DESCRIPTION

FOR A 0.166 ACRE TRACT OF LAND SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.215 ACRE TRACT AS DESCRIBED IN THAT DEED TO WILLIAMSON COUNTY ANDRecorded IN DOCUMENT NO. 200306271 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 0.166 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a nail found in rock for an interior corner on the south line of said 25.215 acre tract, same being the northwest corner of a called 5.0 acre tract as described in that deed to John E. Henry and Linda Henry and recorded in Volume 1980, Page 977 of the Official Records of said County, from which a ½" iron rod found for an angle point on the north line of said 5.0 acre tract bears, S 88°37'12" E for a distance of 184.08 feet,

THENCE through the interior of said 25.215 acre tract, N 23°07'11" W for a distance of 64.79 feet to a calculated angle point and POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 25.215 acre tract, the following eleven (11) courses and distances:

1) N 09°48'51" W for a distance of 15.28 feet to a calculated interior angle point hereof,
2) S 88°18'30" W for a distance of 13.66 feet to a calculated angle point hereof,
3) N 08°37'20" W for a distance of 6.30 feet to a calculated interior angle point hereof,
4) S 88°18'30" W for a distance of 293.25 feet to a calculated interior angle point hereof,
5) S 13°50'13" W for a distance of 6.49 feet to a calculated angle point hereof,
6) S 88°18'30" W for a distance of 13.22 feet to a calculated interior angle point hereof,
7) S 01°41'30" E for a distance of 12.50 feet to a calculated angle point hereof,
8) S 88°18'30" W for a distance of 32.34 feet to a calculated point for the southwest corner hereof,

9) N 28°22'17" W for a distance of 32.34 feet to a calculated angle point hereof,

10) N 61°37'43" E for a distance of 10.00 feet to a calculated interior angle point hereof, and

11) N 28°22'17" W for a distance of 22.64 feet to a calculated point on the north line of said 25.215 acre tract, same being the south line of a called 208.4 acre tract as described in that deed to Will Wilson and Marjorie Ashcroft Wilson and recorded in Volume 404, Page 72 of the Deed Records of said County, for northwest corner hereof, from which a calculated angle point on the south line of said 208.4 acre tract, same being the north line of said 25.215 acre tract bears, S 67°21'56" W for a distance of 34.72 feet;

THENCE with the north line of said 25.215 acre tract, same being the south line of said 208.4 acre tract, N 67°21'56" E for a distance of 20.10 feet to a calculated angle point hereof, from which a calculated angle point on the south line of said 208.4 acre tract, same being the north line of said 25.215 acre tract bears, N 67°21'56" E for a distance of 349.34 feet;

THENCE through the interior of said 25.215 acre tract, the following ten (10) courses and distances:

1) S 28°22'17" E for a distance of 20.63 feet to a calculated interior angle point hereof,

2) N 61°37'43" E for a distance of 10.00 feet to a calculated angle point hereof,

3) S 28°22'17" E for a distance of 7.67 feet to a calculated interior angle point hereof,

4) N 88°18'30" E for a distance of 7.67 feet to a calculated angle point hereof,

5) S 01°41'30" E for a distance of 12.50 feet to a calculated interior angle point hereof,

6) N 88°18'30" E for a distance of 320.49 feet to a calculated interior angle point hereof,

7) N 09°48'07" W for a distance of 24.57 feet to a calculated angle point hereof,

8) N 80°11'29" E for a distance of 40.00 feet to a calculated point for the northeast corner hereof,
9) S 09°48'18" E for a distance of 55.01 feet to a calculated point for the southeast corner hereof, and

10) S 80°11'29" W for a distance of 40.00 feet to the POINT OF BEGINNING hereof and containing 0.166 acre of land.

Bearing basis is referenced to grid north, Texas State Plane Coordinate System NAD 83, Central Zone (4203).

Surveyed under the direct supervision of the undersigned during October, 2014:

[Signature]
Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
Baker-Aicklen & Assoc., Inc.
507 West Liberty Avenue
Round Rock, TX 78664

Job No: 1336-3-015
Filename: K:\PROJECTS\1336-3-015_Freeese Nichols_Dam #7\_BA-Survey\METES AND BOUNDS\Williamson County Parcel 2.doc

EXHIBIT A