

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



NOTICE OF ANNEXATION TO COMMUNITY COVENANT

THE BROWNSTONE AT THE SUMMIT Williamson County, Texas

Declarant: NOVAK BROTHERS TEXAS BROWNSTONES, LLC, a Texas limited liability company

Cross reference to Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359 in the Official Public Records of Williamson County, Texas, as amended.

2013078474

Electronically Recorded

OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk

2013 August 14 03:36 PM

FEE: \$40.00 PGS 7

Williamson County Texas

NOTICE OF ANNEXATION TO COMMUNITY COVENANT
THE BROWNSTONE AT THE SUMMIT

This Notice of Annexation to Community Covenant – The Brownstone at the Summit (the "Notice") is made and executed by NOVAK BROTHERS TX BROWNSTONES, LLC, a Texas limited liability company ("Declarant") and JAMES W. ROGERS AND JULIE A. ROGERS ("Rogers") and is as follows:

1. **Property.** Declarant is the present owner of certain real property located in Williamson County, Texas, as more particularly described on Exhibit "A" attached hereto (the "Property"), save and except Lot 2, Block B, of the Brownstone at the Summit Phase 1, a replat of Lots 4, 5, 6, and 7, Block A, The Rivery Park II, according to the map or plat recorded as Document No. 2011047622 in the Official Public Records of Williamson County, Texas. Lot 2, Block B is owned by Rogers.

2. **Authority.** Section 16.03 of that certain Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359, in the Official Public Records of Williamson County, Texas, as amended (the "Covenant"), permits Declarant, in its sole determination, to annex additional lands into the terms and provisions of the Covenant. Rogers executes this Notice for the purpose of evidencing their consent to the annexation of Lot 2, Block B into the terms and provisions of the Covenant.

3. **Annexation.** The Property is hereby made subject to the terms and provisions of the Covenant and to the jurisdiction of the Association.

4. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meaning set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 30 of May, 2013.

DECLARANT:

NOVAK BROTHERS TEXAS BROWNSTONES,
LLC, a Texas limited liability company

By [Signature]

Printed Name: JEFF NOVAK

Title: _____

THE STATE OF TEXAS

§

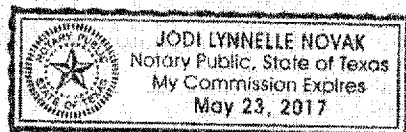
COUNTY OF Williamson

§

§

This instrument was acknowledged before me on May 30, 2013, by Jeff Novak of Novak Brothers Texas Brownstones, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)



[Signature]
Notary Public Signature

ROGERS:

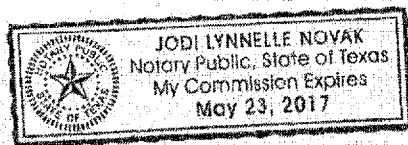

James W. Rogers

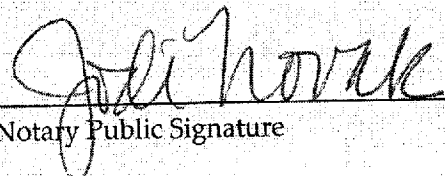

Julie A. Rogers

THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 8-14, 2013, by
James W. Rogers.

(SEAL)

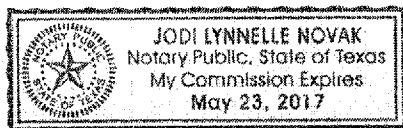



Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 8-14, 2013, by
Julie A. Rogers.

(SEAL)



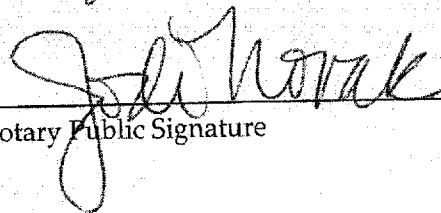

Notary Public Signature

EXHIBIT A

- Parcel 1: Lot 1, Block A, and Lots 1, 2, 3, 4, and 11, Block B, of the Brownstone at the Summit Phase 1, Phase 1 of a replat of Lots 4, 5, 6 and 7, Block A, The Rivery Park II, a subdivision of Record in Cabinet AA, Slides 20-23, Williamson County, according to the map or plat recorded as Document No. 2011047662, of the Official Public Records of Williamson County, Texas.
- Parcel 2: An approximately 7.484 acre tract located in Williamson County, Texas, as more particularly described on Exhibit "A-1" attached hereto and incorporated herein for reference.

