

**EXHIBIT "A":  
Metes-and-bounds Description of 169.79 acres  
to be zoned Planned Development – Mixed Use District (PD-M)**

TRACT ONE - 97.567 ACRES

Being all that certain tract or parcel of land lying and being situated in the Stephen F. Austin League No. 10, Abstract No. 10, in Bryan, Brazos County, Texas and being part of the called 202.3 acre tract described in the deed from Richard H. Harrison, III to Harrison Holdings Limited Partnership recorded in Volume 6542, Page 177 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 60D Nail at the base of a 6-inch cedar fence post marking the west corner of the called 202.3 acre Harrison Holdings tract, the south corner of the called 99.66 acre Anne E. Wilkerson MacDowell, Lonnie O. Wilkerson, III, and Tyree Bond Wilkerson tract recorded in Volume 3275, Page 4 (O.R.B.C.), the north corner of Lot 1, Block 1, LUV HOMES SUBDIVISION, as recorded in Volume 5683, Page 117 (O.R.B.C.) and the east corner of the called 25.00 David E. Pate tract recorded in Volume 2154, Page 336 (O.R.B.C.);

THENCE: N 41° 51' 15" E along the common line of the called 202.3 acre tract and the called 99.66 acre Wilkerson tract for a distance of 404.10 feet to the POINT OF BEGINNING;

THENCE: N 41° 51' 15" E continuing along said common line for a distance of 2161.65 feet to the north corner of this herein described tract;

THENCE: S 52° 21' 45" E into and through the called 202.3 acre tract for a distance of 2124.17 feet to the east corner of this herein described tract, in the northwest right-of-way line of a 6.409 acre Old Reliance Road Right-of-Way tract, as recorded in Volume 8939, Page 23 (O.R.B.C.);

THENCE: S 42° 22' 42" W along the northwest right-of-way line of the said Old Reliance Road tract for a distance of 1441.56 feet to the south corner of this herein described tract;

THENCE: into the interior of the called 202.3 acre Harrison Holdings tract for the following thirteen (13) calls:

- 1) S 42° 34' 39" W for a distance of 281.46 feet for corner,
- 2) N 65° 07' 45" W for a distance of 273.19 feet for corner,
- 3) S 61° 20' 55" W for a distance of 261.54 feet for corner,
- 4) N 22° 39' 20" W for a distance of 99.15 feet for corner,
- 5) N 37° 07' 04" E for a distance of 107.11 feet for corner,
- 6) N 13° 19' 18" W for a distance of 69.06 feet for corner,
- 7) N 62° 24' 56" W for a distance of 311.22 feet for corner,
- 8) N 53° 04' 12" W for a distance of 133.20 feet to the Point of Curvature of a curve to the right,
- 9) 115.59 feet along the arc of said curve having a central angle of 132° 27' 35", a radius of 50.00 feet, a tangent of 113.53 feet and a long chord bearing N 76° 49' 08" W at a distance of 91.52 feet for corner,
- 10) S 79° 24' 39" W for a distance of 15.60 feet for corner,
- 11) N 55° 33' 46" W for a distance of 124.32 feet for corner,
- 12) S 35° 57' 06" W for a distance of 299.15 feet for corner, and

- 13) N 48° 06' 31" W for a distance of 981.45 feet to the POINT OF BEGINNING and containing 97.567 acres of land, more or less, according to a survey made on the ground under the supervision of Gregory Hopcus, Registered Professional Land Surveyor, State of Texas, No. 6047, on February, 2018.

TRACT TWO - 30.126 ACRES

Being all that certain tract or parcel of land lying and being situated in the Stephen F. Austin League No. 10, Abstract No. 10, in Bryan, Brazos County, Texas and being part of the called 202.3 acre tract described in the deed from Richard H. Harrison, III to Harrison Holdings Limited Partnership recorded in Volume 6542, Page 177 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 60D Nail at the base of a 6-inch cedar fence post marking the west corner of the called 202.3 acre Harrison Holdings tract, the south corner of the called 99.66 acre Anne E. Wilkerson MacDowell, Lonnie O. Wilkerson, III, and Tyree Bond Wilkerson tract recorded in Volume 3275, Page 4 (O.R.B.C.), the north corner of Lot 1, Block 1, LUV HOMES SUBDIVISION, as recorded in Volume 5683, Page 117 (O.R.B.C.) and the east corner of the called 25.00 David E. Pate tract recorded in Volume 2154, Page 336 (O.R.B.C.);

THENCE: N 41° 51' 15" E along the common line of the said 202.3 acre Harrison Holdings tract and the called 99.66 acre Wilkerson tract for a distance of 404.10 feet to the north corner of this tract, from whence a found 3/8-inch iron rod marking the north corner of the said 202.3 acre Harrison Holdings tract bears N 41° 51' 15" E at a distance of 3616.18 feet for reference;

