

EXHIBIT "A"

County: Williamson
Project: Old Settlers Blvd.
Half AVO: 37145.002

Page 1 of 9
June 30, 2022

BEING A 2.322 ACRE TRACT OF LAND (APPROX. 101,152 SQ. FT.) IN THE ROBERT MCNUTT SURVEY ABSTRACT NO. 422, BEING A PORTION OF THE CALLED 32.21 ACRE TRACT OF LAND CONVEYED TO KENNETH W. BURGE IN DOCUMENT NO. 1997016054 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.322 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod in the east right-of-way line of N. Red Bud Lane (C.R. 122) (right-of-way width varies), being in the proposed south right-of-way line of E. Old Settlers Boulevard, at the northwest corner of Lot 1, Block A of the Final Plat of The Storage Center – Round Rock, a subdivision of record in Document No. 2014083885, O.P.R.W.C.T., being a southwest corner of the remainder of the said 32.21 acre Burge tract of land conveyed to Kenneth W. Burge in Document No. 1997016054, O.P.R.W.C.T., for the southwest corner of the herein described tract of land, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N 10174183.54 and E 3152783.69, being 106.30 feet right of proposed E. Old Settlers Boulevard Engineer's Centerline Station (E.C.S.) 154+90.97, from which a 1/2-inch iron rod found bears South 84°48'45" East, a distance of 0.79 feet, and also from which a 1/2-inch iron rod found in the east right-of-way line of N. Red Bud Lane at the southwest corner of the called 40.052 acre tract of land conveyed to the City of Round Rock, Texas in Document No. 2018096958, O.P.R.W.C.T. bears South 02°14'25" East, passing at 238.24 feet an "X" found at the southwest corner of said Lot 1, Block A, being a common corner with the said 40.052 acre City of Round Rock, Texas tract, in all a distance of 288.28 feet;

THENCE North 02°14'25" West, with the east right-of-way line of N. Red Bud Lane, being the west line of the remainder of the said 32.21 acre Burge tract, a distance of 128.09 feet to a wood post found at a corner of the said 40.052 acre City of Round Rock, Texas tract, being the northwest corner of the remainder of the said 32.21 acre Burge tract and northwest corner of the herein described tract of land, also being 19.08 feet left of E.C.S. 155+17.20, from which, a 3/8-inch iron rod found in the N. Red Bud Lane right-of-way, at the northwest corner of the called 0.005 acre tract of land conveyed to the City of Round Rock, Texas in Document No. 2006075030, O.P.R.W.C.T. bears North 02°14'25" West, at a distance of 53.34 feet passing a 5/8-inch iron rod with "Half" cap set at an angle point in the east right-of-way line of N. Red Bud Lane at the most southerly corner of the said 0.005 acre City of Round Rock, Texas tract, in all a distance of 110.62 feet;

THENCE leaving the east right-of-way line of N. Red Bud Lane, with the common lines of the said 40.052 acre City of Round Rock, Texas tract and the remainder of the said 32.21 acre Burge tract, the following two (2) courses

1. North 87°41'06" East, a distance of 920.46 feet to a 1/2-inch iron rod with "Half" cap set;
2. North 42°32'23" East, a distance of 78.83 feet to a 1/2-inch iron rod with "Half" cap set in the proposed north right-of-way line of E. Old Settlers Boulevard, being 75.00 left of E.C.S. 164+78.90 for the most northerly corner of the herein described tract of land;

THENCE South 80°38'40" East, with the proposed north right-of-way line of E. Old Settlers Boulevard, over and across the remainder of the said 32.21 acre Burge tract, a distance of 268.26 feet to a 1/2-inch iron rod with "Half" cap set in a line of the said 40.052 acre City of Round Rock, Texas tract, being the east line of the remainder of the said 32.21 acre Burge

EXHIBIT "A"

County: Williamson
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Half AVO: 37145.002

Page 2 of 9
June 30, 2022

tract, for the northeast corner of the herein described tract of land, being 75.00 feet left of E.C.S. 167+47.16;

