

# EXHIBIT "A-1"

## METES AND BOUNDS DESCRIPTION

FOR A 3.881 ACRE TRACT OF LAND OUT OF THAT CERTAIN CALLED 6.5364 ACRE TRACT KNOWN AS THE STARR CORNER SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SLIDES 244 AND 245, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.881 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. ON JANUARY 16, 2015 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2" iron rod found with capped stamped "DOUCET", monumenting the northeast corner of said Starr Corner Subdivision, same being on the most northerly corner of the called 39.28-acre tract of land conveyed to HEB Grocery Company, LP as recorded in Document No. 2006061679 of the Official Public Records of Williamson County, Texas, same being a point in the southerly right-of-way line of State Highway No. 29 (100' Right-Of-Way Width) as shown on State Highway Department Right Of Way Map Control 337-1-5 Dated August 1932; for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE with the northerly boundary line of said 39.28-acre HEB tract, same being with the southerly boundary line of said Starr Corner Subdivision, **S 69°00'55" W** for a distance of **440.85 feet** to an iron rod set capped "Diamond Surveying", monumenting the southeast corner hereof, and from which the most southerly corner of said Starr Corner Subdivision bears S 69°00'55" W for a distance of 583.30 feet;

THENCE through the interior of said Starr Corner Subdivision **N 72°13'30" W** for a distance of **429.29 feet** to an iron rod set capped "Diamond Surveying", same being on a point in the westerly boundary line of said Starr Corner Subdivision, same being on a point in the southerly boundary line of LOT 1, BLOCK A FINAL PLAT OF LIBERTY CROSSING 183, recorded in Cabinet EE, Slide 32 of the Plat Records of Williamson County, Texas, monumenting the southwest corner hereof;

THENCE with the common boundary line of said LOT 1, BLOCK, A FINAL PLAT OF LIBERTY CROSSING 183, and with said Starr Corner Subdivision, the following three (3) courses and distances;


1. **N 76°32'01" E** for a distance of **85.76 feet**, to an iron rod found capped "C&B PROP CORP", monumenting the southeast corner of said LOT 1, BLOCK A FINAL PLAT OF LIBERTY CROSSING 183, for an angle point hereof;
2. **N 21°16'41" W** for a distance of **120.98 feet** to an iron rod found;
3. **N 21°13'32" W** for a distance of **176.90 feet** to an iron rod found, monumenting the northwest corner of said Starr Corner Subdivision, same being on the northeast corner of said LOT 1, BLOCK A FINAL PLAT OF LIBERTY CROSSING 183, same being on a point in the said southerly right-of-way line of State Highway No. 29, for the northwest corner hereof;

THENCE with the southerly right-of-way line of said State Highway No. 29, same being the northerly boundary line of said Starr Corner Subdivision, the following two (2) courses and distances;

1. Along a curve to the right with a **Delta of 1°03'02"**, **Arc Length of 3.94 feet**, **Radius of 215.00 feet**, **Chord Bearing of S 73°38'11" E**, for a **Chord Distance of 3.94 feet** to a concrete highway monument found, monumenting the end point of this curve;
2. **S 72°13'30" E** for a distance of **883.34 feet** to the **POINT OF BEGINNING** hereof, and containing 3.881 acres of land more or less.

BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00015.

