



**EXHIBIT "A"**  
**0.203 ACRES**

BEING 0.203 ACRES (8,832.83 SQ. FT.) AND BEING A PORTION OF A 1 STORY STUCCO BUILDING, OUT OF A PORTION OF LOT 2 OF TOWNE SQUARE CENTER, A SUBDIVISION RECORDED IN BOOK 78, PAGE 130 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 5/8 INCH IRON ROD FOUND MONUMENTING THE EAST RIGHT-OF-WAY LINE OF MANCHACA ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, SAME BEING THE NORTHWEST CORNER OF LOT 3 OF SAID TOWNE SQUARE CENTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, FROM WHICH A SQUARE IRON STAKE FOUND MONUMENTING A POINT OF CURVATURE IN SAID LOT 3 AND SAID MANCHACA ROAD RIGHT-OF-WAY BEARS S 05° 21' 59" W, A DISTANCE OF 55.68 FEET:

THENCE WITH THE EAST RIGHT-OF-WAY OF SAID MANCHACA ROAD AND THE WEST LINES OF SAID LOTS 2 AND 3 THE FOLLOWING TWO (2) COURSES:

1. N 06° 38' 18" E, A DISTANCE OF 13.59 FEET TO A CHISELED "X" FOUND IN CONCRETE, AND

2. N 09° 32' 05" E, A DISTANCE OF 21.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MANCHACA ROAD;

**THENCE:** S80°27' 55"E THROUGH SAID LOT 2 OF TOWNE SQUARE CENTER, A DISTANCE OF 46 FEET TO A 1 STORY STUCCO BUILDING CORNER FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND BEING THE **POINT OF BEGINNING**;

**THENCE:** S80°29' 00"E THROUGH AND ACROSS SAID LOT 2 OF TOWNE SQUARE CENTER, A DISTANCE OF 65.00 FEET TO A BUILDING CORNER FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N09°32' 05"E, THROUGH A 1 STORY STUCCO BUILDING, A DISTANCE OF 135.90 FEET TO THE NORTH LINE OF SAID BUILDING AND BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N80°27' 55"W, ALONG THE NORTH LINE OF SAID 1 STORY STUCCO BUILDING AND BEING THE NORTH LINE OF SAID HEREIN DESCRIBED TRACT, A DISTANCE OF 65.00 FEET TO A BUILDING CORNER AND BEING THE NORTHWEST CORNER OF THIS TRACT;

**THENCE:** S09°32' 05"W, ALONG THE WEST LINE OF THIS HEREIN DESCRIBED TRACT, A DISTANCE OF 135.90 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.203 ACRES (8,832.83 SQ. FT.) MORE OR LESS.

Corresponding plat prepared. (Job # 7603)

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



*Enrique C. Elizondo*

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Registered Professional Land Surveyor No. 6386

Date: June 14, 2021



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