THENCE South 00°08'17" East, leaving the proposed north right-of-way line of E. Old Settlers Boulevard, with a line of the said 40.052 acre City of Round Rock, Texas tract, being in common with the east line of the remainder of the said 32.21 acre Burge tract, a distance of 152.08 feet to a 1/2-inch iron rod with "Half" cap set in the proposed south right-of-way line of E. Old Settlers Boulevard, for the southeast corner of the herein described tract of land, being 75.00 feet right of E.C.S. 167+72.25;

THENCE leaving said common line, over and across the remainder of the said 32.21 acre Burge tract, with the proposed south right-of-way line of E. Old Settlers Boulevard, the following two (2) courses and distances:

1. North 80°38'40" West, a distance of 330.03 feet to a 1/2-inch iron rod with "Half" cap set for point of curvature of a tangent circular curve to the left, being 75.00 feet right of E.C.S. 164+42.22;
2. with said curve to the left, having a radius of 998.00 feet, a delta angle of 10°21'02", an arc length of 180.29 feet, and a chord which bears North 85°49'11" West, a distance of 180.04 feet to a 1/2-inch iron rod with "Half" cap set in the east line of Lot 1, Block A of the Final Plat of The Storage Center – Round Rock, a subdivision of record in Document No. 2014083885, O.P.R.W.C.T., being the west line of the remainder of the said 32.21 acre Burge tract, being 75.00 feet right of E.C.S. 162+48.38;

THENCE North 02°33'05" West, continuing with the proposed south right-of-way line of E. Old Settlers Boulevard, with the east line of Lot 1, Block A of said Final Plat of the Storage Center – Round Rock, a distance of 15.25 feet to a 1/2-inch iron rod found for the northeast corner of the Lot 1, Block A of said Final Plat of The Storage Center – Round Rock, being a common corner with the remainder of the said 32.21 acre Burge tract, being 59.76 feet right of E.C.S. 162+47.94;

THENCE with the proposed south right-of-way line of E. Old Settlers Boulevard, with the north line of Lot 1, Block A of said Final Plat of The Storage Center – Round Rock, being in common with the remainder of the said 32.21 acre Burge tract, the following five (5) courses and distances:

1. South 87°43'56" West, a distance of 527.70 feet to a 1/2-inch iron rod found for point of curvature of a non-tangent curve to the left, being 58.14 feet right of E.C.S. 157+15.37;
2. With a curve to the left, having a radius of 117.50 feet, a delta angle of 30°36'48", an arc length of 62.78 feet, and a chord which bears South 72°28'55" West, a distance of 62.04 feet to a calculated point of reverse curvature of a non-tangent curve to the right, being 68.96 feet right of E.C.S. 156+50.43;
3. with said curve to the right, having a radius of 182.50 feet, a delta angle of 30°49'28", an arc length of 98.18 feet, and a chord which bears South 72°30'50" West, a distance of 97.00 feet to a PK nail found 78.36 feet right of E.C.S. 155+47.67;

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Page 3 of 9
June 30, 2022

4. South 87°39'16" West, a distance of 10.02 feet to a PK nail found 76.33 feet right of E.C.S. 155+37.86;
5. South 43°21'16" West, a distance of 55.64 feet to the **POINT OF BEGINNING** and containing 2.322 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet. Last date of Field Survey: June 10th, 2022.

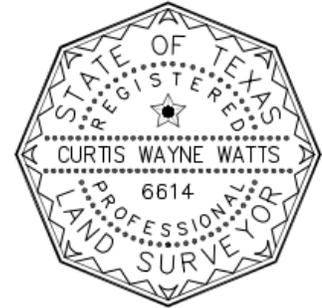
I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



June 30th, 2022

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

Date



LEGEND

- 1/2-INCH IRON ROD WITH "HALFF" CAP SET
 - △ CALCULATED POINT
 - ▲ FOUND PK NAIL
 - ◆ FENCE POST W/NAIL FOUND (UNLESS OTHERWISE NOTED)
 - 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - "HA" 1/2-INCH IRON ROD WITH "HALFF" CAP FOUND
 - "R" 1/2-INCH IRON ROD WITH "R" CAP FOUND
 - ☒ "X" IN CONCRETE FOUND
- CONTROL POINT/BENCHMARK TABLE

