

EXHIBIT
"A"

01-03-2018
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County: Williamson
Parcel : 18
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 18

DESCRIPTION OF A 0.137 ACRE (5,975 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK "A" (0.977 ACRES), STONECREST RETAIL SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET V, SLIDES 360-361 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO COMPASS BANK RECORDED IN DOCUMENT NO. 2002071224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.137 ACRE (5,975 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found 220.23 feet left of proposed Gattis School Road Baseline Station 173+60.80, being the northwesterly corner of said Lot 6, same being an ell corner in the southerly boundary line of Lot 7, Block "A" of said Stonecrest Retail Subdivision;

THENCE, with the common boundary line of said Lot 6 and said Lot 7, S 03°00'10" E, for a distance of 146.41 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10155127.96, E=3152491.67 TxSPC Zone 4203) set 76.38 feet left of proposed Gattis School Road Baseline Station 173+88.00 in the proposed northerly right-of-way (ROW) line of Gattis School Road (ROW width varies), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said Lot 7, with said proposed northerly ROW line, through the interior of said Lot 6, the following three (3) courses:

- 1) S 80°45'13" E, for a distance of 152.17 feet to an iron rod with aluminum cap stamped "ROW 4933" set 72.29 feet left of proposed Gattis School Road Baseline Station 175+40.12, for an angle point;
- 2) S 74°02'17" E, for a distance of 47.49 feet to an iron rod with aluminum cap stamped "ROW 4933" set 65.47 feet left of proposed Gattis School Road Baseline Station 175+87.12, for a point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve, having a delta angle of 00°36'51", a radius of 1934.53 feet, an arc length of 20.74 feet and a chord which bears S 82°36'03" E, for a distance of 20.74 feet to an iron rod with aluminum cap stamped "ROW 4933" set 65.47 feet left of proposed Gattis School Road Baseline Station 176+08.56, being in the easterly boundary line of said Lot 6, same being in the westerly boundary line of Lot 2, Block "A" said Stonecrest Retail Subdivision, for the northeasterly corner of the herein described tract, and from which, a 1/2" iron rod with plastic cap (unreadable) found, being the northeasterly corner of said Lot 6, an ell corner in said westerly boundary line of Lot 2 and also being in the southerly boundary line of said Lot 7, bears N 02°30'14" W, at a distance of 196.07 feet;
- 4) THENCE, departing said proposed northerly ROW line, with the common boundary line of said Lot 6 and said Lot 2, S 02°30'14" E, for a distance of 20.13 feet to an "X" found cut in concrete in the existing northerly ROW line of Gattis School Road (ROW width varies), being the southeasterly corner of said Lot 6, same being the southwesterly corner of said Lot 2, for the southeasterly corner of the herein described tract, and from which, an "X" found cut in concrete in said existing ROW line of Gattis School Road, being the southeasterly corner of said Lot 2 bears S 84°05'47" E, at a distance of 39.48 feet;

THENCE, departing said Lot 2, with said existing ROW line, same being the southerly boundary line of said Lot 6, the following two (2) courses:

- 5) N 84°09'16" W, for a distance of 60.66 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" found;

- 6) N 81°27'03" W, for a distance of 157.09 feet to an "X" found cut in concrete, being the southwesterly corner of said Lot 6, same being an ell corner in the southerly boundary line of Lot 7, for the southwesterly corner of the herein described tract, and from which, an "X" found cut in concrete in said existing northerly ROW line, being an ell corner in the southerly boundary line of said Lot 7, same being the southeasterly corner of Lot 8, Block "A" said Stonecrest Retail Subdivision bears N 81°40'14" W, at a distance of 50.98 feet;
- 7) THENCE, departing said existing ROW line, with the common boundary line of said Lot 7 and said Lot 6, N 03°00'10" W, for a distance of 30.80 feet to the POINT OF BEGINNING, containing 0.137 acre (5,975 square feet) of land, more or less.

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 direct supervision.

