

EXHIBIT "A"

BEING A PORTION OF BUILDING BLOCK NO. 55, MAP OF BASTROP, TEXAS, AN ADDITION TO BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, PAGE 23-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 3 IN A RELEASE OF LIEN DATED MARCH 06, 2017, AS RECORDED IN INSTRUMENT NO. 201703200, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHEAST CORNER OF SAID TRACT 3, SAID IRON ROD BEING THE INTERSECTION OF THE SOUTH LINE OF WALNUT STREET AND THE WEST LINE OF MARTIN LUTHER KING DRIVE;

THENCE SOUTH $01^{\circ} 14' 41''$ EAST, A DISTANCE OF 126.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF SAID TRACT 3;

THENCE SOUTH $87^{\circ} 17' 04''$ WEST, A DISTANCE OF 108.27 FEET ALONG THE SOUTH LINE OF SAID TRACT 3 TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF SAID TRACT 3, SAID IRON ROD BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO LINDA K. GREENE, AS RECORDED IN

INSTRUMENT NO. 201206718, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH $02^{\circ} 46' 12''$ WEST, A DISTANCE OF 135.05 FEET ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID GREENE TRACT TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID TRACT 3 AND SAID GREENE TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF WALNUT STREET;

THENCE SOUTH $88^{\circ} 03' 41''$ EAST, A DISTANCE OF 112.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 14,356 SQUARE FEET OR 0.330 OF ONE ACRE OF LAND.