LINE	BEARING	DISTANCE
L2	S48°32'21"E	71.67'
L3	S87°39'16"W	10.02'
L4	S43°21'16"W	55.64'
L5	S01°59'15"W	28.99'
L6	N03°12'54"W	20.00'
L7	N03°12'54"W	20.00'
L8	N05°56'56"E	55.88'
L9	N02°14'25"W	55.28'

(N87°56'12"E 10.00' IN DOC. NO. 2014083885)
 (N43°21'53"E 55.70' IN DOC. NO. 2014083885)
 (N05°49'49"E 55.81' IN DOC. NO. 2018096958)
 (S05°54'39"W 55.87' IN DOC. 2006075030)
 (N02°16'37"W 55.28')

GRID COORDINATES

NORTHING	EASTING	ELEV.	TYPE
101	10172769.93	667.16	1/2-INCH IRON ROD SET
102	10173832.51	673.10	1/2-INCH IRON ROD SET
103	10173074.65	664.61	PK NAIL SET IN PAVEMENT
104	10173417.88	666.77	COTTON SPINDLE SET
105	10172687.66	716.58	1/2-INCH IRON ROD SET
106	10173468.31	712.00	1/2-INCH IRON ROD SET

SURFACE COORDINATES

NORTHING	EASTING	ELEV.	TYPE
101	10173990.66	3156897.43	1/2-INCH IRON ROD SET
102	10175053.37	3156840.24	1/2-INCH IRON ROD SET
103	10174295.42	3156034.91	PK NAIL SET IN PAVEMENT
104	10174638.69	3155997.33	COTTON SPINDLE SET
105	10173908.38	3152797.30	1/2-INCH IRON ROD SET
106	10174689.12	3152772.45	1/2-INCH IRON ROD SET

EWatts

06/30/2022



THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83/CENTRAL ZONE), DERIVED FROM MULTIPLE REPEATED OBSERVATIONS OF CONTROL POINTS 101-106, UTILIZED THE LEICA SMARTNET VRS NETWORK.

ELEVATIONS SHOWN HEREON ARE NAVD88 (GEOID 12B) DERIVED FROM MULTIPLE REPEATED OBSERVATIONS OF CONTROL POINTS 101-106, UTILIZED THE LEICA SMARTNET VRS NETWORK.

GRID TO SURFACE SCALE FACTOR IS 1.00012, SCALED ABOUT 0.0.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.18'	50.00'	121°40'40"	N55°11'26"E	87.33'
		(50.00')		(N55°10'30"E)	(87.33')
C2	84.74'	100.00'	48°33'12"	S38°35'30"E	82.23'
		(100.00')		(S38°24'44"E)	(82.16')
C3	126.42'	1780.87'	4°04'02"	S83°41'00"W	126.39'
C4	251.87'	1148.00'	12°34'14"	N 86°55'47" W	251.36'
C5	180.29'	998.00'	10°21'02"	N 85°49'11" W	180.04'
C6	62.78'	117.50'	30°36'48"	S72°28'55"W	62.04'
	(62.80')	(117.50')		(N72°27'52"E)	(62.06')
C7	98.18'	182.50'	30°49'28"	S72°30'50"W	97.00'
	(98.22')	(182.50')		(N72°27'52"E)	(97.04')
C8	147.63'	1148.00'	7°22'05"	N84°19'42"W	147.53'
C9	218.96'	998.00'	12°34'14"	S86°55'47"E	218.52'
C10	105.89'	978.00'	6°12'12"	N83°41'00"E	105.83'



9300 AMBERGLEN BLVD., BLDG. F, SUITE 125
 AUSTIN, TEXAS 78729
 TEL (512) 777-4400
 FAX (512) 252-8141

PROPOSED E. OLD SETTLERS BOULEVARD
 2.322 ACRES (APPROX. 101,152 SQ. FT.)

