

EXHIBIT "A"

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DESCRIPTION

FOR A 17.811 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 17.5485 ACRE TRACT AS DESCRIBED IN A DEED TO KENNETH K. SCHROEDER AND RECORDED IN DOCUMENT NO. 2000016872 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 17.811 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod with "Baker-Aicklen" cap found for the southeast corner of said 17.5485 acre tract, same being the northeast corner of Lot 4B, Block A, Final Plat of Chandler Crossing, Replat of Lot 4, a subdivision according to the plat recorded in Document No. 2007082507 of the Official Public Records of said County, same being on the west right-of-way line of Sunrise Road (right-of-way width varies), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the west right-of-way line of said Sunrise Road, with the south line of said 17.5485 acre tract, in part with the north line of said Lot 4B, in part with the north line of Lot 2A, Block A, Chandler Crossing Replat of Lot 1, a subdivision according to the plat recorded in Document No. 2008091748 of the Official Public Records of said County and in part with the north line of the Remainder Portion of a called 169.9185 acre tract as described in a partition deed recorded in Document No. 9557382 of the Official Records of said County, S 68°08'20" W for a distance of 1299.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner of said 17.5485 acre tract, same being the southeast corner of a called 10.5257 acre tract as described in a deed to City of Round Rock, Texas and recorded in Volume 1544, Page 621 of the Official Records of said County, for the southwest corner hereof;

THENCE with the west line of said 17.5485 acre tract, in part with the east line of said 10.5257 acre tract, N 79°04'55" W for a distance of 882.99 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner of said 17.5485 acre tract, same being the northeast corner of said 10.5257 acre tract, same being the southeast corner of Lot 2, Block A, Sweet Home Subdivision, a subdivision according to the plat recorded in Document No. 2009050273 of the Official Public Records of said County, same being the southwest corner of Lot 1, Block A, of said Sweet Home Subdivision, for the northwest corner hereof;

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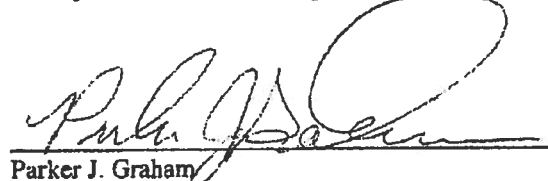
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THENCE with the north line of said 17.5485 acre tract and in part with the south line of said Lot 1, N 68°47'21" E for a distance of 2046.10 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northeast corner of said 17.5485 acre tract, same being the southeast corner of said Lot 1, same being on the west right-of-way line of said Sunrise Road, for the northeast corner hereof;

THENCE with the east line of said 17.5485 acre tract, same being the west right-of-way line of said Sunrise Road, S 21°17'02" E for a distance of 454.86 feet to the **POINT OF BEGINNING** hereof and containing 17.811 acres of land.

Bearing basis is referenced to grid north, Texas State Plane Coordinate System NAD 83, Central Zone (4203).

Surveyed under the direct supervision of the undersigned during January, 2014:



Parker J. Graham
Registered Professional Land Surveyor No. 5556
Baker-Aicklen & Assoc., Inc.
507 West Liberty Avenue
Round Rock, TX 78664



Job No: 2290-3-001-20

Filename: K:\PROJECTS\2290-3-001_Parker_Sunrise Road\BA-Survey\METES AND BOUNDS\17.811 ACRE TRACT.doc