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

M. Stephen Truesdale

30 MAR 2018

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

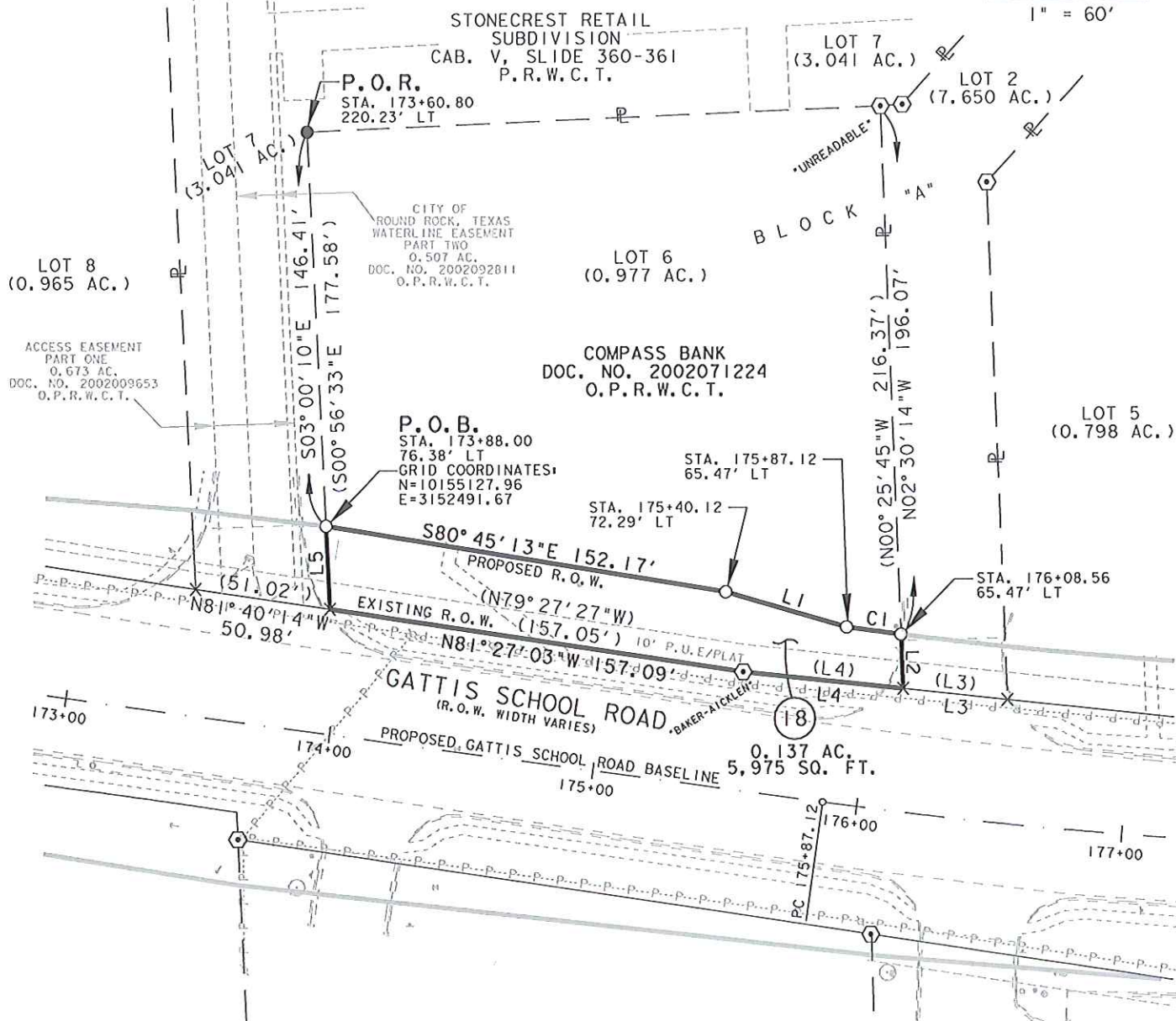
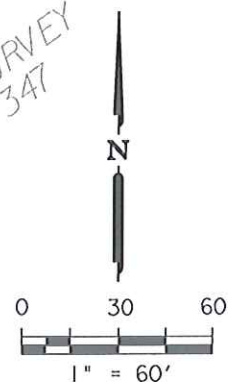
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

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| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S74°02'17"E | 47.49' |
| L2 | S02°30'14"E | 20.13' |
| L3 | S84°05'47"E | 39.48' |
| (L3) | (N81°59'28"W) | (39.43') |
| L4 | N84°09'16"W | 60.66' |
| (L4) | (N81°59'28"W) | (60.74') |
| L5 | N03°00'10"W | 30.80' |

SAMUEL JENKINS SURVEY
ABSTRACT NO. 347

| NUMBER | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|--------|-----------|----------|--------|--------|---------------|
| CI | 00°36'51" | 1934.53' | 20.74' | 20.74' | S82°36'03"E |



PARCEL PLAT SHOWING PROPERTY OF

COMPASS BANK

PARCEL 18

SCALE

1" = 60'

PROJECT

GATTIS SCHOOL ROAD

COUNTY

WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

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LEGEND

| | | | |
|---|---|--------------|---|
| ✱ | FENCE CORNER POST FOUND | ℄ | CENTER LINE |
| ● | 1/2" IRON ROD FOUND UNLESS NOTED | ℄ | PROPERTY LINE |
| ⊙ | 1/2" IRON ROD FOUND W/PLASTIC CAP | () | RECORD INFORMATION |
| ⊛ | COTTON GIN SPINDLE FOUND | — — | LINE BREAK |
| ⊙ | 1/2" IRON PIPE FOUND UNLESS NOTED | ↗ | DENOTES COMMON OWNERSHIP |
| × | X CUT FOUND | P.O.B. | POINT OF BEGINNING |
| ▲ | 60/D NAIL FOUND | P.O.R. | POINT OF REFERENCE |
| △ | CALCULATED POINT | N.T.S. | NOT TO SCALE |
| ○ | 1/2" IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE) | D.R.W.C.T. | DEED RECORDS WILLIAMSON COUNTY, TEXAS |
| | | O.R.W.C.T. | OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| | | O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
| | | P.R.W.C.T. | PLAT RECORDS WILLIAMSON COUNTY, TEXAS |

1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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 DIRECT SUPERVISION.



M. Stephen Truesdale 30 MAR 2018
M. STEPHEN TRUESDALE DATE
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, TEXAS 78681

| | ACRES | SQUARE FEET |
|----------------|-------|-------------|
| ACQUISITION | 0.137 | 5,975 |
| CALC/DEED AREA | 0.977 | 42,558 |
| REMAINDER AREA | 0.840 | 36,583 |



PARCEL PLAT SHOWING PROPERTY OF

COMPASS BANK

| | | |
|-------------------|-------------------------------|----------------------|
| SCALE 1" = 60' | PROJECT GATTIS SCHOOL ROAD | COUNTY WILLIAMSON |
|-------------------|-------------------------------|----------------------|

PARCEL 18