ROBERT MCNUUTT SURVEY ABSTRACT NO. 422
 CITY OF ROUND ROCK, TEXAS

Project No.: 37145.002
 Issued: 06/30/2022

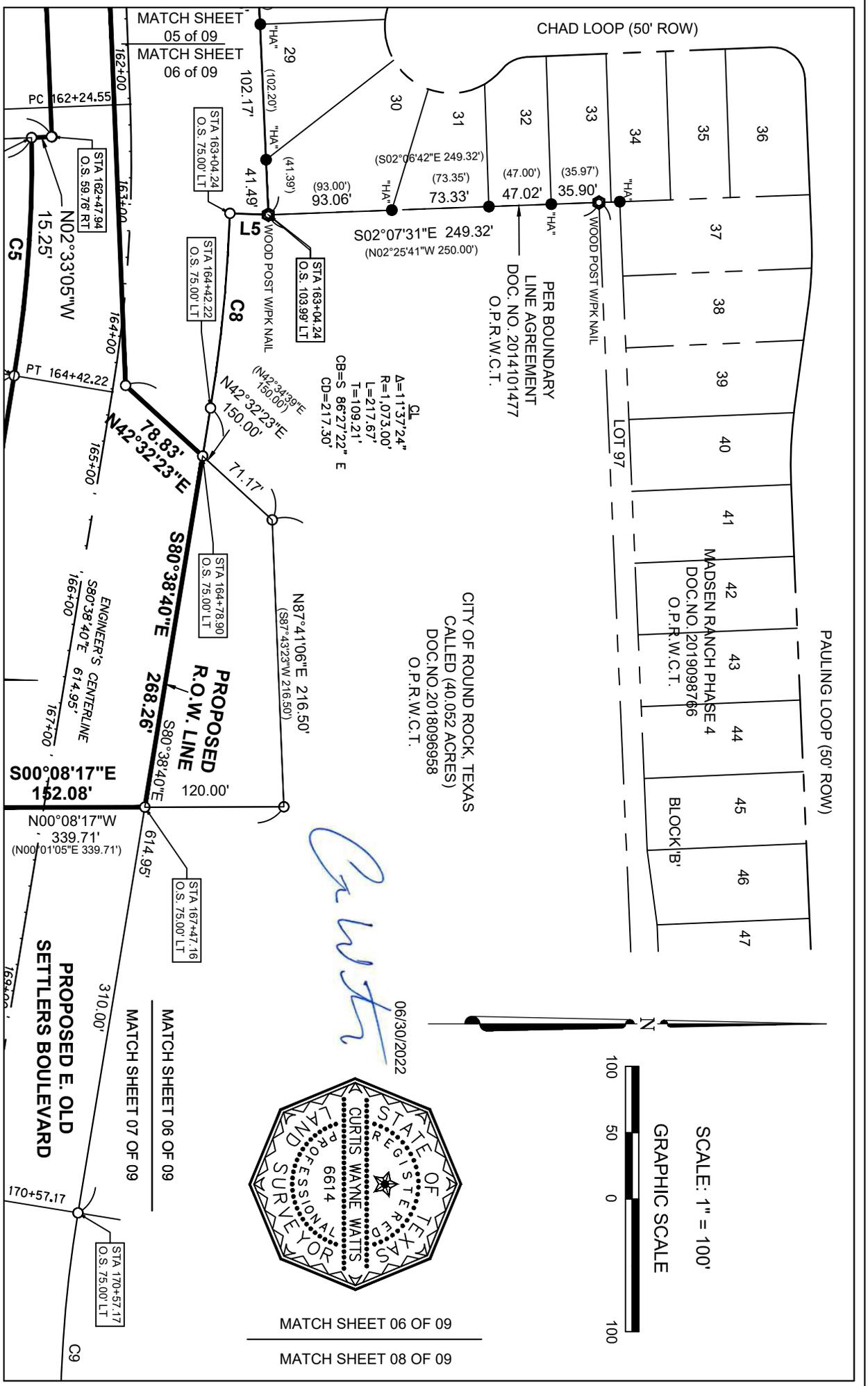
37145.002 BURGE ROW



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ROBERT MCNUJT SURVEY ABSTRACT NO. 422
 CITY OF ROUND ROCK, TEXAS



Erwin

06/30/2022



MATCH SHEET 06 OF 09
 MATCH SHEET 08 OF 09



SCALE: 1" = 100'
 GRAPHIC SCALE

Project No.: 37145.002
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37145.002 BURGE ROW
06 of 09

MATCH SHEET 06 OF 09

MATCH SHEET 08 OF 09

MATCH SHEET 07 OF 09

MATCH SHEET 08 OF 09

SCALE: 1" = 100'

GRAPHIC SCALE



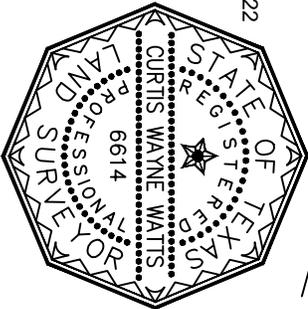
CITY OF ROUND ROCK, TEXAS
CALLED (40.052 ACRES)
DOC. NO. 2018096958
O.P.R.W.C.T.

PROPOSED R.O.W. LINE

PROPOSED E. OLD
SETTLERS BOULEVARD

PROPOSED R.O.W. LINE

GW



06/30/2022

FINAL PLAT
SIENA SECTION 23A
DOC. NO. 2015008675
O.P.R.W.C.T.

WASTEWATER LINE
EASEMENT
0.663 ACRE
DOC. NO. 2007001982
O.P.R.W.C.T.

FINAL PLAT
SIENA SECTION 23A
DOC. NO. 2015008675
O.P.R.W.C.T.

APPROX. CL. EASEMENT TO
TEXAS POWER & LIGHT COMPANY
(NO WIDTH GIVEN)
VOL. 233, PG. 431
D.R.W.C.T.

STA 180+74.27
O.S. 95.00' RT

STA 180+71.42
O.S. 52.68' LT

(S05°33'12"E 1473.43')

(S05°33'35"E 153.09')

PORANO CIRCLE
(R.O.W. WIDTH VARIES)

