

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 2.184 ACRE (95,134 SQUARE FOOT), TRACT OF LAND SITUATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAID 2.184 ACRE BEING ALL OF THAT CALLED 2.18 ACRE 50 FOOT WIDE ROAD EASEMENT FIRST DESCRIBED IN A CORRECTION DEED (EARTHEL C. HENDERSON AND WIFE, PHYLLIS LEE HENDERSON TO LARRY T. GILL AND WIFE, BENNIE H. GILL) AS EXHIBIT "D" IN VOLUME 664, PAGE 595 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED OR REFERENCED IN VARIOUS DEEDS ABUTTING SAID ROAD EASEMENT, SAID 2.184 ACRE (95,134 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found for an angle point in the southerly boundary line of the remainder of that called 5.00 acre tract of land conveyed to CWC Properties in Volume 2335, Page 260 of the Official Records of Williamson County, Texas, same being the northwesterly corner of the 0.19 acre portion of that called 2.101 acre tract of land conveyed to Daugherty Family Registered, LLP #1 by instrument recorded in Document No. 2015046052 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, and from which a 3/8" iron rod found for the northeasterly corner of said 0.19 acre portion of the 2.101 acre tract of land, same being the southerly corner of that called 1.0 acre tract of land conveyed to Texas R. Flaniken and Wife, Maria M. Flaniken by instrument recorded in Volume 1590, Page 309 of the Official Records of Williamson County, Texas, bears N 27°16'16" E at a distance of 158.09 feet;

- 1) THENCE, S 42°59'26" E, at a distance of 51.98 feet, pass a 5/8" iron rod found and continuing for a total distance of 53.01 feet to the calculated southwesterly corner of said 0.19 acre portion of the 2.101 acre tract, same being the northeasterly corner of that called 7.49 acre tract of land conveyed to Alpha Westinghouse Ventures, L.L.C. by instrument recorded in Document No. 2015046891 of the Official Public Records of Williamson County, Texas, also being in the southeasterly boundary line of that called 72.9 acre tract of land conveyed to said Earthele C. Henderson and Wife, Phyllis Lee Henderson by instrument recorded in Volume 498, Page 528 of the Deed Records of Williamson County, Texas, also being in the northwesterly boundary line of that called 82.83 acre tract of land conveyed to Daugherty Family Registered Limited Liability Partnership #1 by instrument recorded in Document No. 1996067308 of the Official Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;
- 2) THENCE, departing the common boundary line between said 72.9 acre tract and said 82.83 acre tract, with the southerly boundary line of the herein described tract, S 66°30'32" W, at a distance of 1264.16 feet, pass a 1/2" iron rod found, being the northwesterly corner of said 7.49 acre tract, same being the northeasterly corner of that called 2.281 acre tract of land conveyed to Rock & Roe, L.L.C. by instrument recorded in Document No. 2014069358 of the Official Public Records of Williamson County, Texas, at a distance of 1838.04 feet, pass the calculated intersection with the existing easterly Right-of-Way (R.O.W.) line of A. W. Grimes Boulevard (County Road 170), (variable width ROW) same being the southwesterly corner of said 2.281 acre tract, and from which a iron rod with plastic surveyors cap stamped "4 WARD" bears, S 53°09'20" E with said existing easterly R.O.W. line, at a distance of 0.45 feet, and continuing for a total distance of 1897.21 feet, for the southwesterly corner of the herein described tract;
- 3) THENCE, N 54°01'45" W, for a distance of 58.04 feet to the calculated northwesterly corner of the herein described tract;

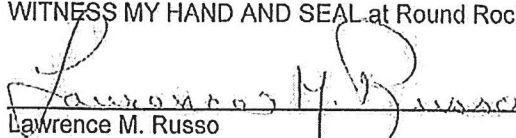
- 4) **THENCE**, with the northerly line of the herein described Road Easement N 66°30'32" E, at a distance of 40.68 feet, pass said existing easterly R.O.W. line, same being the southwesterly corner of Lot 9, Block A of Round Rock Retail Subdivision Phase 2 Replat, a subdivision of record in Cabinet FF, Slide 34-36 of the Plat Records of Williamson County, Texas, and from which a iron rod with an unknown plastic surveyors cap found bears S 53°37'19" E with the southerly extension of said existing easterly R.O.W. line at a distance of 1.43 feet, and continuing for a total distance of 1909.00 feet to the **POINT OF BEGINNING**, containing 2.184 acres (95,134 square feet) of land, more or less.

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

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct 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.


Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, LLC
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

03/12/2016
Date



Roundville Ln



Roundville Ln

ROW not in City Limit
0.173 ac (approx)

Round Rock City Limit

SAW
Grimes Blvd