A sketch of survey has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100



February 2, 2015

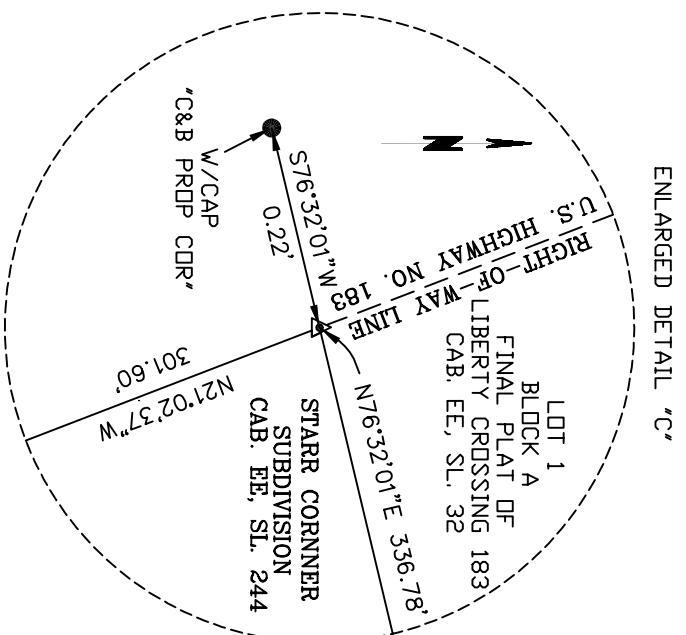
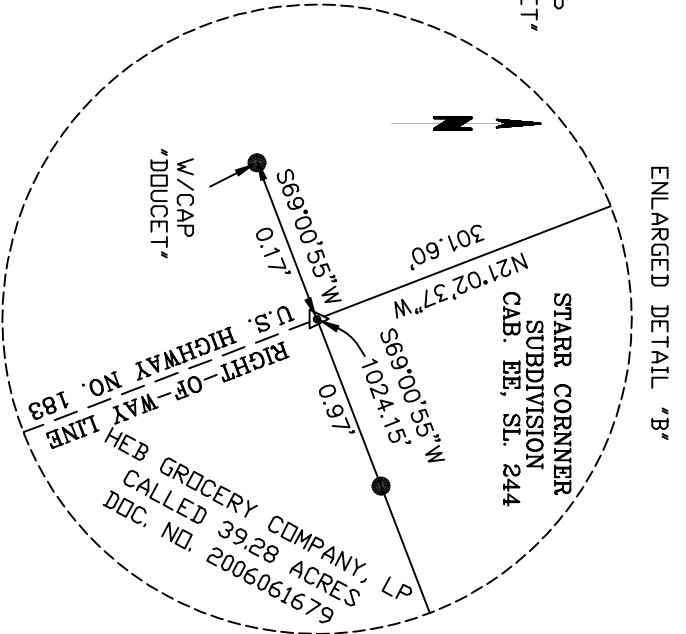
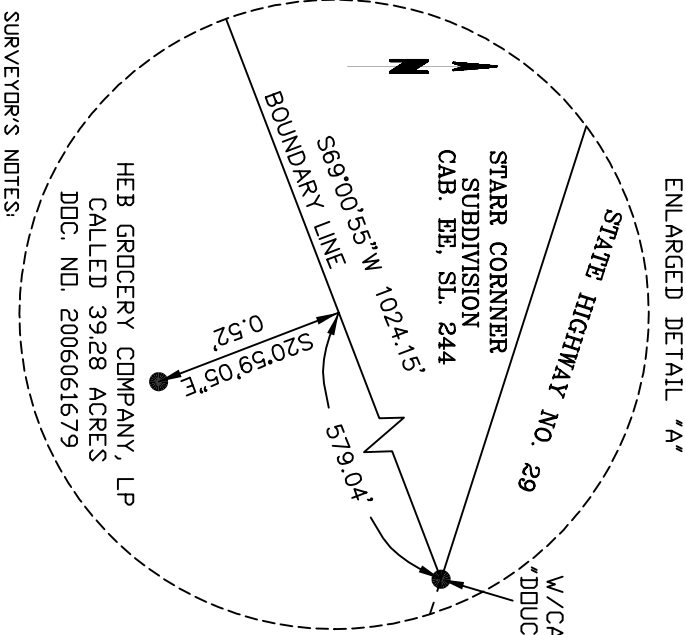
SHANE SHAFER, R.P.L.S. NO. 5281      DATE





LAND BOUNDARY SURVEY PLAT

FOR A 3.881 ACRE TRACT OF LAND OUT OF THAT CERTAIN CALLED 6.5364 ACRE TRACT KNOWN AS THE STARR CORNER SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SLIDES 244 AND 245, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS,



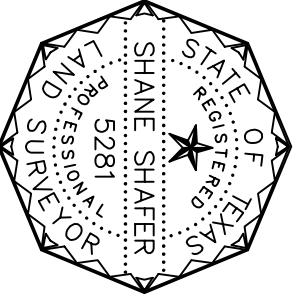
SURVEYOR'S NOTES:

- 1) BEARING BASIS: NAD-83(1193), TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
- 2) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48209C0275E, REVISED SEPT. 26, 2008, THE SUBJECT TRACT SHOWN HEREON LIES WITHIN "ZONE X UNSHADED", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3) SURVEYOR HAS REVIEWED TITLE REPORT PREPARED BY TEXAS AMERICAN TITLE COMPANY, GF NO. 9691-15-1015, DATED JAN. 26, 2015.
- 4) 10' WIDE PUBLIC UTILITY EASEMENT ALONG S.H. 29 RECORDED IN CAB. EE, SL. 244 DOES AFFECT THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.
- 5) THE EASEMENTS TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT RECORDED IN V. 957, P. 778, V. 1047, P. 48 AND V. 2168, P. 44 AFFECT THE SUBJECT TRACT. THESE ARE "GENERAL TYPE EASEMENTS" AND CAN NOT BE PLOTTED.
- 6) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision, completed on Jan. 16, 2015. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category IA, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*

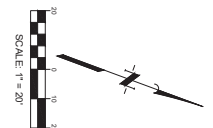
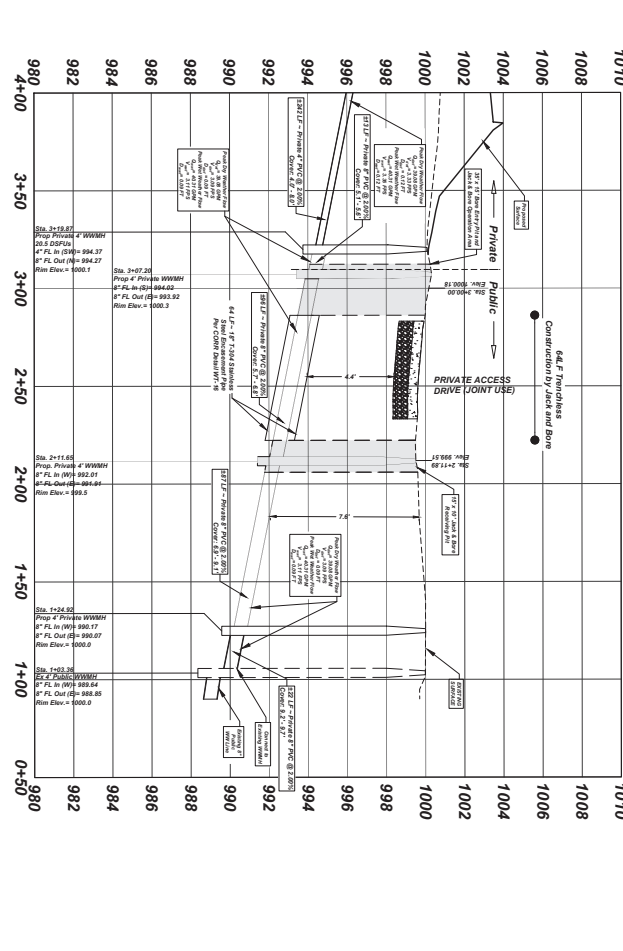
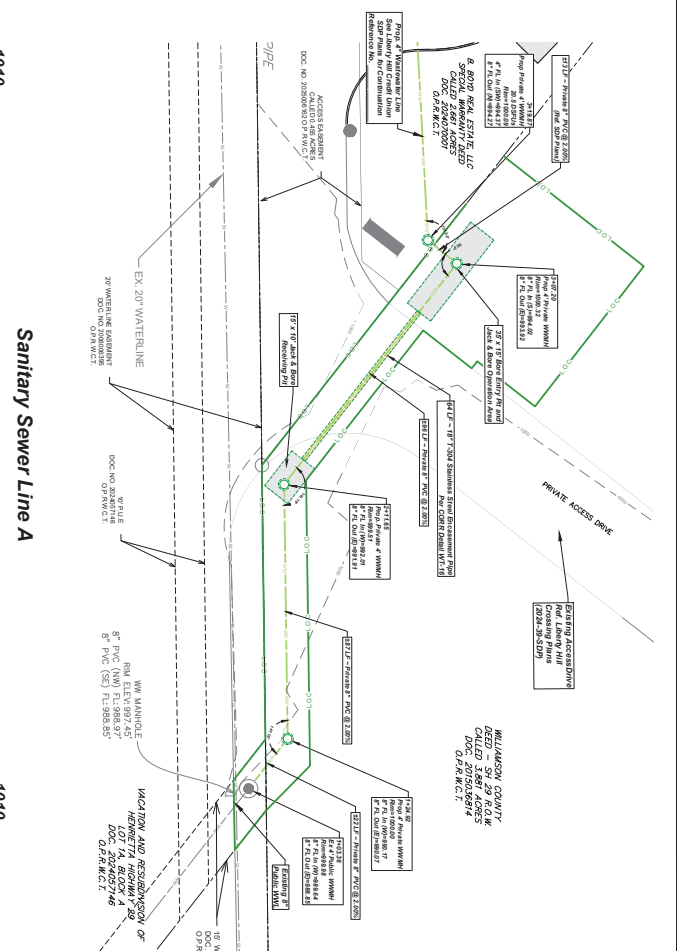
SHANE SHAFER, R.P.L.S. NO. 5281  
 FEB. 2, 2015  
 DATE:



SHEET 2 OF 2



THE LOCATION OF EXISTING AND PROPOSED UTILITIES ARE SHOWN IN AN EXACT LOCATION OF ALL EXISTING UTILITIES SERVING EXHIBITED PREMISES AND OCCUR BY HIS FAILURE TO EXACTLY LOCATE THE AND PROPOSED UTILITIES.



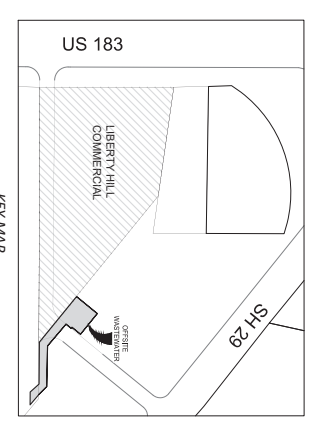
**EXISTING LEGEND**

- PIPE INVENTORY ON DATE VALUE
- WATERMETER ON DATE VALUE
- WATERMETER ON DATE VALUE
- STORM SEWER MANHOLE
- 4" DIAM. MANHOLE
- OPEN END TO ELECTRIC WATERMETER
- GROUND CONDUIT

**PROPOSED LEGEND**

- PIPE INVENTORY ON DATE VALUE
- WATERMETER ON DATE VALUE
- WATERMETER ON DATE VALUE
- STORM SEWER MANHOLE
- 4" DIAM. MANHOLE
- OPEN END TO ELECTRIC WATERMETER
- GROUND CONDUIT
- LANDSCAPE SIGN
- ELECTRICAL SERVICE RISE/SINK
- ELECTRICAL TRANSFORMER
- WATER/WASTEWATER CROSSING
- OPEN END TO ELECTRIC WATERMETER
- GROUND CONDUIT

UTILITIES  
 1. CONTRIBUTION TO RELIABILITY OF LINE OF THE EXISTING WATERMETER MAIN AND CONDUIT INVENTORY FROM THE KEY MAP.



<p>LEVEL 5</p> <p><b>LIBERTY HILL CREDIT UNION OFFSITE WASTEWATER</b></p> <p>135 U.S. 183</p> <p><b>OFFSITE WASTEWATER PLAN &amp; PROFILE</b></p> <p>SHEET NO. <b>5</b></p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>App.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	App.				<p><b>QUIDDITY</b></p> <p>135 U.S. 183, Suite 100, Liberty Hill, TX 78642</p> <p>TEL: 512.411.2493</p>	<p>SCALE: AS SHOWN</p> <p>DATE: CC July 2025</p> <p>JOB NO.: 152334-001B-01</p>	<p>DESIGNED BY: SCWM</p> <p>CHECKED BY: JMC</p> <p>DRAWN BY: CAD</p>
		No.	Date	App.						
<p>INTERIOR REVIEW:</p> <p>NO. OF REVISIONS: 0</p> <p>DATE: 07/2025</p>	<p>APPROVED BY: JMC</p> <p>DATE: 07/2025</p>									