5' P.U.E. (TYP.)
DOC. NO. 2015008675
O.P.R.W.C.T.

PROPOSED
PROPOSED
R.O.W. LINE
OPEN SPACE
3E
R.O.W. LINE

STA 180+64.67
O.S. 47.37' RT

STA 180+61.46
O.S. 95.00' RT

5' P.U.E. (TYP.)
DOC. NO. 2015008675
O.P.R.W.C.T.

(N02°40'09"W 190.43')

(S05°33'35"E 90.95')

(N02°40'09"W 100.28')

(S05°33'35"E 47.74')

(S05°33'35"E 19.86')

(S05°33'35"E 22.55')

(S05°33'35"E 153.09')

(S05°33'35"E 1473.43')

ILLEGIBLE YELLOW CAP

87

86

85

84

BLOCK II

83

BLOCK II

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PROPOSED E. OLD SETTLERS BOULEVARD

2.322 ACRES (APPROX. 101,152 SQ. FT.)

ROBERT MCNUJT SURVEY ABSTRACT NO. 422

CITY OF ROUND ROCK, TEXAS



HALFF

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AUSTIN, TEXAS 78729
PHONE: (512) 777-4400
TELEFAX: (512) 777-4400
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37145.002 BURGE ROW

08 of 09

TITLE RESOURCES GUARANTY COMPANY
GF NO. T.157145
EFFECTIVE DATE: DECEMBER 7, 2021
ISSUED: DECEMBER 16, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS.

10. The following matters and all terms of the documents creating or offering evidence of the matters. (We must insert matters or delete this exception.):
 1. Electric and Telephone easement granted to Texas Power and Light Company, as described in Volume 304, Page 252, