

**EXHIBIT "A"****Property Description****168.558 ACRE TRACT**

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 200 ACRE TRACT OF LAND, BEING THE SAME TRACT OF LAND CONVEYED TO CLARENCE LORENZO SAULS AS RECORDED IN VOLUME 1861, PAGE 113 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 9.13 ACRE TRACT (UNIVERSITY DRIVE) CONVEYED TO WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN DOCUMENT NO. 2006034117114 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

Commence at a found 60d nail, in the East right-of-way line of County Road 110, for the southwest corner of said 200 acre tract and for the northwest corner of a tract of land conveyed to Probuild Real Estate Holdings described as a 25.97 acre tract in Document No. 2006067193, Official Public Records of Williamson County, Texas;

THENCE N.21° 23' 26" W., along the West line of said 200 acre tract and the East right-of-way line of County Road 110, a distance of 406.82 feet to a point for southwest corner of said 9.13 acre tract (University Drive);

Thence N.21° 23' 26" W., along West line of said 9.13 acre tract (University Drive) and East right-of-way line of County Road 110, a distance of 432.56 feet to a found 1/2" iron rod, at the northwest corner of said 9.13 acre tract (University Drive) and for the Point of Beginning;

THENCE N.21° 23' 26" W., along the West line of said 200 acre tract and East right-of-way line of County Road 110, a distance of 1,411.89 feet to a set 1/2" iron rod (from which point the northwest corner of said 200 acre tract bears N.21° 30' 45" W., a distance of 50.08 feet);

THENCE, N.68° 28' 31" E., across said 200 acre tract and along the South right-of-way line of County Road 107, a distance of 4,861.64 feet to a point in the West line of that 50.51 acre tract conveyed to Tom E. Payne described in Vol. 456, Page 483, Deed Records of Williamson County, Texas line and East line of said 200 acre tract (from which point a found 1" iron pipe bears N.21° 29' 06" E., a distance of 0.37 feet and from which point the northeast corner of said 200 acre tract bears N.21° 29' 06" W., a distance of 50.08 feet);

THENCE S 21° 29' 06" E., along the East line of said 200 acre tract and the West line of a said 50.51 acre tract and West line of a 60 acre tract conveyed to Tom E. Payne described in Vol. 456, Page 486, Deed Records of Williamson County, Texas, a distance of 1,516.68 feet to a found 1/2" iron rod for the southeast corner of said 200 acre tract;

THENCE S.68° 32' 05" W., along South line of said 200 acre tract and the North line of the remainder of a 69.387 acre tract conveyed to Accurate, Inc. as described in Document No. 9737824, Official Public Records of Williamson County, Texas, a distance of 1,963.35 feet to a found 1/2" iron rod;

THENCE S.68° 42' 58" W., continuing along the South line of said 200 acre tract and the North line of the remainder of a 59.846 acre tract conveyed to Accurate, Inc. as described in Document No. 2002073330, Official Public Records of Williamson County, Texas, a distance of 1,094.47 feet to a found 1/2" iron rod found in North line of said 9.13 acre tract (University Drive);

THENCE across said 200 acre tract and northerly line of said 9.13 acre tract (University Drive) the following six (6) courses:

1. S.68° 30' 23" W. a distance of 900.78 feet to a set 1/2" iron rod;
2. N.07° 44' 25" E. a distance of 58.02 feet to a found 1/2" iron rod;
3. S.68° 23' 22" W. a distance of 159.35 feet to a set 1/2" iron rod;
4. S.09° 20' 17" W. a distance of 57.69 feet to a found 1/2" iron rod;
5. S.68° 32' 52" W. a distance of 648.93 feet to a found 1/2" iron rod;
6. N.66° 28' 07" W. a distance of 135.63 feet to the said Point of Beginning.

Containing 168.558 acres, more or less.

#### 25.511 ACRE TRACT

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 200 ACRE TRACT OF LAND, BEING THE SAME TRACT OF LAND CONVEYED TO CLARENCE LORENZO SAULS AS RECORDED IN VOLUME 1861, PAGE 113 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 9.13 ACRE TRACT (UNIVERSITY DRIVE) CONVEYED TO WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN DOCUMENT NO. 2006034117 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

Begin at a found 60d nail, in the East right-of-way line of County Road 110, for the southwest corner of said 200 acre tract and for the northwest corner of a tract of land conveyed to Probuild Real Estate Holdings described as a 25.97 acre tract in Document No. 2006067193, Official Public Records of Williamson County, Texas;

THENCE N.21° 23' 26" W., along the West line of said 200 acre tract and the East right-of-way line of County Road 110, a distance of 406.82 feet to a point for southwest corner of said 9.13 acre tract (University Drive);

THENCE across said 200 acre tract and southerly line of said 9.13 acre tract (University Drive) the following four (4) courses:

1. N.24° 16' 55" E. a distance of 168.53 feet to a found 1/2" iron rod;
2. N.68° 40' 41" E. a distance of 534.88 feet to a set 1/2" iron rod;
3. N.21° 21' 44" W. a distance of 20.00 feet to a set 1/2" iron rod;
4. N.69° 08' 42" E. a distance of 1,136.09 feet to a set 1/2" iron rod, in East line of said 200 acre tract and for the northwest corner of a 34.70 acre tract conveyed to Henry Development, Ltd. described in Document No. 2004089842, Official Public Records of Williamson County, Texas;

THENCE S.20° 51' 18" E., along the East line of said 200 acre tract and West line of said 34.70 acre tract, a distance of 522.01 feet to a found cotton spindle for a southeast corner of said 200 acre tract and the northeast corner of said 25.97 acre tract;

THENCE S.68° 14' 45" W., along the South line of said 200 acre tract and the North line of said 25.97 acre tract, a distance of 1,786.65 feet to the said Point of Beginning.

Containing 21.511 acres, more or less.

Unofficial Document



**SCHEDULE B:**

- NOTES:**

- LEGEND:

- DRWC = DEED RECORDS WILLIAMSON COUNTY  
OPRWC = OFFICIAL RECORDS WILLIAMSON COUNTY

PROPERTY DESCRIPTION:

(SEE DESCRIPTION ON SEPARATE ATTACHMENT)

DATE: MAR. 31, 2017	SCALE: 1" = 200'
FIELD BOOK: 894	JOB NO.: 2575

**CERTIFICATION:**

DON OREL SEALS  
R.P.L.S. No. 6446

03/31/2013

DATE: MAR. 31, 2017

SCALE: 1" = 200'

JOB NO.: 2575

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