

## EXHIBIT "A"

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## DESCRIPTION

OF A 85,413 SQUARE FEET (1.961 ACRES) TRACT OF LAND OUT OF AND A PART OF THE N.D. WALLING SURVEY ABSTRACT #675 AND THE JAMES NEILEY SURVEY ABSTRACT #485, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN OLD COUNTY ROAD THAT IS NO LONGER IN USE, SAID 85,413 SQUARE FEET (1.961 ACRES) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at a Calculated Point in the West Right-of-Way of Farm to Market Highway 685 (100' Right-of-Way), also being in the West line of the Old County Road and the East line of that 238.73 Acre tract as conveyed to Earl W. Klattenhoff, as recorded in Volume 1571, Page 380 of the Williamson County Deed Records, from which a Concrete Highway Monument Found Bears with a curve to the left having a Central Angle of  $6^{\circ}54'55''$ , a Radius of 3870.00, Chord Bears  $S13^{\circ}27'40''W$ , 466.80' feet, and an Arc distance of 467.08' feet;

Thence,  $N09^{\circ}53'23''E$ , with the common line between the West line of the said Old County Road and the East line of the said 238.73' Acres, 1,428.47' feet to a calculated point, for an angle point;

Thence,  $N22^{\circ}13'23''E$ , with the common line between the West line of the said Old County Road and the East line of the said 238.73' Acres, 98.33' feet to a Hackberry Stump Found, for the Northwest corner of the herein described tract;

Thence,  $N81^{\circ}38'05''E$ , with the common line between the North line of the said Old County Road and a South line of the said 238.73' Acres, 465.43' feet, to a Fence Corner Post Found, in the West line of the said Farm to Market Highway 685;

Thence,  $S27^{\circ}18'19''W$ , crossing the Old County Road, and with the West Right-of-Way of the said Farm to Market Highway 685, 61.84' feet to a 1/2" Iron Rod Found at the Northeast corner of that 5.12 Acre tract conveyed to Ronald Palmer as recorded in Document #9715354 of the Williamson County Deed Records;

Thence,  $S83^{\circ}56'14''W$ , with the common line between the South line of the said Old County Road, and the North line of the said 5.12 Acre tract, 126.56' feet to a 1/2" Iron Rod Found, for an angle point;

Thence,  $S81^{\circ}44'54''W$ , with the common line between the South line of the said Old County Road, and the North line of the said 5.12 Acre tract, 251.57' feet to a 1/2" Iron Rod Found, for the Northwest corner of the said 5.12 Acre tract;

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