

JPH Land Surveying, Inc. EXHIBIT 'A'

Dallas-Fort Worth ★ Austin ★ Abilene



SURVEYED DESCRIPTION:

FIELD NOTES to that certain tract of land situated in the P. A. Holder Survey, Abstract Number 297 in the City of Round Rock, Williamson County, Texas, said tract of land being all of a called 3.54 acre tract and 2.97 acre tract both described by William F. Kemp (retaining 25% interest) to Frances S. Kemp (75% interest) as recorded in Instrument Number 2017041484 in the Official Public Records of Williamson County, Texas, the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearing basis is grid north per the Texas Coordinate System of 1983, Central Zone) said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped rebar stamped "TLS, Inc." found at the common southwest corner of the aforementioned 2.97-acre tract, said rebar being at the intersection of the north right-of-way line of Gattis School Road (a 100-foot wide right-of-way) and the east right-of-way line of Joyce Lane (a 50-foot right-of-way);

THENCE NORTH 02 degrees 31 minutes 26 seconds WEST, with the common west line of said 2.97-acre tract and said east right-of-way line, a distance of 400.27 feet to a 1/2-inch capped rebar stamped "Austin Surveyors" found at the common northwest corner of said 2.97 acre tract and the southwest corner of Lot 7, Block A, Joyce Lane Subdivision, an addition to the City of Round Rock as recorded in Cabinet CC, Slide 237 in the Plat Records of Williamson County, Texas;

THENCE NORTH 88 degrees 04 minutes 17 seconds EAST, along said common south line of said Lot 7, the north line of said 2.97-acre tract and joining the north line of said 3.54-acre tract, a distance of 710.44 feet to a 60d nail found in a wood post for the common southeast corner of said Lot 7, the northeast corner of said 3.54 acre tract, and the northwest corner of Lot 1, Block A, Ray Berglund Boulevard Subdivision, Section Two, an addition to the City of Round Rock, Texas as recorded in Cabinet DD, Slide 291 in the Plat Records of Williamson County, Texas;

THENCE SOUTH 01 degrees 54 minutes 08 seconds EAST, along the common east line of said 3.54-acre tract and the west line of said Lot 1, a distance of 399.99 feet to a cotton spindle found for the common southeast corner of said 3.54-acre tract and the southwest corner of said Lot 1 and being in the aforementioned north right-of-way line of Gattis School Road;

THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 3.54-acre tract and said north right-of-way line of Gattis School Road, a distance of 385.07 feet to a 1/2-inch capped rebar stamped "TLS, Inc." found for the common southwest corner of said 3.54-acre tract and the southeast corner of said 2.97 acre tract;

THENCE SOUTH 88 degrees 07 minutes 20 seconds WEST, along the common south line of said 2.97-acre tract and continuing along said north right-of-way line of Gattis School Road, a distance of 214.39 feet to a 1/2-inch capped rebar stamped "TLS, Inc." found;

THENCE SOUTH 87 degrees 38 minutes 56 seconds WEST, continuing along said common line, a distance of 106.65 feet to the POINT OF BEGINNING and CONTAINING 6.500 acres or $\pm 283,127$ square feet of land area, more or less.

Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.

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Robert W. Bryan
Registered Professional
Land Surveyor No. 5500
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October 9, 2018

VICINITY MAP
NOT TO SCALE



LAND TITLE SURVEY
6.500 ACRES
SITUATED IN THE
P. A. HOLDER SURVEY
ABSTRACT NO. 297
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS
ADDRESS: 2306 GATTIS SCHOOL ROAD