

successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except as to the Exceptions to Conveyance and Warranty.

Signature Page to Follow

Exhibit “A”

7.944 acres

THENCE along the westerly lines of said Carmel West Phase 1 Section 2 the following two courses:

1. S00°48'39"W a distance of 238.14 feet to a 1/2" iron rod found;
2. S89°12'57"E a distance of 125.66 feet to a 1/2" iron rod found at a point on a non-tangent curve to the left on the southwesterly line of Borrromeo Avenue;

THENCE along the southwest line of Borrromeo Avenue the following two courses:

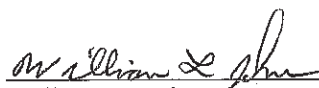
1. Southeasterly along the arc, a distance of 548.12 feet, said curve having a radius of 519.46 feet, a central angle of 60°27'25" and a chord bearing S32°19'57"E, 523.04 feet to a 1/2" iron rod found;
2. S62°33'33"E a distance of 181.54 feet to a 1/2" iron rod set on the southwesterly line of said Carmel West Phase 2 Section 3;

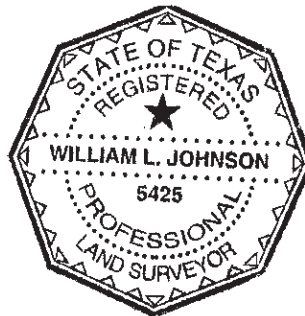
THENCE along the southwest lines of said Carmel West Phase 2 Section 3 the following three courses:

1. S27°26'27"W a distance of 124.95 feet to a 1/2" iron rod found;
2. S62°33'01"E a distance of 604.95 feet to a 1/2" iron rod set;
3. S27°26'27"W a distance of 25.00 feet to the said Point of Beginning.

Containing 7.944 acres, more or less, as shown on the sketch attached.
All iron rods set or found have RJ Surveying caps unless otherwise noted.
All distances shown hereof are grid distances.

Bearings are Texas Coordinate System of 1983, Central Zone (4203).


5 AUGUST 2020
William L. Johnson
Registered Professional Land Surveyor No. 5425
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, TX 78664
Firm No. 10015400

43.740 acres

THAT PART OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 45, BLOCK A, CARMEL WEST PHASE 2 SECTION 5 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201900220 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the northwest corner of said Lot 45, being also at the southwest corner of Lot 1A, Block A, Carmel West Phase 1 Section 1 according to the plat thereof recorded in Document No. 2001800009 of the Official Public Records of Travis County, Texas and on the east line of a 5.00 Acre Tract of Land conveyed to C. J. King & wife, Irene King by deed Recorded in Volume 5426, Page 1856 of the Deed Records of Travis County, Texas;

THENCE S62°56'21"E a distance of 29.95 feet to a column of a stone wall found at the common west corner of Lot 4 and Lot 5, Block A;

THENCE along the west line of said Block A the following two courses:

1. S27°07'40"W a distance of 489.76 feet to a 1/2" iron rod found;
2. S62°45'50"E a distance of 117.36 feet to a 1/2" iron rod set on a non-tangent curve to the right on the west line of Elsinore Lane;

THENCE along the westerly and southerly line of said Elsinore Lane the following two courses:

1. Westerly along the arc, a distance of 14.80 feet, said curve having a radius of 25.00 feet, a central angle of 33°55'47" and a chord bearing S89°59'31"W, 14.59 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the left;
2. Southerly along the arc, a distance of 243.28 feet, said curve having a radius of 60.00 feet, a central angle of 232°18'56", and a chord bearing S09°12'04"E, 107.71 feet to a 1/2" iron rod set at the southwest corner of Lot 12, Block A;

THENCE along the south lines of Lot 12 and Lot 20, Block A the following three courses:

1. S62°56'18"E a distance of 131.87 feet to a 1/2" iron rod found;
2. S75°26'02"E a distance of 181.12 feet to a 1/2" iron rod found;
3. N14°36'16"E a distance of 46.75 feet to a 1/2" iron rod found on the south line of Fresno Cove on a point of a non-tangent curve to the left;

THENCE Southeasterly along the south curving right-of-way of Fresno Cove, a distance of 20.42 feet, said curve having a radius of 60.00 feet, a central angle of 19°30'13" and a chord bearing S64°27'18"E, 20.33 feet to a 1/2" iron rod set;

THENCE in part along the southerly and westerly lines of Lot 21, Lot 22, Lot 25 and Lot 26, Block A, the following six courses:

1. S14°35'41"W a distance of 44.70 feet to a 1/2" iron rod found;
2. S75°21'32"E a distance of 145.43 feet to a 1/2" iron rod found;
3. N37°00'31"E a distance of 65.88 feet to a 1/2" iron rod found;
4. N27°07'16"E a distance of 70.00 feet to a 1/2" iron rod set;
5. S62°56'33"E a distance of 89.55 feet to a 1/2" iron rod found;
6. N27°43'17"E a distance of 148.29 feet to a 1/2" iron rod found on the south line of Fresno Avenue;

THENCE along the south line of Fresno Avenue the following five courses:

Page 1 of 3

43.740 acres

1. S62°16'42"E a distance of 48.65 feet to a 1/2" iron rod set;
2. S17°16'37"E a distance of 14.14 feet to a 1/2" iron rod set;
3. S62°16'42"E a distance of 29.97 feet to a 1/2" iron rod set;
4. N72°43'23"E a distance of 14.14 feet to a 1/2" iron rod set;
5. S62°16'42"E a distance of 341.56 feet to a 1/2" iron rod found at the northwest corner of Lot 27, Block A;