EXHIBIT A-1

Perimeter Description

BEING 7.484 acres of land, being a portion of Lots 4, and 7, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slides 20-23 of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of December, 2010, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

Beginning for Reference at an iron pin found at the Northeast corner of Rivery Boulevard as shown on the plat of the above-referenced The Rivery Park II, being on the south line of Rivery Boulevard as shown on the plat to The Rivery Subdivision, a subdivision of record in Cabinet P, Slide 325, of the Plat Records of Williamson County, Texas, marking the Northwest corner of the above-referenced Lot 4, being the Northwest corner of Brownstone at the Summit Phase I, a subdivision of record as Document No. 2011047662 of the Official Public Records of Williamson County, Texas;

THENCE, S 45°46'30" E, 54.82 feet to an iron pin found marking the Southeast corner of the said Rivery Boulevard as shown on the plat of The Rivery Subdivision, being the most northerly Southwest corner of that certain tract of land, called 35.817 acres, as conveyed to the City of Georgetown by deed recorded as Document No. 9859222 of the Official Records of Williamson County, Texas, for an interior corner of the said Lot 4, and continuing along the north line of the said Lot 4, being the south line of the said 35.817 acre City of Georgetown tract, N 86°11'30" S, 76.17 feet to a concrete monument set for the Northeast corner of the said Brownstone at the Summit Phase I, for the Northwest corner and Point of BEGINNING hereof;

THENCE, along the north, east, and south lines of the said Lot 4, being the south, west, and north lines of the said 35.817 acre City of Georgetown tract as follows;

N 86°11'30" E, 161.13 feet to a mag nail found;
S 61°27'15" E, 251.93 feet to an iron pin found;
S 26°46'15" E, 320.02 feet to an iron pin found;
S 11°16'30" W, 167.61 feet to an iron pin found;
S 38°40'30" W, 180.00 feet to a gin spindle found for the Southeast corner hereof;

THENCE, N 86°54'30" W, 85.32 feet;
N 03°05'30" E, 46.91 feet;
N 08°58'30" W, 32.60 feet;
N 29°41'30" W, 4.82 feet;
N 24°48'30" W, 49.59 feet;
N 86°56'00" W, 66.62 feet;
N 80°44'00" W, 49.90 feet;
N 77°29'00" W, 56.00 feet;
N 12°31'00" E, 170.09 feet;
N 77°29'00" W, 90.01 feet;
S 12°31'00" W, 312.17 feet;
N 77°29'00" W, 123.48 feet beginning of a curve to the right,
(Radius=125.02 feet, Long Chord bears N 64°39'00" W, 55.53 feet);
Along the said curve for an arc distance of 55.99 feet;
N51°49'15" W, 13.17 feet;

EXHIBIT A-1

N 12°31'00" E, 236.92 feet to the beginning of a curve to the right, (Radius=220.03 feet Long Chord bears N 18°02'30" E, 42.36 feet),
Along the said curve for an arc distance of 42.42 feet;
N 23°33'45" E, 93.41 feet to the beginning of a curve to the right,
(Radius=122.02 feet, Long Chord bears N 26°12'15" W, 121.58 feet);
Along the said curve for an arc distance of 127.27 feet to the beginning of a curve to the left, (Radius=15.00 feet,
Long Chord bears N 32°24'45" W, 17.67 feet);
Along the said curve for an arc distance of 18.90 feet; to a point on the south line of the said Brownstone at the Summit Phase I, for a westerly corner hereof;

