

# EXHIBIT

## "A"

City of Round Rock  
San Saba Street Easement  
Edward J. Walsh, Jr

Page 1 of 2

EXHIBIT \_\_\_\_

### PROPERTY DESCRIPTION

DESCRIPTION OF A 0.014 ACRE (625 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 9, LOT 10, AND A 20 FOOT VACATED ALLEY, IN BLOCK 26 ROUND ROCK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 190 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING PORTIONS OF THE SAME TRACTS OF LAND CONVEYED TO EDWARD J. WALSH, JR BY INSTRUMENT RECORDED IN VOLUME 307, PAGE 204 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT RECORDED IN VOLUME 400, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A VACATION OF A 20' WIDE ALLEY CONVEYED TO EDWARD J. WALSH, JR., BY INSTRUMENT RECORDED IN VOLUME 403, PAGE 309 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.014 ACRE (625 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the existing easterly right-of-way line of San Saba Street (80' right-of-way width), same being the westerly boundary line of said Lot 10, for the northwesterly corner of the herein described tract and from which an axle found for the intersection of said existing easterly right-of-way line of San Saba Street and the existing southerly right-of-way line of Liberty Avenue (80' right-of-way width), same being the northwesterly corner of Lot 10 bears N 19°17'50" W at a distance of 122.34 feet;

**THENCE**, departing said existing easterly right-of-way line, through the interiors of said Lot 10, said 20 foot vacated alley, and said Lot 9, the following (3) three courses:

- 1) **N 70°31'32" E** for a distance of **25.00** feet a calculated point for the northeasterly corner of the herein described tract;
- 2) **S 19°17'50" E** for a distance of **25.00** feet a calculated point for the southeasterly corner of the herein described tract;
- 3) **S 70°31'32" W** for a distance of **25.00** feet a calculated point for the southwesterly corner of the herein described tract, being in said existing easterly right-of-way line of San Saba Street, same being in the westerly boundary line of said Lot 9, and from which a nail in concrete found for the southwesterly corner of that portion of said Lot 9 as conveyed to said Edward J. Walsh Jr. by said Vol 400, Pg. 319, same being in said existing easterly right-of-way line of San Saba Street, bears S 19°17'50" E at a distance of 58.77 feet;
- 4) **THENCE**, with said easterly right-of-way line, same being the westerly boundary lines of said Lot 9, said 20 foot vacated alley, and said Lot 10, **N 19°17'50" W** for a distance of **25.00** feet to the **POINT OF BEGINNING**, containing 0.014 acres, (625 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

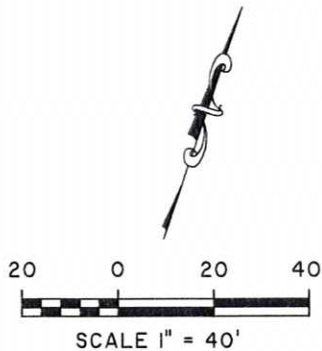
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*Lawrence M. Russo*  
Lawrence M. Russo  
Registered Professional Land Surveyor No. 5050  
Inland Geodetics, LP  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681  
512-238-1200

