

EXHIBIT A

BEING 2.033 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM PORTER SURVEY, ABSTRACT NO. 599, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 2.033 ACRES BEING A PORTION OF THAT 93.206 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO.2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 2.033 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found iron rod with cap stamped “CBD SETSTONE”, (FIRCCBDS), said point being accepted as a point in the Westerly Right of Way limits of South Turnersville Road, variable width, also being accepted as the Northeasterly corner of that 97.414 acre tract called Tract S – 2B conveyed to Sunfield Development LLC by Special Warranty Deed recorded as Document No. 2021000548, (O.P.R.T.C.TX.) and as the Southeasterly corner of said 93.206 acre tract, for the Southeasterly corner hereof;

THENCE N 89° 59’ 46” W, 43.15 feet, leaving the Westerly Right of Way limits of South Turnersville Road, with the common Northerly limits of said 97.414 acre tract and the Southerly limits of said 93.206 acre tract, to a set iron rod with cap stamped “SPOT ON SURVEYING”, (SIRC), for the Southwesterly corner hereof;

THENCE leaving the Northerly limits of said 97.414 acre tract, through the interior of said 93.206 acre tract, the following five (5) courses:

1. N 01° 56’ 36” W, 869.27 feet to a (SIRC);
2. N 02° 11’ 20” W, 370.29 feet to a (SIRC);
3. N 02° 21’ 31” W, 678.77 feet to a (SIRC);
4. N 02° 50’ 19” W, 395.29 feet to a (SIRC), said point being the beginning of a curve concave Westerly, having a radius of 737.00 feet;
5. Northwesterly with said curve to the left through an interior angle of 13° 09’ 37” an arc length of 169.28 feet to a (SIRC), said point being set at a point of intersection in the common curved Southerly limits of that 347.787 acre tract conveyed to Sunfield Investments LLC by Correction Warranty Deed recorded as Document No. 2021032655, (O.P.R.T.C.TX.) and the Northerly limits of said 93.206 acre tract, for the most Northerly corner hereof, having a chord bearing and distance of N 09° 25’ 08” W, 168.91 feet to said point, said curved common limits being concave Southwesterly, having a radius of 765.00 feet;

THENCE Southeasterly with said curve to the right through an interior angle of 21° 58’ 30” an arc length of 293.40 feet, with the common curved Southerly limits of said 347.787 acre tract and the Northerly limits of said 93.206 acre tract, to a (FIRCCBDS), said point being accepted as a point in the common Westerly Right of Way limits of said South Turnersville Road, the Southerly limits of said 347.787 acre tract and the Northerly limits of said 93.206 acre tract, having a chord bearing and distance of S 13° 41’ 13” E, 291.61 feet to said point;

THENCE leaving the Southerly limits of said 347.787 acre tract, with the common Westerly Right of Way limits of said South Turnersville Road and the Easterly limits of said 93.206 acre tract, the following two (2) courses:

1. S 02° 38' 49" E, 592.02 feet to a (SIRC);
2. S 02° 20' 30" E, 1,605.04 feet to the POINT OF BEGINNING hereof, containing a calculated area of 88,554.34 sq. ft., 2.033 acres of land. Said field notes being described in accordance with a survey made on the ground by me or under my direction, to be used with Exhibit A-2, Survey Sketch prepared by Spot on Surveying, Inc. attached hereto and made a part hereof. All bearings are based on NAD 83 Texas State Plane Coordinate System, Central Zone. All distances shown are surface or ground distances.