THENCE, along the south line of the said Brownstone at the Summit Phase I, S 68°29'45" E, 18.22 feet to an iron pin set at the beginning of a curve to the left, (Radius = 122.00 feet Long Chord bears S 81°09'30" E, 53.48 feet);
Thence, along the said curve for an arc distance of 53.92 feet to an iron pin set;
Thence, N 86°10'45" E, 100.66 feet to a concrete monument set for the Southeast corner of the said Brownstone at the Summit Phase I, for an interior corner hereof;

THENCE, N 3°49'15" W, 131.49 feet to the Place of BEGINNING and containing 7.484 acres of land.

Note: Basis of Bearing GPS observation Texas Central State Plane.

This legal description does not meet subdivision requirements as set out for the division of real property.

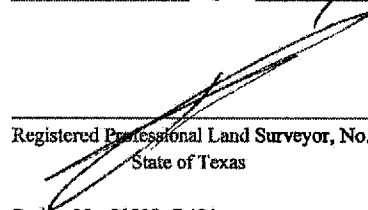
STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 30th day of May, 2013, A.D.



Registered Professional Land Surveyor, No. 3967
State of Texas
Project No. 21819- 7.484

Brian F. Peterson



STEGE BIZZELL
1978 S. Austin Ave
Georgetown, TX 78626
(512) 930-9412

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



NOTICE OF ANNEXATION TO COMMUNITY COVENANT

THE BROWNSTONE AT THE SUMMIT Williamson County, Texas

Declarant: NOVAK BROTHERS TEXAS BROWNSTONES, LLC, a Texas limited liability company

Cross reference to Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359 in the Official Public Records of Williamson County, Texas, as amended.

**NOTICE OF ANNEXATION TO COMMUNITY COVENANT
THE BROWNSTONE AT THE SUMMIT**

This Notice of Annexation to Community Covenant – The Brownstone at the Summit (the "**Notice**") is made and executed by **NOVAK BROTHERS TEXAS BROWNSTONES, LLC**, a Texas limited liability company ("**Declarant**") and is as follows:

1. **Property.** This Notice is filed with respect to that certain real property comprised of 3.684 acres of land located in Williamson County, Texas, and as more particularly described on Exhibit "A" attached hereto (the "**Added Land**"). Brae Group, Ltd., a Texas limited partnership, is the owner of the Added Land and consents to the recordation of this Notice by its execution of this Notice in the space provided herein.

2. **Authority.** Section 16.03 of the Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359, in the Official Public Records of Williamson County, Texas, as amended (the "**Covenant**"), permits Declarant, in its sole determination, to annex additional lands into the terms and provisions of the Covenant.

3. **Annexation.** The Added Land is hereby made subject to the terms and provisions of the Covenant and to the jurisdiction of the Association. The Added Land is hereby included within and made a part of the Development for purposes of the Covenant. The covenants, conditions, restrictions and obligations set forth in the Covenant shall apply to the Added Land.

4. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meaning set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 8th of July, 2019.

DECLARANT:

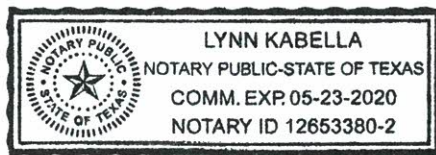
**NOVAK BROTHERS TEXAS BROWNSTONES,
LLC, a Texas limited liability company**

By: [Signature]
Printed Name: Jeff Novak
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on July 8, 2019, by
Jeff Novak, President of Novak Brothers Texas Brownstones,
LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

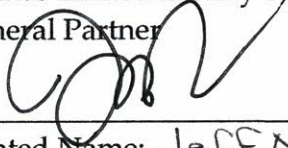


[Signature]
Notary Public Signature

ACKNOWLEDGED AND AGREED:

BRAE GROUP, LTD., a Texas limited partnership

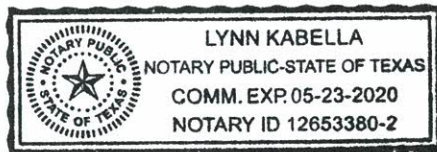
By: Novak Brothers, LLC,
a Texas limited liability company,
General Partner

