

**EXHIBIT**  
**"A"**

Reissued 01/27/17  
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**County:** Williamson  
**Highway:** R. M. 620  
**Limits:** Deepwood Dr. to IH 35  
**CSJ:** 0683-01-092

**PROPERTY DESCRIPTION FOR  
PARCEL 25**

DESCRIPTION OF A 0.086 ACRE (3,730 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 0.525 ACRE TRACT OF LAND CONVEYED TO THE WALTON COTTON REVOCABLE TRUST BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011005529 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.086 ACRE (3,730 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a ½" iron rod set stamped "Inland 4933", 281.71 feet left of proposed Ranch to Market (R.M.) 620 baseline station 504+30.56, in the easterly boundary line of Lot 1 of the Comfort Suites Subdivision recorded in Cabinet P, Slides 174-175, of the Plat Records of Williamson County, Texas and conveyed to Sovereign Hospitality Group of Round Rock, Inc by instrument recorded in Document No. 2002056223 of the Official Public Records of Williamson County, Texas, same being an angle point in the westerly right-of-way (ROW) line of the south bound frontage road of I.H. 35, being the northwesterly corner of said 0.525 acre tract;

**THENCE**, with the common boundary line of said Lot 1 and said 0.525 acre tract, S 11°09'53" W for a distance of 217.58 feet to a ½" iron rod with TxDOT aluminum cap set, 67.68 feet left of proposed R.M. 620 baseline station 504+69.69, in the curving proposed northerly ROW line of R.M. 620, (ROW width varies), for the most northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, departing said easterly boundary line of Lot 1, through the interior of said 0.525 acre tract, with said proposed northerly ROW line, the following two (2) courses:

- 1) Along a curve to the left, having a delta angle of 05°17'55", a radius of 483.00 feet, an arc length of 44.67 feet, and a chord which bears S 56°04'54" E for a distance of 44.65 feet to a ½" iron rod with TxDOT aluminum cap set (to be replaced with a TxDOT Type II monument), 58.00 feet left of proposed R.M. 620 baseline station 505+13.86, for a point of curvature to the left;
- 2) Along said curve to the left, having a delta angle of 01°41'15", a radius of 2,152.00 feet, an arc length of 63.38 feet, and a chord which bears S 69°52'21" E for a distance of 63.38 feet to a ½" iron rod with TxDOT aluminum cap set (to be replaced with a TxDOT Type II monument), 58.00 feet left of proposed R.M. 620 baseline station 505+78.95, being the westerly ROW line of said IH 35, same being the easterly boundary line of said 0.525 acre tract, for the most northeasterly corner of the herein described parcel, and from which a 60D nail found, being an angle point in said existing westerly IH 35 ROW line, same being the most northeasterly corner of said 0.525 acre tract bears N 00°16'00" E at a distance of 253.80 feet;

- 3) **THENCE**, departing said proposed northerly ROW line, with the common boundary line of said IH 35 ROW and 0.525 acre tract, **S 00°16'00" W** for a distance of 31.88 feet to a calculated point being the intersecting point of the existing curving northerly ROW line of R.M. 620, (80' ROW width) and said I.H. 35 ROW, same being the most southeasterly corner of said 0.525 acre tract, for the most southeasterly corner of the herein described parcel, and from which a TxDOT Type II monument found bears **S 00°16'00" W** at a distance of 4.08 feet;

**THENCE**, departing said IH 35 ROW line, with said existing northerly ROW line, same being the southerly boundary line of said 0.525 acre tract, the following two (2) courses:

- 4) Along a curve to the right, having a delta angle of **03°10'00"**, a radius of 1,869.86 feet, an arc length of 103.34 feet, and a chord which bears **N 72°08'09" W** for a distance of 103.33 feet to a calculated point of tangency;
- 5) **N 70°32'24" W** for a distance of 7.26 feet to a calculated point, being the most southeasterly corner of said Lot 1, same being the most southwesterly corner of said 0.525 acre tract, for the most southwesterly corner of the herein described parcel;
- 6) **THENCE**, departing said existing northerly ROW line, with the common boundary line of said, Lot 1, and said 0.525 acre tract, **N 11°09'53" E** at a distance of 0.45 feet pass a ½" iron rod found and continuing for a total distance of 45.35 feet to the **POINT OF BEGINNING**, containing 0.086 acres (3,730 square feet) of land, more or less.

