

EXHIBIT "A"

ALL OF THAT CERTAIN PARCEL OF TRACT OF LAND OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A 0.467-ACRE TRACT (TRACT 2-C) AS CONVEYED TO FIRST REPUBLIC BANK AUSTIN, N. A. BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 1680, PAGE 126 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at $\frac{1}{4}$ " iron rod found on the northwest right-of-way line of Lynda Sue Street at the most southerly corner of the above described First Republic Bank Austin, N. A. 0.467-acre tract (Tract 2-C), said iron rod found also being the most easterly corner of a 0.46-acre tract as conveyed to Steve G. and Mary M. Reyna by deed recorded in Volume 1093, Page 115 of the Deed Records of Williamson County, Texas, for the most southerly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, with the northeast line of said Reyna 0.46-acre tract, N 33° 49' 26" W a distance of 184.43 feet to a $\frac{1}{2}$ " iron rod found for the most westerly corner of this tract;

THENCE, with the southeast line of a Multifamily 6.340-acre tract out of Westwind, a subdivision as recorded in Cabinet F, Slides 195-197 of the Plat Records of Williamson County, Texas, along a barbed wire fence, N 56° 09' 16" E, a distance of 110.00 feet to a $\frac{1}{2}$ " iron rod found at the most westerly corner of a 0.68-acre tract as conveyed to Seth Thomas and Joyce Ann Bailey by deed recorded in Volume 921, Page 926 of the Deed Records of Williamson County, Texas for the most northerly corner of this tract;

THENCE, with the southwest line of said Bailey 0.68-acre tract, S 33° 55' 00" E a distance of 184.58 feet to a $\frac{1}{2}$ " iron rod found in concrete on the northwest right-of-way line of Lynda Sue Street for the most easterly corner of this tract;

THENCE, with the northwest right-of-way line of Lynda Sue Street, S 56° 13' 59" W a distance of 110.30 feet to the POINT OF BEGINNING, and containing 0.467 acre of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004010011

Nancy E. Rister

02/09/2004 11:03 AM

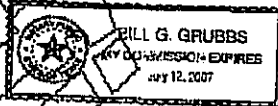
CARRILLO \$18.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This document was acknowledged before me on this 4 day of Feb.
2007 by the said PAULINE BELLE TIDWELL.

Bill G. Grubbs
Notary Public, State of Texas



Printed or Typed Name of Notary Public:

Bill G. Grubbs

Commission Expires: 7-12-07

Prepared by:
Law Offices of Jeffrey R. Hacker
16801 Addison Rd. Ste. 246
Addison, TX 75001

After recording please return to:
Ms. Pauline Belle Tidwell
1102 Lynda Sue Street
Round Rock, TX 78681