

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

FOR A 2.923 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, CHISHOLM TRAIL TECH CENTER SECTION 1 LOT 2, RECORDED IN DOCUMENT NO. 2020064560 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THE REMNANT PORTION OF THE CALLED 6.75 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE REMNANT PORTION OF THE CALLED 83.167 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 2.923 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "BAKER-AICKLEN" monumenting the northeast corner of said Lot 2, Block A, and the northwest corner of the called 0.108 acre tract of land conveyed to the City of Round Rock, recorded in Document No. 2001073578 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of the called 1.9528 acre tract of land conveyed to the State of Texas, recorded in Volume 789, Page 146 of the Deed Records of Williamson County, Texas, same being on the south right-of-way line of W. Old Settlers Boulevard (F.M. 3406) and the west right-of-way line of Chisholm Trail Road (County Road 173) a variable width right-of-way, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the east boundary line of said Lot 2, Block A, the west boundary line of said 0.108 acre City of Round Rock tract and said west right-of-way line of Chisholm Trail Road, the following two (2) courses and distances:

1. **S 50°35'19" E** for a distance of **61.14 feet** to an iron rod found with cap marked "BAKER-AICKLEN" monumenting an angle point;
2. **S 00°30'22" E** for a distance of **151.85 feet** to an iron rod found with cap marked "BAKER-AICKLEN" monumenting, the southwest corner of said 0.108 acre City of Round Rock tract and the northwest corner of the called 1.273 acre tract of land (Tract 3) conveyed to the City of Round Rock, recorded in Document No. 2003093096 of the Official Public Records of Williamson County, Texas, for an angle point hereof;

THENCE, **S 00°25'10" E** with the east boundary line of said Lot 2, Block A, the west boundary line of said 1.273 acre City of Round Rock tract and said west right-of-way line of Chisholm Trail Road for a distance of **107.26 feet** to a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the southeast corner of said Lot 2, Block A and the northeast corner of said remnant portion of the called 83.167 acre Chisholm Trail Developers Venture, LTD. tract, for the southeast corner hereof,

THENCE, **N 90°00'00" W** in part with the south boundary line of said Lot 2, Block A, in part through the interior of said 83.167 acre Chisholm Trail Developers Venture, LTD. Tract, and in part through the interior of said 6.75 acre Chisholm Trail Developers Venture, LTD. tract, passing at a distance of 245.27 feet a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the southwest corner of said Lot 2, Block A, in all a total distance of **561.99 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the interior of said 6.75 acre Chisholm Trail Developers Venture, LTD. Tract, for the southwest corner hereof;

THENCE, **N 22°21'04" W** continuing through the interior of said remnant portion of the called 6.75 acre Chisholm Trail Developers Venture, LTD. tract for a distance of **112.28 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the north boundary line of said remnant portion of the called 6.75 acre Chisholm Trail Developers Venture, LTD. tract, the south boundary line of said 1.9528 acre State of Texas tract and said south right-of-way line of W. Old Settlers Boulevard, for the northwest corner hereof, from which a TXDOT Type II monument found (brass disc in concrete) monumenting an angle point in said north boundary line of the remnant portion of the called 6.75 acre Chisholm Trail Developers Venture, LTD. tract, the south boundary line of said 1.9528 acre State of Texas tract and said south right-of-way line of W. Old Settlers Boulevard, bears S 68°43'25" W for a distance of 260.76 feet;

THENCE, in part with said north boundary line of the remnant portion of the called 6.75 acre Chisholm Trail Developers Venture, LTD. tract and said north boundary line of Lot 2, Block A, same being with said south boundary line of the 1.9528 acre State of Texas tract and said south right-of-way line of W. Old Settlers Boulevard, the following two (2) courses and distances:


1. **N 68°43'25" E** passing at a distance of 360.53 feet to a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northeast corner of said remnant portion of the called 6.75 acre Chisholm Trail Developers Venture, LTD. tract and the northwest corner of said Lot 2, Block A, in all a total distance of

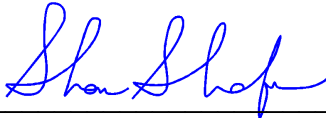
365.85 feet to a TxDOT Type II monument found (brass disc in concrete) monumenting the beginning of a curve to the right;

2. With said curve to the right an arc length of **223.31 feet**, said curve having a radius of **1213.24 feet**, a delta angle of **10°32'46"** and a chord which bears **N 74°02'27" E** for a distance of **223.00 feet** to the **POINT OF BEGINNING** hereof and containing 2.923 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

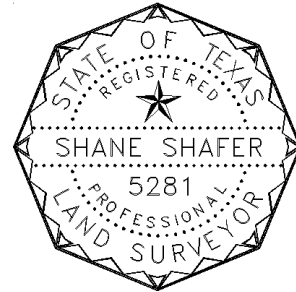
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NUMBER 10006900



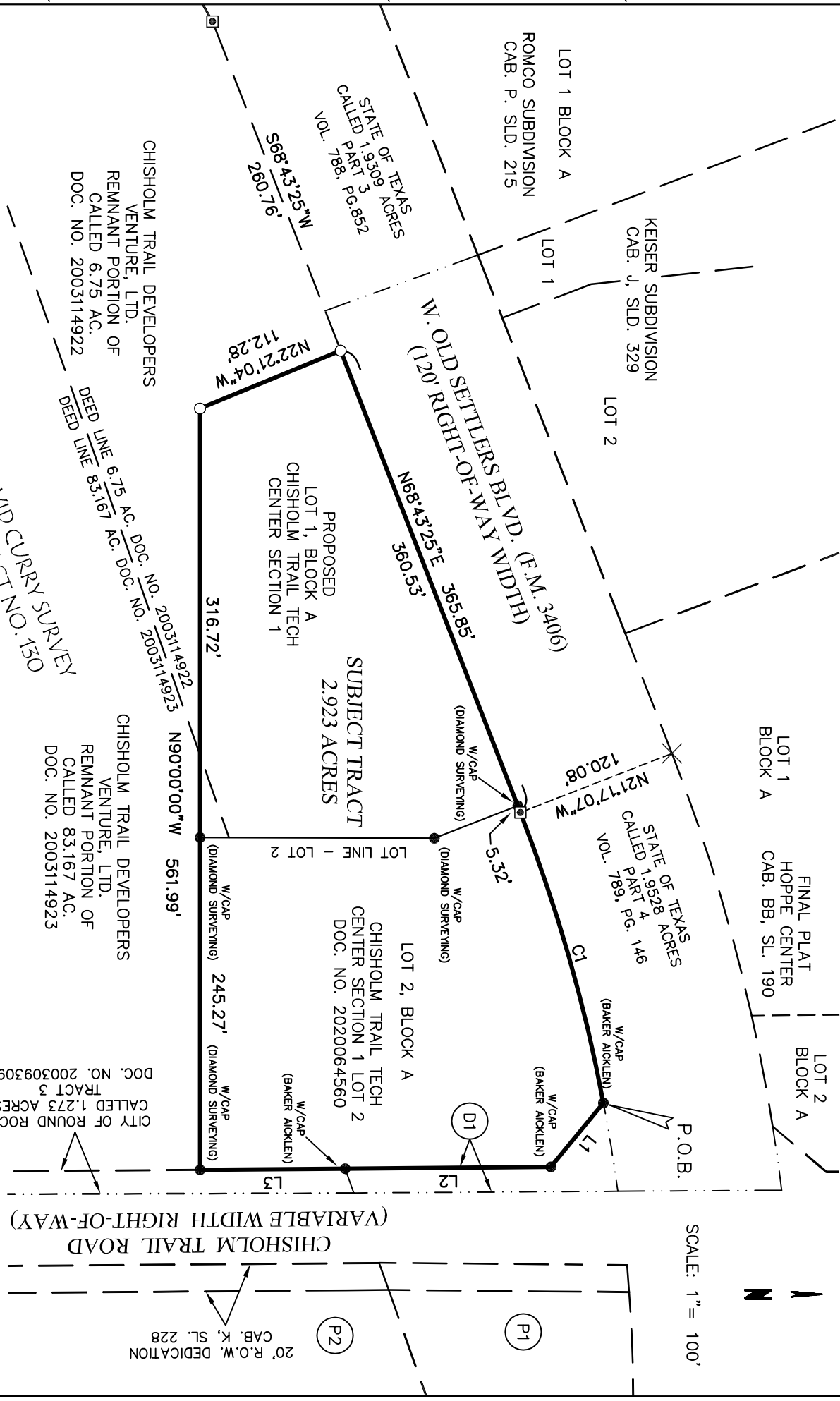
SEPTEMBER 17, 2020

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



Z:\WAELTZ & PRETE\CHISHOLM TRAIL TECH CENTER - WEST SIDE\REZONE TRACT M&B-SKETCH\CHISHOLM TRAIL REZONING TRACT m&b.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.923 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, CHISHOLM TRAIL TECH CENTER SECTION 1 LOT 2, RECORDED IN DOCUMENT NO. 2020064560 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THE REMNANT PORTION OF THE CALLED 6.75 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE REMNANT PORTION OF THE CALLED 83.167 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

SHEET 1 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 100006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.923 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, CHISHOLM TRAIL TECH CENTER SECTION 1 LOT 2, RECORDED IN DOCUMENT NO. 2020064560 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THE REMNANT PORTION OF THE CALLED 6.75 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114922 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE REMNANT PORTION OF THE CALLED 83.167 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S50°35'19"E	61.14'
L2	S00°30'22"E	151.85'
L3	S00°25'10"E	107.26'

DEED INFORMATION FOR THE CITY OF ROUND ROCK, TEXAS RIGHT-OF-WAY TRACTS

(D1)

CITY OF ROUND ROCK CALLED 0.108 AC. DOC. NO. 2001073578

PLAT INFORMATION

LOT 1
BLOCK A
HOPPE SUBDIVISION
CAB. J, SL. 167

(P1)

FINAL PLAT
SUBDIVISION OF THE
CRACKER BARREL PROPERTY
CAB. K, SL. 228

(P2)

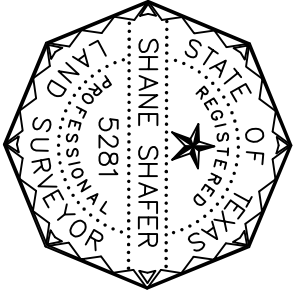
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1213.24'	223.31'	10°32'46"	N74°02'27"E	223.00'

- NOTES:
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
 - 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND DOES NOT SHOW ANY EASEMENTS THAT AFFECT THE SUBJECT TRACT.

LEGEND

- IRON ROD FOUND
- ◻ TXDOT TYPE II MONUMENT FOUND (BRASS DISC IN CONCRETE)
- ✕ "X" SCRIBE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ADJOINING BOUNDARY LINES
- P.O.B. POINT OF BEGINNING

Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281
 SEPTEMBER 17, 2020
 DATE



DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100
 T.B.P.L.S. FIRM NO. 100006900

SHEET 2 OF 2