

EXHIBIT "A"

FIELD NOTES

JOB NO. 240984

DATE: OCTOBER 15, 2024

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Field notes to accompany exhibit.

0.550 OF AN ACRE

BEING 0.550 OF AN ACRE OF LAND, OUT OF AND A PART OF THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 0.550 ACRE TRACT AS CONVEYED TO THE DANNY L. AND DEBORAH F. LIVING TRUST, AND RECORDED IN DOCUMENT NO. 9865978, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON OCTOBER 4TH, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with illegible yellow cap found, in the south line of RR 620, marking the northeast corner of said 0.550 acre tract, also marking the northwest corner of that 1.73 acre tract as conveyed to Naiser Holdings, L.L.C., and recorded in Document No. 2023078466, Official Public Records, Williamson County, Texas, for the northeast corner of the herein described tract, from which a Type 2 TXDOT monument found, marking the most northerly northeast corner of said 1.73 acre tract, bears N 69°10'00" E, 93.89 feet;

THENCE; **S 20°39'32" E**, with the east line of said 0.550 acre tract and the west line of said 1.73 acre tract, for a distance of **232.19 feet**, to a 5/8 inch iron rod found, marking the southeast corner of said 0.550 acre tract, also marking an angle point of said 1.73 acre tract, for the southeast corner of the herein described tract;

THENCE; **S 70°27'12" W**, with the south line of said 0.550 acre tract and the east-west running west line of said 1.73 acre tract, for a distance of **103.57 feet**, to a 1/2 inch iron rod found, marking the southwest corner of said 0.550 acre tract, also marking an angle point of the Resubdivision of Lot 2, Block A, of the Resubdivision of Block A, Maconda Park East Section One, said plat recorded in Cabinet A, Slide 277, Plat Records, Williamson County, Texas, also marking an angle point of said 1.73 acre tract, for the southwest corner of the herein described tract;

THENCE; **N 20°38'36" W**, with the west line of said 0.550 acre tract and in part with the east line of said Resubdivision and the north-south running south line of said RR 620, for a distance of **230.82 feet**, to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northwest corner of said 0.550 acre tract, for the northwest corner of the herein described tract;

THENCE; **N 69°41'46" E**, with the south line of said RR 620 and the north line of said 0.550 acre tract, for a distance of **103.49 feet**, to the **PLACE OF BEGINNING**, containing 0.550 of an acre of land area.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

 **10-15-2024**
William C. Stewart, RPLS No. 5785
State of Texas



Texas Land Surveying, Inc.

-A Land Survey Firm-
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(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

Mapcheck 1: MAPCHECK

Closure Summary

Precision, 1 part in: 767214.92'

Error distance: 0.00'

Error direction: S 33° 26' 59" E

Area: 0.55acres

Square area: 23965.199

Perimeter: 670.07'

Point of Beginning

Easting: 3100355.13'

Northing: 10144182.77'

Side 1: Line

Direction: S 20° 39' 32" E

Angle: [-021°]

Deflection angle: [159°]

Distance: 232.19'

Easting: 3100437.05'

Northing: 10143965.52'

Side 2: Line

Direction: S 70° 27' 12" W

Angle: [-089°]

Deflection angle: [091°]

Distance: 103.57'

Easting: 3100339.45'

Northing: 10143930.86'

Side 3: Line

Direction: N 20° 38' 36" W

Angle: [-091°]

Deflection angle: [089°]

Distance: 230.82'

Easting: 3100258.07'

Northing: 10144146.86'

Side 4: Line

Direction: N 69° 41' 46" E

Angle: [-090°]

Deflection angle: [090°]

Distance: 103.49'

Easting: 3100355.13'

Northing: 10144182.77'