814  
23105-FN02.doc



05-19-2015  
Date