Date *06/03/2013*

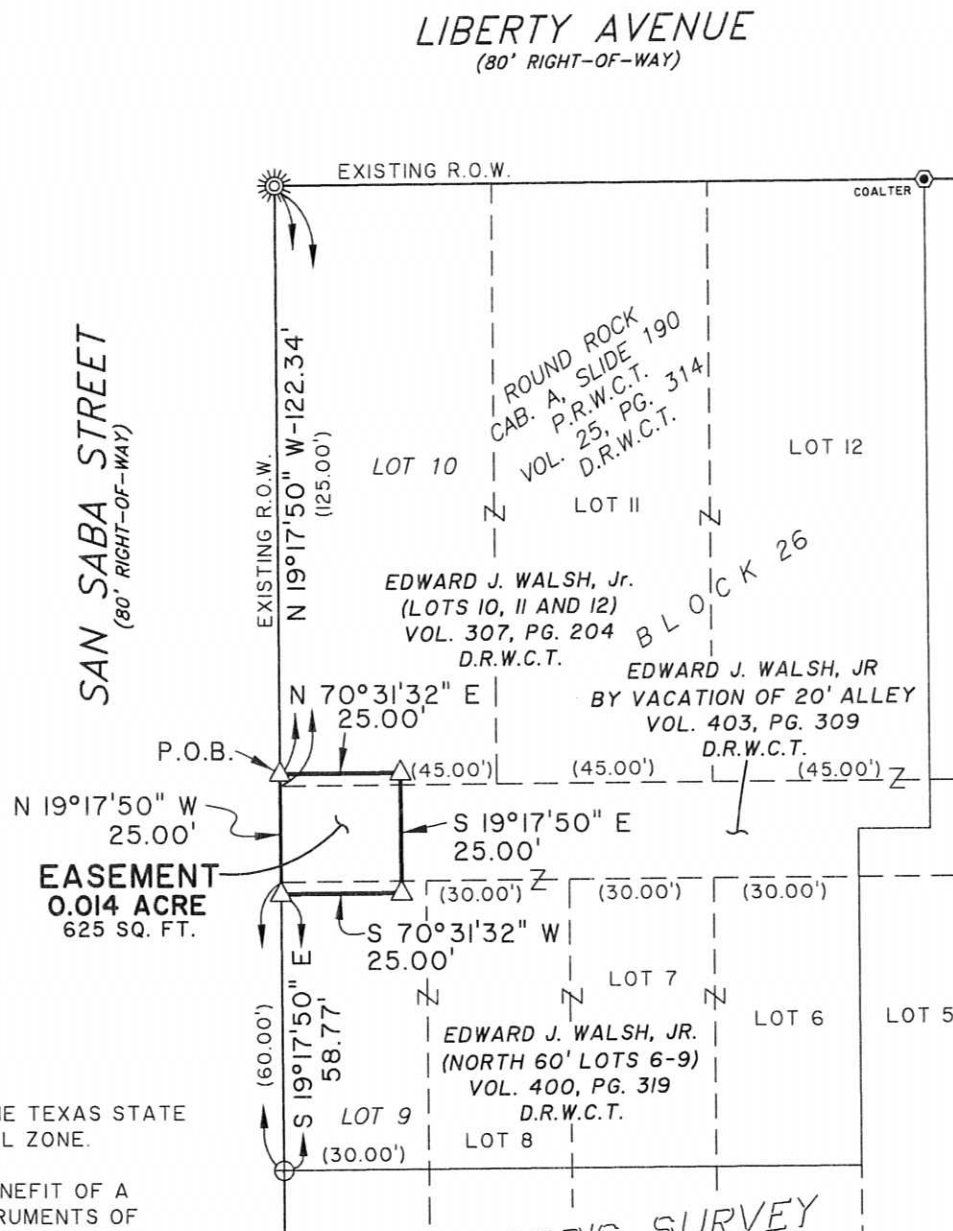


# EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



## LEGEND

	CALCULATED POINT
	IRON ROD WITH CAP FOUND
	NAIL IN CONCRETE FOUND
	AXLE FOUND
	PROPERTY LINE
	DENOTES COMMON OWNERSHIP
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION



### NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*Lawrence M. Russo*  
 LAWRENCE M. RUSSO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050  
 INLAND GEODETICS, LP  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TX 78681

DATE *06/03/2013*



WILEY HARRIS SURVEY  
ABSTRACT NO. 298

CITY OF ROUND ROCK  
 EASEMENT  
 0.014 ACRE  
 625 SQUARE FEET

**INLAND  
GEODETICS**  
 PROFESSIONAL LAND SURVEYORS  
 1504 CHISHOLM TRAIL RD. STE. 103  
 ROUND ROCK, TX. 78681  
 PH. (512) 238-1200, FAX (512) 238-1251