

EXHIBIT

"A"

METES & BOUNDS DESCRIPTION

A 6.12 ACRE TRACT BEING THE REMAINING PORTION OF A CALLED 6.30 ACRE TRACT BEING BLOCK 4, STARKFIELD ADDITION, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET "A", SLIDE 203, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, **SAVE AND EXCEPT** THEREFROM THOSE CERTAIN PARCELS DESCRIBED IN VOLUME 758, PAGE 248, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN DOCUMENT NO. 2004067269, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT AS CONVEYED AS "TRACT 3" IN DOCUMENT 2016017707, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod set at the intersection of the westerly R.O.W. line of North Georgetown Street (per plat, Old Taylor Highway, a Variable Width R.O.W.) and the northerly R.O.W. line of Pecan Drive (A/K/A Pecan Ave., a Variable Width R.O.W.) for the southeast corner of the herein described tract, from which a ½" iron rod with "Baker" cap marking the northeast corner of a called 0.225 acre tract as described in a deed to John H. Person is found bearing S 12°25'48" W, 67.77 feet for witness;

THENCE along and with the northerly R.O.W. line of said Pecan Drive, same being the south line of the herein described tract, the following courses and distances:

S 88°25'04" W, 24.70 feet to a ½" iron rod set for the P.C. of a non-tangent curve, the east corner of a called 0.099 acre tract given for R.O.W. dedication in said Doc. No. 2004067269, Official Public Records of Williamson County, Texas;

THENCE along a curve to the left with the following parameters:

Radius: 710.00 feet

Arc Length: 109.35 feet (called 109.96 feet)

Chord Length: 109.24 feet (109.85 feet)

Chord Bearing: N 87°38'59" W (N 87°42'34" W)

Delta Angle: 08°49'28" (08°52'25")

To a ½" iron rod set for a P.T.;

THENCE S 87°57'34" W, 318.46 feet (S 87°51'15" W, 318.46 feet) to a ½" iron rod set for an angle point;

THENCE S 87°57'29" W, 60.57 feet (S 87°51'10" W, 60.57 feet) to a ½" iron rod set for an angle point;

THENCE S 88°55'41" W, 174.86 feet (S 88°49'22" W, 174.86 feet) to a ½" iron rod set for an angle point;

THENCE S 88°55'39" W, 74.72 feet (S 88°49'20" W, 74.72 feet) to a point of reference for the southwest corner of the herein described tract, the southeast corner of Lot 2, P.K. Dady Subdivision, as recorded in Cab. N, Sld. 352, Plat Records of Williamson County, Texas;

THENCE along the east line of said Lot 2, N 12°54'25" E, 134.44 feet (N 14°09' E, per plat; N 14°09' E, 141.34 feet per Doc. No. 2011022521, Official Public Records of Williamson County, Texas) to a ½" iron rod set for an ell of the herein described tract, the southwest corner of a called 0.103 acre tract as deeded to the City of Round Rock in Vol. 758, Pg. 248, Deed Records of Williamson County, Texas;

THENCE along and with the south line of said 0.103 Acre Tract, N 69°25'00" E, 111.27 feet (N 70°39'35" E, 111.27 feet) to a ½" iron rod set for an ell of the herein described tract, the southeast corner of said 0.103 Acre Tract;

THENCE along and with the east line of said 0.103 Acre Tract, N 03°25'03" E, 45.97 feet (N 04°39'25" E, 45.97 feet) to a ½" iron rod set for an ell of the herein described tract, the northeast corner of said 0.103 Acre Tract;

THENCE along and with the north line of said 0.103 Acre Tract, S 69°25'07" W, 102.18 feet (S 70°39'35" W, 102.18 feet, per Vol. 758, Pg. 248) to a ½" iron rod set for the northwest corner of said 0.103 Acre Tract, an angle point of the herein described tract, a point in the east line of said Lot 2;

THENCE continuing along and with the east line of said Lot 2, same being the west line of the herein described tract, N 12°54'25" E, 175.00 feet (N 14°09' E, per plat) to a point of reference in the centerline of Brushy Creek for the northwest corner of the herein described tract, the northeast corner of said Lot 2, the southeast corner of a called 17.1253 acre tract as deeded to Crest SC LP in Doc. No. 2007088871, Official Public Records of Williamson County, Texas, the southwest corner of Lot 9B, Replat of Lot 9, Heritage Center Subdivision, as recorded in Cab. CC, Slds. 27-28, Plat Records of Williamson County, Texas;

THENCE along the centerline of said Brushy Creek, same being the north line of the herein described tract, the following courses and distances:

N 63°25'11" E, 129.20 feet (N 70°20' E, 129.2 feet) to a point of reference for an angle point;

S 75°34'12" E, 200.00 feet (S 73°32' E, 200.0 feet) to a point of reference for an angle point;

S 89°33'12" E, 447.70 feet (S 87°31' E, 447.7 feet) to a point of reference for the northeast corner of the herein described tract, the southeast corner of a called 2.762 acre tract as deeded to Comet Realty, LLC in Doc. No. 2008091376, Official Public Records

of Williamson County, Texas, a point in the westerly R.O.W. line of said North Georgetown Street;

THENCE along said R.O.W. line, same being the east line of the herein described tract, S 12°25'48" W, 349.00 feet (S 14°28' W, 349 feet) to the **POINT OF BEGINNING** and containing 6.12 acres, more or less.

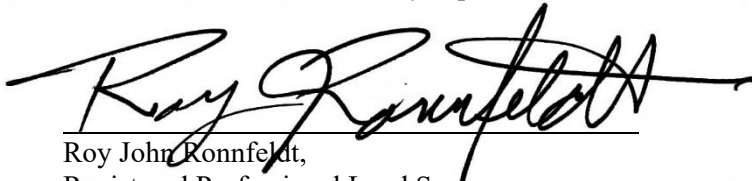
Basis of Bearing: Texas Central NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

July 9, 2018

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