**Control of Access Clause:**

Access will be prohibited across the 'Access Denied Line' from the remainder property abutting R.M. 620, extending from a point at the beginning of call 1 to the end of call 2.

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 direction and supervision.

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

*M. Stephen Truesdale*

*10 MAR 2014*

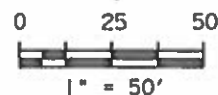
Date

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

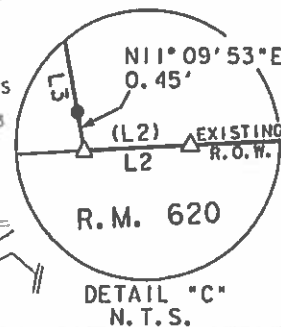
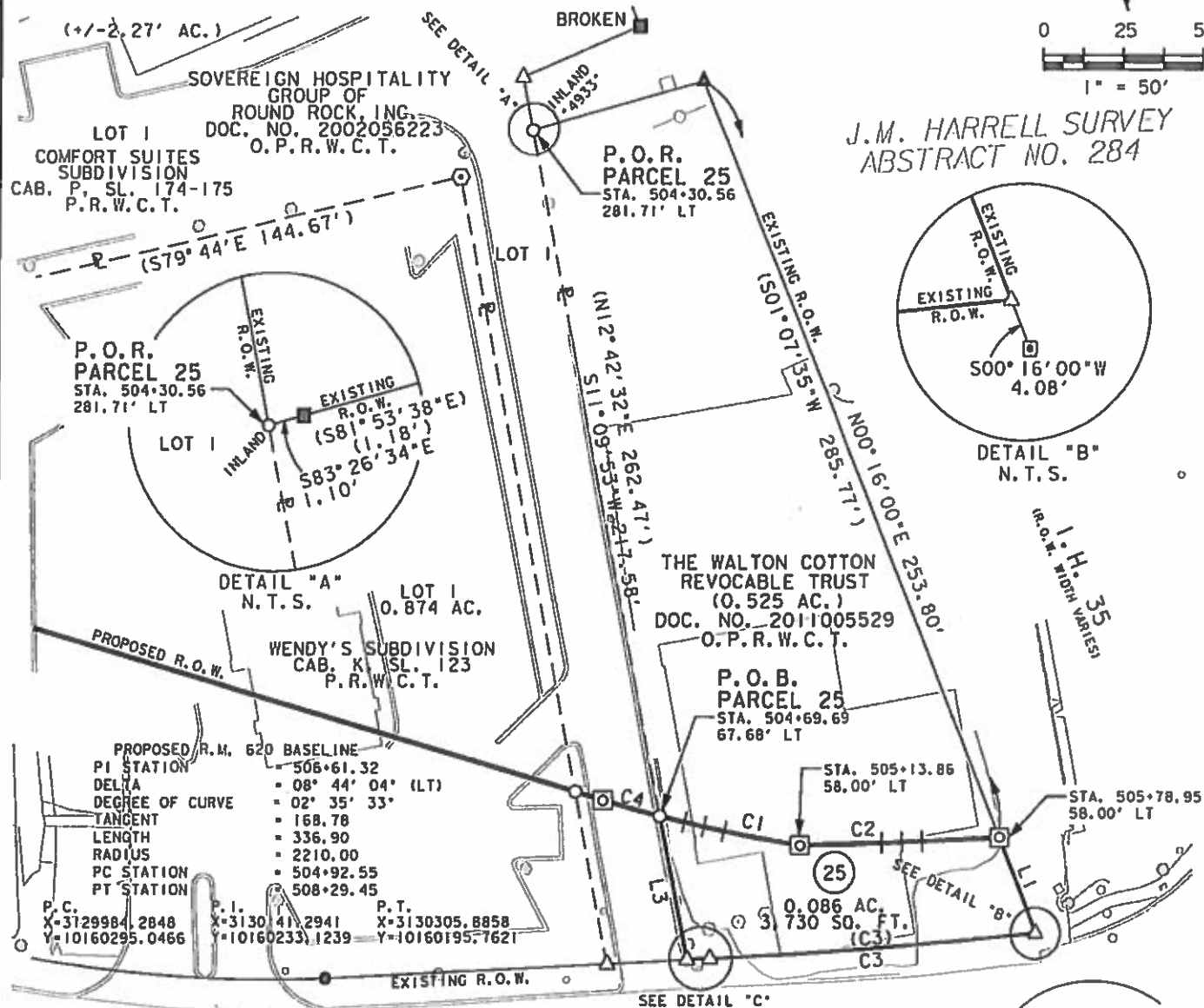
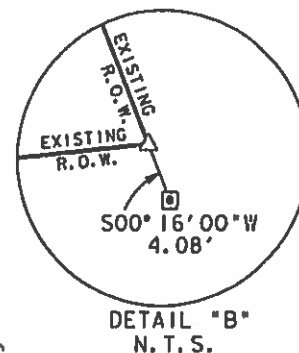


### PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05° 17' 55"	483.00'	44.67'	44.65'	S56° 04' 54"E
C2	01° 41' 15"	2152.00'	63.38'	63.38'	S69° 52' 21"E
C3	03° 10' 00"	1869.86'	103.34'	103.33'	N72° 08' 09"W
(C3)	(03° 16')	(1869.9')		(106.68')	(N70° 49' 30"W)
C4	02° 13' 41"	483.00'	18.78'	18.78'	N52° 19' 05"W



J.M. HARRELL SURVEY  
ABSTRACT NO. 284



NUMBER	DIRECTION	DISTANCE
L1	S00° 16' 00" W	31.88'
L2	N70° 32' 24" W	7.26'
(L2)	(N69° 13' W)	(7.3')
L3	N11° 09' 53" E	45.35'

R.M. 620  
(80' R.O.W. WIDTH)

TXDOT ROW MAP  
CSJ: 06B3-1-16

**EXISTING R.O.W.**



Texas Department of Transportation

**PARCEL 25**

PARCEL PLAT SHOWING PROPERTY OF

**THE WALTON COTTON  
REVOCABLE TRUST**

SCALE  
" = 50

CSJ "  
0683-01-092

PROJECT  
RM 620

COUNTY  
WILLIAMSON



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

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## LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	ℓ	PROPERTY LINE
□	1/2" IRON ROD SET W/ TXDOT ALUMINUM CAP TO BE REPLACED BY TYPE II MONUMENT	( )	RECORD INFORMATION
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND	~	LINE BREAK
●	1/2" IRON ROD FOUND UNLESS NOTED	⌋	LAND HOOK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	—   —	ACCESS DENIED LINE
⊖	COTTON GIN SPINDLE FOUND	P.O.B.	POINT OF BEGINNING
X	X CUT FOUND	P.O.R.	POINT OF REFERENCE
▲	60/D NAIL FOUND	N.T.S.	NOT TO SCALE
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "TXDOT" SET (UNLESS NOTED OTHERWISE)	O.R.W.C.T.	OFFICIAL RECORDS
ℓ	CENTER LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 9691-14-1035, ISSUED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARAY 22, 2014, ISSUE DATE JANUARY 31, 2014.

10. NOTHING TO ADDRESS IN SCHEDULE B.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*M. Stephen Truesdale*

10 MAR  
2014



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

DATE:

	ACRES	SQUARE FEET
ACQUISITION	0.086	3,730
CALC/DEED AREA	0.525	22,869
REMAINDER AREA	0.439	19,139



PARCEL PLAT SHOWING PROPERTY OF  
THE WALTON COTTON  
REVOCABLE TRUST

SCALE 1" = 50'	CSJ # 0683-01-092	PROJECT RM 620	COUNTY WILLIAMSON
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PARCEL 25