THENCE in part along the westerly and southerly lines of Lots 27-32 and Lots 35-37 the following 10 courses:

1. S27°43'52"W a distance of 125.03 feet to a 1/2" iron rod found;
2. S60°37'00"E a distance of 58.07 feet to a 1/2" iron rod found;
3. S55°17'02"E a distance of 57.65 feet to a 1/2" iron rod found;
4. S49°46'53"E a distance of 57.57 feet to a 1/2" iron rod found;
5. S44°28'24"E a distance of 57.46 feet to a 1/2" iron rod found;
6. S38°48'26"E a distance of 57.71 feet to a 1/2" iron rod found;
7. S33°11'00"E a distance of 35.12 feet to a 1/2" iron rod found;
8. S64°22'28"W a distance of 221.88 feet to a 1/2" iron rod found;
9. S16°49'31"W a distance of 77.04 feet to a 1/2" iron rod found;
10. S73°09'02"E a distance of 124.96 feet to a 1/2" iron rod found on a point of a non-tangent curve to the left, on the south line of Solvano Lane;

THENCE in part along the south line of Solvano Lane and the south line of Monrovina Lane the following eight courses:

1. Southeasterly along the arc, a distance of 79.10 feet, said curve having a radius of 50.00 feet, a central angle of 90°38'31" and a chord bearing S28°30'54"E, 71.11 feet to a 1/2" iron rod found on a non-tangent reverse curve to the right;
2. Southeasterly along the arc, a distance of 20.95 feet, said curve having a radius of 25.00 feet, a central angle of 48°00'25" and a chord bearing S49°43'12"E, 20.34 feet to a 1/2" iron rod found;
3. S25°38'14"E a distance of 139.10 feet to a 1/2" iron rod set;
4. S19°21'46"W a distance of 14.14 feet to a 1/2" iron rod set;
5. S25°38'14"E a distance of 30.00 feet to a 1/2" iron rod set;
6. S70°38'14"E a distance of 14.14 feet to a 1/2" iron rod set;
7. S25°38'14"E a distance of 73.56 feet to a 1/2" iron rod found on a non-tangent curve to the left;
8. Southeasterly along the arc, a distance of 174.90 feet, said curve having a radius of 779.99 feet, a central angle of 12°50'52" and a chord bearing S32°04'55"E, 174.54 feet to a 1/2" iron rod found at the northeast corner of Lot 38 block A;

THENCE in part along the west and south lines of Lot 38 through Lot 44, Block A the following seven courses:

1. S51°28'35"W a distance of 125.01 feet to a 1/2" iron rod found;
2. S41°11'39"E a distance of 81.26 feet to a 1/2" iron rod found;
3. S46°20'00"E a distance of 81.26 feet to a 1/2" iron rod found;
4. S51°22'20"E a distance of 81.25 feet to a 1/2" iron rod found;
5. S56°45'14"E a distance of 81.32 feet to a 1/2" iron rod found;
6. S61°33'31"E a distance of 78.09 feet to a 1/2" iron rod found;
7. S63°03'20"E a distance of 145.10 feet to a 1/2" iron rod found at the southeast corner of said Lot 44, Block A and being on the west line of a 48.107 acre tract of land (Tract 3)

43.740 acres

conveyed to Melanie Elaine Samuelson and Russel Henry Kuempel by deed recorded in Document No. 2009205387 of the Official Public Records of Travis County, Texas;

THENCE along the west line of said Tract 3 the following two courses:


1. S26°58'14"W a distance of 119.18 feet to a 1/2" iron rod set;
2. S27°12'19"W a distance of 153.55 feet to a 1/2" iron rod set;

THENCE N62°16'42"W in part across a 6.365 acre tract of land (Tract 4) conveyed to CE Development, Inc. by deed recorded in Document No. 2015146187 of the Official Public Records of Travis County, Texas, a 3.507 Acre Tract of land (Tract 2) conveyed to CE Development, Inc. by deed recorded in Document No. 2015146187 of the Official Public Records of Travis County, Texas, and a remainder of a 99.00 Acre Tract conveyed to Lanier C. Bohls by deed recorded in Volume 12820, Page 1846 of the Real Property Records of Travis County, Texas a distance of 2445.20 feet to a 1/2" iron rod set on the east line of a 17.76 Acre Tract of land conveyed to Charles A. Schinabel, Jr. by deed recorded in Volume 7087, Page 1478 of the Deed Records of Travis County, Texas, from which a 1/2" iron rod found with orange cap bears, N73°27'28"E a distance of 0.81 feet;

THENCE in part along the east line of said 17.76 acre tract, an 8.898 acre tract of land conveyed to Ronald P. & Barbara A. McDavid by deed recorded in Document No. 2000102735 of the Official Public Records of Travis County, Texas, a 10.391 Acre Tract of land conveyed to Venkatraman Sivarramakrishnan by deed recorded in Document No. 2013093529 of the Official Public Records of Travis County, Texas and said 5.00 Acre Tract the following two courses:

1. N27°18'02"E a distance of 150.75 feet to a 1/2" iron rod set;
2. N27°08'05"E a distance of 1251.13 feet to the said Point of Beginning.

Containing 43.740 acres, more or less, as shown on the sketch attached.

 5 AUGUST 2020
William L. Johnson
Registered Professional Land Surveyor No. 5425
State of Texas

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All distances shown hereon are Grid Distances.
Bearings are Texas Coordinate System of 1983, Central Zone (4203)

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