THENCE: into the interior of the called 202.3 acre Harrison Holdings tract for the following twelve (12) calls:

- 1) S 48° 06' 31" E for a distance of 981.45 feet for corner,
- 2) N 35° 57' 06" E for a distance of 299.15 feet for corner,
- 3) S 55° 33' 46" E for a distance of 124.32 feet for corner,
- 4) N 79° 24' 39" E for a distance of 15.60 feet for corner,
- 5) 115.59 feet in a counter-clockwise direction along the arc of a curve having a central angle of 132° 27' 35", a radius of 50.00 feet, a tangent of 113.53 feet and a long chord bearing S 76° 49' 08" E at a distance of 91.52 feet for corner,
- 6) S 53° 04' 12" E for a distance of 133.20 feet for corner,
- 7) S 62° 24' 56" E for a distance of 311.22 feet for corner,
- 8) S 13° 19' 18" E for a distance of 69.06 feet for corner,
- 9) S 37° 07' 04" W for a distance of 107.11 feet for corner,
- 10) S 22° 39' 20" E for a distance of 99.15 feet for corner,
- 11) N 61° 20' 55" E for a distance of 261.54 feet for corner, and
- 12) S 65° 07' 45" E for a distance of 273.19 feet for the east corner of this herein described tract, in the northwest right-of-way line of a 6.409 acre Old Reliance Road right-of-way tract recorded in Volume 8939, Page 23 (O.R.B.C.);

THENCE: along the northwest right-of-way line of the said Old Reliance Road tract for the following five (5) calls:

- 1) S 42° 34' 39" W for a distance of 571.60 feet to a found 1/2-inch iron rod for corner,
- 2) S 87° 34' 39" W for a distance of 35.36 feet to a found 1/2-inch iron rod for corner,
- 3) S 42° 34' 39" W for a distance of 100.00 feet to a found 1/2-inch iron rod for corner,

TRACT THREE - 42.10 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN SURVEY No. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being part of the called 67.830 acre tract described in the deed from Martha Ray Pate Jones, et al. to Bord, LLC. recorded in Volume 17390, Page 212 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein described tract and the called 67.830 acre Bord, LLC. tract, said iron rod also marking the west corner of the called 96.597 acre Bord, LLC. remainder tract recorded in Volume 14807, Page 198 (O.P.R.B.C.), the north corner of the called 202.3 acre Harrison Holdings Limited Partnership remainder tract recorded in Volume 6542, Page 177 of the Official Records of Brazos County, Texas (O.R.B.C.) and the east corner of the called 46.329 acre Kyrish Real Estate Limited Partnership tract recorded in Volume 17889, Page 20 (O.P.R.B.C.);

THENCE: N 48° 06' 31" W along the common line of this tract and the called 46.329 acre Kyrish Real Estate Limited Partnership tract for a distance of 679.33 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 67.830 acre Bord, LLC. tract, said iron rod also marking the south corner of the called 131.89 acre Helen Bailey, et al. remainder tract recorded in Volume 2154, Page 336 (O.R.B.C.);

THENCE: N 41° 51' 15" E along the common line of this tract and the called 131.89 acre Bailey remainder tract for a distance of 1,228.89 feet to a found 1/2-inch iron rod marking an angle point of this tract;

THENCE: into and through the called 67.830 acre Bord, LLC. tract for the following four (4) calls:

- 1) N 41° 51' 15" E for a distance of 108.84 feet to an angle point,
- 2) S 52° 10' 44" E for a distance of 29.98 feet to an angle point,
- 3) N 37° 30' 51" E for a distance of 276.58 feet to an angle point, and
- 4) N 41° 31' 53" E for a distance of 1,109.94 feet to a point for the north corner of this herein described tract, said point also being in the southwest line of Lot 19, Block 18, CASTLE HEIGHTS ADDITION according to the Final Plat recorded in Volume 134, Page 183 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 46° 20' 36" E along the common line of this tract and said Block 18, CASTLE HEIGHTS ADDITION for a distance of 676.94 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the called 67.830 acre Bord, LLC. tract, said iron rod also marking the south corner of Lot 32, Block 18 of said CASTLE HEIGHTS ADDITION and being in the northwest line of the called 202.3 acre Harrison Holdings Limited Partnership remainder tract;

THENCE: S 41° 51' 15" W along the common line of this tract, the called 202.3 acre Harrison Holdings Limited Partnership remainder tract and the 5.042 acre Detention Area, RUDDER POINTE, PHASE 6 according to the Final Plat recorded in Volume 18403, Page 182 (O.P.R.B.C.) for a distance of 2,704.68 feet to the POINT OF BEGINNING and containing 42.10 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on April, 2024.