By: 
Printed Name: Jeff Novak
Title: Managing Partner

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on July 8, 2019, by Jeff Novak, Managing Partner of Novak Brothers, LLC, a Texas limited liability company, General Partner, of Brae Group, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)




Notary Public Signature

EXHIBIT A

An approximate 3.684 acre tract of land located in Williamson County, Texas, as more particularly described on Exhibit "A-1" attached hereto and incorporated herein for reference.

EXHIBIT A-1

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the north right of way line of Hintz Rd, a 50.00 foot wide roadway, as dedicated on the recorded map of THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a map of which is recorded in Document No. 2013116146, of the Official Public Records of Williamson County, Texas for the southeast corner of Lot 25, Block D, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, for the western most southwest corner of the herein described tract;

THENCE, North 12°31'00" East, with an east line of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a distance of 312.17 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the south boundary line of Lot 12, Block D, THE SUMMIT AT RIVERY PARK PHASE 7, a map of which is recorded in Document No. 2016076297, said Official Public Records, for a corner of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6 and the northwest corner of the herein described tract;

THENCE, with said south and east boundary line of THE SUMMIT AT RIVERY PARK PHASE 7, the following six (6) courses and distances:

1. South 77°29'00" East, a distance of 105.42 feet, to a concrete monument found for the southeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7;
2. North 12°31'05" East, a distance of 46.08 feet, to a 1/2 Inch iron rod with cap stamped "RPLS 5784",
3. with said non-tangent curve to the right, an arc distance of 4.46 feet, feet, having a radius of 95.40 feet, feet, a central angle of 2°40'48.00", and a chord that bears South 41°04'08" East, a chord distance of 4.46 feet, feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
4. North 48°40'36" East, a distance of 44.01 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
5. North 49°45'22" East, a distance of 10.67 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
6. North 28°35'25" East, a distance of 48.95 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for the north corner of the herein described tract, from which point a concrete monument found for the northeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7 bears North 58°46'45" East, 27.57 feet and North 63°13'30" East, 5.64 feet;

THENCE, over and across Lot 4, Block A, THE RIVERY PARK II, a map of which is recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas, the following fourteen (14) courses and distances:

1. South 32°52'28" East, a distance of 27.98 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784" set;
2. South 26°46'29" East, a distance of 30.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;

EXHIBIT A-1

3. North 63°13'31" East, a distance of 2.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
4. South 26°46'29" East, a distance of 24.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
5. South 63°13'31" West, a distance of 3.30 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
6. South 26°46'29" East, a distance of 54.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
7. North 85°20'45" East, a distance of 42.20 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
8. South 78°44'19" East, a distance of 49.70 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
9. North 89°36'23" East, a distance of 53.68 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
10. North 63°13'44" East, a distance of 7.25 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
11. South 78°44'19" East, a distance of 29.18 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
12. South 11°15'41" West, a distance of 5.19 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
13. South 78°44'19" East, a distance of 23.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
14. North 84°08'32" East, a distance of 32.89 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the east line of said Lot 4, same line being a west line of that certain 35.817 acre tract of land conveyed to the City of Georgetown, of record in Document #9859222, said Official Public Records, for the northeast corner of the herein described tract;

THENCE, with the common line of said Lot 4 and said City of Georgetown Tract, the following four (4) courses and °distances:

1. South 11°16'134" West, a distance of 167.61 feet, to a 1/2 inch iron rod found;
2. South 38°40'30" West, a distance of 180.00 feet, to a cotton spindle found for the southeast corner of the herein described tract;
3. North 86°54'27" West, a distance of 194.85 feet, to a PK nail found;
4. South 02°38'01" West, a distance of 30.02 feet, to a PK nail found on the north Block F, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6;

THENCE, South 55°38'45" West, with the north line of said Lot 1, a distance of 53.03 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Lot 1;

THENCE, North 77°29'00" West, continuing with the north line of said Lot 1, a distance of 84.73 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the eastern boundary of said Hintz Road, for a corner of said Lot 1 and the southernmost southwest corner of the herein described tract;

EXHIBIT A-1

THENCE, North 12°31'05" East, with said eastern boundary of Hintz Road, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Hintz Road;

THENCE, North 77°28'55" West, with the northern right-of-way line of Hintz Road, a distance of 90.61 feet, **TO THE POINT OF THE BEGINNING**, and containing 3.684 acres of land, more or less, within these metes and bounds.

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



NOTICE OF ANNEXATION TO COMMUNITY COVENANT

THE BROWNSTONE AT THE SUMMIT Williamson County, Texas

Declarant: NOVAK BROTHERS TEXAS BROWNSTONES, LLC, a Texas limited liability company

Cross reference to Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359 in the Official Public Records of Williamson County, Texas, as amended.

**NOTICE OF ANNEXATION TO COMMUNITY COVENANT
THE BROWNSTONE AT THE SUMMIT**

This Notice of Annexation to Community Covenant – The Brownstone at the Summit (the "**Notice**") is made and executed by **NOVAK BROTHERS TEXAS BROWNSTONES, LLC**, a Texas limited liability company ("**Declarant**") and is as follows:

1. **Property.** This Notice is filed with respect to that certain real property comprised of 3.684 acres of land located in Williamson County, Texas, and as more particularly described on Exhibit "A" attached hereto (the "**Added Land**"). Brae Group, Ltd., a Texas limited partnership, is the owner of the Added Land and consents to the recordation of this Notice by its execution of this Notice in the space provided herein.

2. **Authority.** Section 16.03 of the Community Covenant – The Brownstone at the Summit, recorded under Document No. 2011041359, in the Official Public Records of Williamson County, Texas, as amended (the "**Covenant**"), permits Declarant, in its sole determination, to annex additional lands into the terms and provisions of the Covenant.

3. **Annexation.** The Added Land is hereby made subject to the terms and provisions of the Covenant and to the jurisdiction of the Association. The Added Land is hereby included within and made a part of the Development for purposes of the Covenant. The covenants, conditions, restrictions and obligations set forth in the Covenant shall apply to the Added Land.

4. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meaning set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 8th of July, 2019.

DECLARANT:

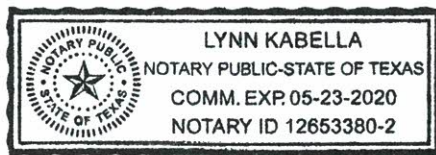
**NOVAK BROTHERS TEXAS BROWNSTONES,
LLC, a Texas limited liability company**

By: [Signature]
Printed Name: Jeff Novak
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on July 8, 2019, by
Jeff Novak, President of Novak Brothers Texas Brownstones,
LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

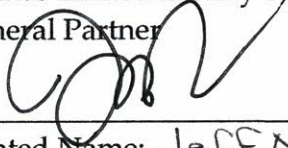


[Signature]
Notary Public Signature

ACKNOWLEDGED AND AGREED:

BRAE GROUP, LTD., a Texas limited partnership

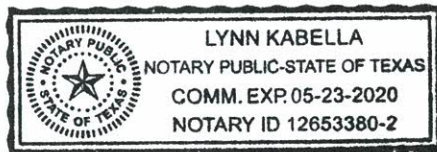
By: Novak Brothers, LLC,
a Texas limited liability company,
General Partner

By: 
Printed Name: Jeff Novak
Title: Managing Partner

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on July 8, 2019, by Jeff Novak, Managing Partner of Novak Brothers, LLC, a Texas limited liability company, General Partner, of Brae Group, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)




Notary Public Signature

EXHIBIT A

An approximate 3.684 acre tract of land located in Williamson County, Texas, as more particularly described on Exhibit "A-1" attached hereto and incorporated herein for reference.

EXHIBIT A-1

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the north right of way line of Hintz Rd, a 50.00 foot wide roadway, as dedicated on the recorded map of THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a map of which is recorded in Document No. 2013116146, of the Official Public Records of Williamson County, Texas for the southeast corner of Lot 25, Block D, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, for the western most southwest corner of the herein described tract;

THENCE, North 12°31'00" East, with an east line of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a distance of 312.17 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the south boundary line of Lot 12, Block D, THE SUMMIT AT RIVERY PARK PHASE 7, a map of which is recorded in Document No. 2016076297, said Official Public Records, for a corner of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6 and the northwest corner of the herein described tract;

THENCE, with said south and east boundary line of THE SUMMIT AT RIVERY PARK PHASE 7, the following six (6) courses and distances:

1. South 77°29'00" East, a distance of 105.42 feet, to a concrete monument found for the southeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7;
2. North 12°31'05" East, a distance of 46.08 feet, to a 1/2 Inch iron rod with cap stamped "RPLS 5784",
3. with said non-tangent curve to the right, an arc distance of 4.46 feet, feet, having a radius of 95.40 feet, feet, a central angle of 2°40'48.00", and a chord that bears South 41°04'08" East, a chord distance of 4.46 feet, feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
4. North 48°40'36" East, a distance of 44.01 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
5. North 49°45'22" East, a distance of 10.67 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
6. North 28°35'25" East, a distance of 48.95 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for the north corner of the herein described tract, from which point a concrete monument found for the northeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7 bears North 58°46'45" East, 27.57 feet and North 63°13'30" East, 5.64 feet;

THENCE, over and across Lot 4, Block A, THE RIVERY PARK II, a map of which is recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas, the following fourteen (14) courses and distances:

1. South 32°52'28" East, a distance of 27.98 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784" set;
2. South 26°46'29" East, a distance of 30.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;

EXHIBIT A-1

3. North 63°13'31" East, a distance of 2.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
4. South 26°46'29" East, a distance of 24.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
5. South 63°13'31" West, a distance of 3.30 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
6. South 26°46'29" East, a distance of 54.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
7. North 85°20'45" East, a distance of 42.20 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
8. South 78°44'19" East, a distance of 49.70 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
9. North 89°36'23" East, a distance of 53.68 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
10. North 63°13'44" East, a distance of 7.25 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
11. South 78°44'19" East, a distance of 29.18 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
12. South 11°15'41" West, a distance of 5.19 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
13. South 78°44'19" East, a distance of 23.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
14. North 84°08'32" East, a distance of 32.89 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the east line of said Lot 4, same line being a west line of that certain 35.817 acre tract of land conveyed to the City of Georgetown, of record in Document #9859222, said Official Public Records, for the northeast corner of the herein described tract;

THENCE, with the common line of said Lot 4 and said City of Georgetown Tract, the following four (4) courses and °distances:

1. South 11°16'134" West, a distance of 167.61 feet, to a 1/2 inch iron rod found;
2. South 38°40'30" West, a distance of 180.00 feet, to a cotton spindle found for the southeast corner of the herein described tract;
3. North 86°54'27" West, a distance of 194.85 feet, to a PK nail found;
4. South 02°38'01" West, a distance of 30.02 feet, to a PK nail found on the north Block F, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6;

THENCE, South 55°38'45" West, with the north line of said Lot 1, a distance of 53.03 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Lot 1;

THENCE, North 77°29'00" West, continuing with the north line of said Lot 1, a distance of 84.73 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the eastern boundary of said Hintz Road, for a corner of said Lot 1 and the southernmost southwest corner of the herein described tract;

EXHIBIT A-1

THENCE, North 12°31'05" East, with said eastern boundary of Hintz Road, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Hintz Road;

THENCE, North 77°28'55" West, with the northern right-of-way line of Hintz Road, a distance of 90.61 feet, **TO THE POINT OF THE BEGINNING**, and containing 3.684 acres of land, more or less, within these metes and bounds.