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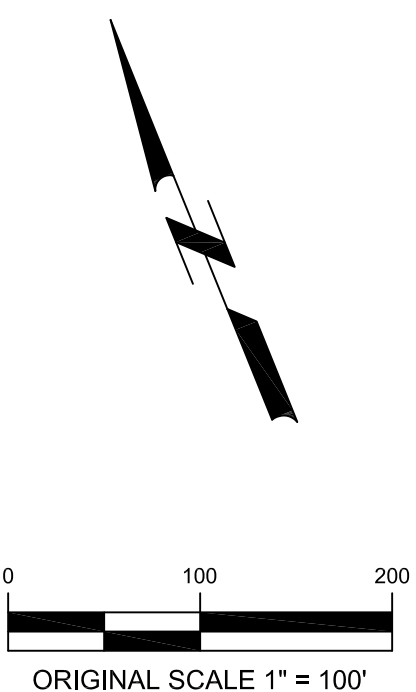
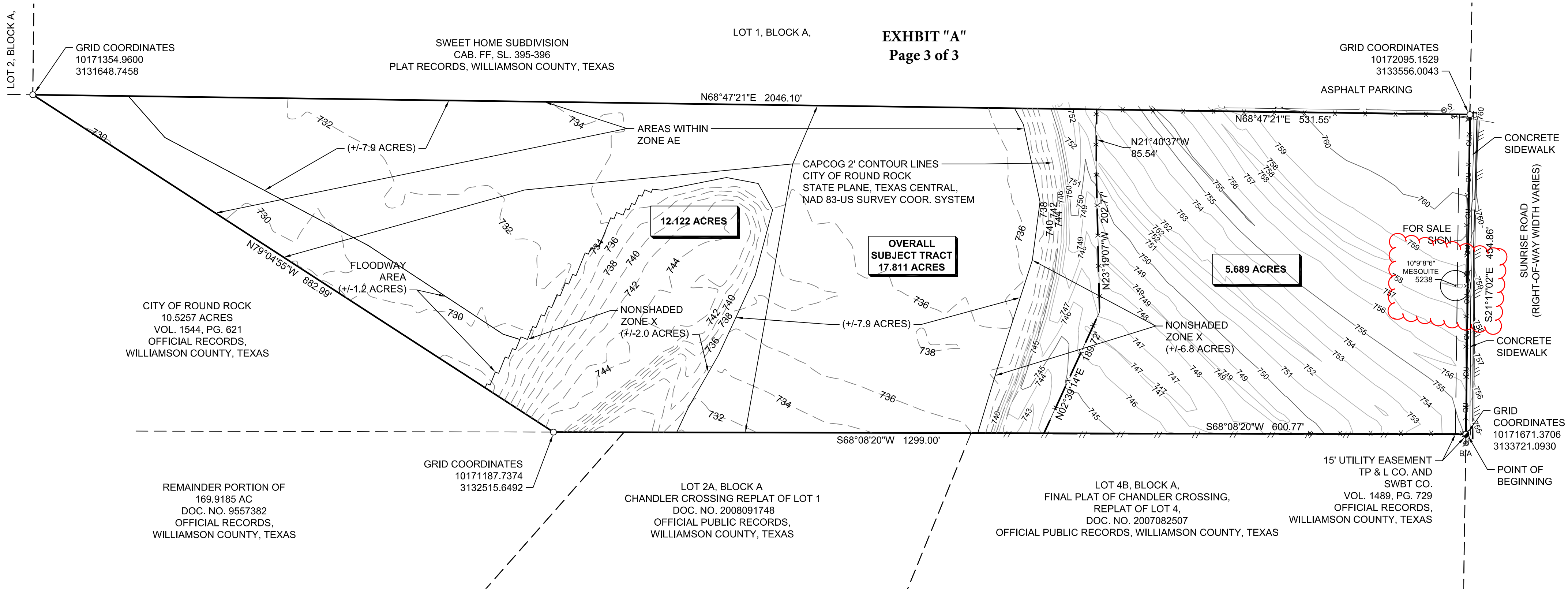
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014028558

Nancy E. Rister

04/22/2014 04:00 PM

OPEREZ \$37.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS



LEGEND	
●	IRON ROD FOUND AS LABELED
● B/A	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
⚡	UTILITY POLE
←	GUY WIRE
⊙ S	SPRINKLER CONTROL VALVE
⋈	FLAG POLE
Ⓢ	SIGN
—OU—	OVERHEAD UTILITY LINE
≡≡≡	EDGE OF ASPHALT
—x—	WIRE FENCE
—//—	WOOD FENCE



BAKER-AICKLEN
& ASSOCIATES, INC.

ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
(512) 244-9620
ENGINEERING FIRM # F-45
SURVEY FIRM # 1-00231-0
TBAE # 1787