

# EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION

ALL OF THAT 1.873 ACRES OF LAND, MORE OR LESS, OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS, ALSO KNOWN AS LOT 4 & PART OF LOT 3, BLOCK 3 OF BRADSHAW ADDITION, AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 1.88 ACRES CONVEYED IN THE CONSTABLE'S DEED TO JAY ROBINSON RECORDED IN DOCUMENT NO. 2010038244 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT ALSO BEING THE PROPERTY DESCRIBED IN VOLUME 141, PAGE 377 SAVE AND EXCEPT THE PROPERTY DESCRIBED IN VOLUME 455, PAGE 571 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northerly Right of Way line of Logan Street at the southwest corner of the tract of land conveyed to Ralph H. Daniels et. al. recorded in Volume 1553, Page 173 of the Official Records of Williamson County, Texas, for the southeast corner of the tract herein described;

THENCE, along the northerly Right of Way line of Logan Street and the southerly line of the tract herein described, N 78°00'01" W, a distance of 159.60 feet to a 1/2" iron rod found at the southeast corner of the 0.11 Acre of land conveyed to David & Yolanda Palomino recorded in Document No. 2002101109 of the Official Public Records of Williamson County, Texas, for a corner;

THENCE, leaving the northerly Right of Way line of Logan Street and along the common lot lines of the Palomino tract, the following Three (3) courses:

1. N 12°00'08" E, a distance of 125.00 feet to an 1/2" iron rod set with a cap stamped "SNS" at the northeast corner of the Palomino tract;
2. N 78°00'14" W, a distance of 40.00 feet to an 1/2" iron rod set with a cap stamped "SNS" at the northwest corner of the Palomino tract;
3. S 11°59'55" W, a distance of 125.00 feet to an 1/2" iron rod set with a cap stamped "SNS" in the northerly Right of Way line of Logan Street at the southwest corner of the Palomino tract;

THENCE, along the northerly Right of Way Logan Street and the southerly line of the tract herein described, N 78°00'01" W, a distance of 100.40 feet to a 1/2" iron rod set with a cap stamped "SNS" for the southwest corner of the tract herein described;

THENCE, leaving the northerly Right of Way Logan Street and along the westerly line of the tract herein described, N 11°57'33" E, a distance of 288.46 feet to a 1/2" iron rod set with a cap stamped "SNS" in the southerly Right of Way line of Nash Street for the northwest corner of the tract herein described;

THENCE, along the southerly Right of Way Nash Street and the northerly line of the tract herein described, S 78°00'00" E, a distance of 300.20 feet to a 1/2" iron rod found at the northwest corner of the 0.824 Acre of land described in the Release of Lien to Audrey B. Wilkinson recorded in Volume 1665, Page 877 of the Official Records of Williamson County, Texas, for the northeast corner of the tract herein described;

THENCE, leaving the southerly Right of Way Nash Street and along the easterly line of the tract herein described, S 12°00'00" W, passing a 1/4" iron rod found at a distance of 228.35 feet at the southwest corner of the Wilkinson tract, a 1/2" iron rod found at a distance of 234.57 feet at the northwest corner of the Daniels tract, for a total distance of 288.46 feet to the Point of Beginning and containing 1.873 Acres of land, more or less.

- BRADSHAW ADDITION, BLOCK 3, LOT 1, Acres 0.20

Volume/Book 1553, Page 173. Document No. 298, Williamson County, Texas.

- BRADSHAW ADDITION, BLOCK 3, LOT 2, Acres 0.824, more particularly described as:

Field notes describing a 0.824 acre tract or parcel of land situated in the town of Round Rock, Williamson county, Texas, and being out of the Wiley Harris survey, abstract no. 298, said tract also being a portion of that tract of land conveyed from the following people by deed to Audrey Batts Wilkinson: ray grant, et al, volume 648, page 70; Rufus Daniels, volume 648, page 75; Earnesteen Daniels, et al, volume 648, page 77, said deeds all being recorded in the deed records of Williamson County, Texas.

Beginning at an iron pin set at the northeast corner of said 0.824 acre tract at the southwest intersection point of Nash Street (originally Martin Street) and Mandell Street (originally Asher Street), for the northeast corner hereof;

Thence s.  $12^{\circ}12'w$ , 230.00 feet along the west R.O.W line of said Mandell Street to an iron pin set for the southeast corner hereof;

Thence 6.0 feet north of and parallel to the north line of a 54' x 156' exception parcel described in the aforementioned deeds n. $77^{\circ}48'w$ . 156 feet to an iron pin set for the southwest corner hereof;

Thence n. $12^{\circ}12'e$ . 230 feet to an iron pin found at the northwest corner hereof, being in the south R.O.W. line of said Nash Street.

Thence s. $77^{\circ}48'e$ . 156 feet along said R.O.W. line to the point of beginning, containing said 0.824 acre of land more or less.

Locally known as 704 Mandell Street, Round Rock, Williamson County, Texas.