



EXHIBIT "A"

Land Surveying & Mapping

FIELD NOTES - METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 10.16 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE A.J. BOND SURVEY NO. 91, IN TRAVIS COUNTY, TEXAS, AND IN THE CITY OF AUSTIN, MORE PARTICULARLY BEING THE FIRST AND SECOND TRACTS OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 17, 1995, EXECUTED BY FRANK O. GLAUNINGER AND WIFE, MINNIE MURIEL GLAUNINGER TO RON MCGUIRE, DOING BUSINESS AS RON MCGUIRE CONSTRUCTION, RECORDED IN VOLUME 12439, PAGE 960, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), BEING A PART OF THAT 22.1 ACRE TRACT CONVEYED TO MRS. ADELE O. WRIGHT BY DEED RECORDED IN VOLUME 2897, PAGE 329, DEED RECORDS, TRAVIS COUNTY, TEXAS (D.R.T.C.TX.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIRST TRACT:

BEGINNING at a found 1/2 inch iron rod, being accepted as the Northwest corner of the herein described tract and as a point on the Southwest line of Old Oak Hill-Bee Caves Road also being the Northeast line of said 22.1 acre tract, from which a 1/2 inch iron rod found at the most Northerly or Northwest corner of said 22.1 acre tract bears N 49° 29' 41" W, 181.04 feet;

THENCE S 49° 22' 04" E, 112.29 feet with said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as an angle point;

THENCE S 43° 12' 07" E, 496.71 feet continuing along said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as the Northeast corner of the herein described tract and the Northwest corner of that 3.00 acres to Najib F. Wehbe recorded as Instrument No. 2008155913, Official Public Records, Travis County, Texas (O.P.R.T.C.TX.);

THENCE S 26° 24' 37" W, 701.80 feet leaving said Right-of-Way along the common line of the herein described tract and the Northwest line of said 3.00 acre tract to the calculated point of intersection with the Northeast line of Block A Williamson Creek Plaza Subdivision, Section 1, as recorded in Vol. 99, Pg. 146, Plat Records, Travis County, Texas (P.R.T.C.TX.), being the approximate center of Williamson Creek and the South line of said 22.1 acre tract, passing a found 1/2 inch iron rod at 688.91 feet at the North Bank of said Williamson Creek, held for line;

THENCE N 47° 05' 18" W, 181.69 feet along the common line of the herein described tract and the Northeast line of said Williamson Creek Plaza Subdivision also being the approximate center of said Williamson Creek to a found 1/2 inch iron rod, deteriorated, said point being accepted as the Northwest corner of said Williamson Creek Plaza Subdivision and the Northeast corner of the "Y" Subdivision, Section 4 as recorded in Vol. 80, Pg. 90, P.R.T.C.TX., also being accepted as an angle point in the Southerly line of said 22.1 acre tract;

THENCE Northerly and Northwesterly through the interior of said 10.16 acres being the Easterly and Northerly lines of said Second Tract and the Westerly and Southwesterly lines of said First Tract the following six (6) courses;

1. N 27° 49' 18" E, 34.55 feet to a found 1/2" iron rod;
2. N 54° 57' 08" W, 143.80 feet;
3. N 54° 36' 08" W, 154.70 feet;
4. N 53° 43' 08" W, 95.60 feet;
5. N 71° 20' 08" W, 38.20 feet;
6. N 45° 44' 08" W, 16.90 feet to a found 1/2" iron rod, said point being accepted as the Southwest corner of the First Tract described herein, also being accepted as the Northwest corner of said Second Tract and a point in the Easterly line of Lot A, Sailor's Subdivision, being a subdivision in the City of Austin, per map of plat recorded in Volume 79, Pg. 120 of plat Records, Travis County, Texas;

THENCE N 29° 35' 54" E, 755.26 feet along the common line of the herein described First Tract and said Sailor's Subdivision to the POINT OF BEGINNING hereof, containing a calculated area of 428,245.2 Sq. Ft., 9.83 Acres.

SECOND TRACT

COMMENCING at a found 1/2 inch iron rod, being accepted as the Northwest corner of said 10.16 acres and said First Tract also accepted as a point on the Southwest line of Old Oak Hill-Bee Caves Road also being the Northeast line of said 22.1 acre tract, from which a 1/2 inch iron rod found at the most Northerly or Northwest corner of said 22.1 acre tract bears N 49° 29' 41" W, 181.04 feet;

THENCE S 49° 22' 04" E, 112.29 feet with said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as an angle point;

THENCE S 43° 12' 07" E, 496.71 feet continuing along said Southwest Right-of-Way and the Northeast line of said 22.1 acre tract to a found 1/2 inch iron rod accepted as the Northeast corner of said 10.16 acres and said First Tract also being the Northwest corner of that 3.00 acres to Najib F. Wehbe recorded as Instrument No. 2008155913, Official Public Records, Travis County, Texas (O.P.R.T.C.TX.);

THENCE S 26° 24' 37" W, 701.80 feet leaving said Right-of-Way along the common line of said 10.16 acres and the Northwest line of said 3.00 acre tract to the calculated point of intersection with the Northeast line of Block A Williamson Creek Plaza Subdivision, Section 1, as recorded in Vol. 99, Pg. 146, Plat Records, Travis County, Texas (P.R.T.C.TX.), being the approximate center of Williamson Creek and the South line of said 22.1 acre tract, passing a found 1/2 inch iron rod at 688.91 feet at the North Bank of said Williamson Creek, held for line;

THENCE N 47° 05' 18" W, 181.69 feet along the common line of said 22.1 acre tract and the Northeast line of said Williamson Creek Plaza Subdivision also being the approximate center of said Williamson Creek to a found 1/2 inch iron rod, deteriorated, said point being accepted as the Northwest corner of said Williamson Creek Plaza Subdivision and the Northeast corner of the "Y" Subdivision, Section 4 as recorded in Vol. 80, Pg. 90, P.R.T.C.TX., also being accepted as an angle point in the Southerly line of said 22.1 acre tract and the TRUE POINT OF BEGINNING hereon;

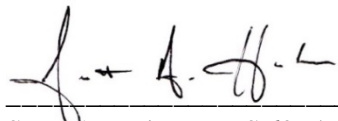
THENCE Northerly and Northwesterly through the interior of said 10.16 acres being the Easterly and Northerly lines of said Second Tract and the Westerly and Southwesterly lines of said First Tract the following six (6) courses;

1. N 27° 49' 18" E, 34.55 feet to a found 1/2" iron rod;
2. N 54° 57' 08" W, 143.80 feet;
3. N 54° 36' 08" W, 154.70 feet;
4. N 53° 43' 08" W, 95.60 feet;
5. N 71° 20' 08" W, 38.20 feet;
6. N 45° 44' 08" W, 16.90 feet to a found 1/2" iron rod, said point being accepted as the Southwest corner of the First Tract described herein, also being accepted as the Northwest corner of said Second Tract and a point in the Easterly line of Lot A, Sailor's Subdivision, being a subdivision in the City of Austin, per map of plat recorded in Volume 79, Pg. 120 of plat Records, Travis County, Texas;

THENCE S 29° 35' 54" W, 25.00 feet along the common line of the Second Tract described herein and said Lot A to the approximate center of said Williamson Creek and a found 1/2" iron rod, deteriorated, said point being accepted as the Southwest corner of the herein described tract and the Southeast corner of said Lot A;

THENCE S 54° 24' 02" E, 449.40 feet along the common line of the herein described tract and the Northeast line of said "Y" Subdivision also being the approximate center of said Williamson Creek to the POINT OF BEGINNING hereof, containing a calculated area of 14,466.3 Sq. Ft., 0.33 Acres,

Containing a combined area of 442,711.5 Sq. Ft., 10.16 Acres, said field notes being described in accordance with a survey made on the ground by me or under my direction and Exhibit "B" attached hereto and made a part hereof. All bearings shown above are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.



Scott A. Hahn, RPLS 6375
Spot On Surveying, Inc. -TX Firm No. 10193894
614 Jerrys Lane, Buda Texas 78610



August 26, 2017

Date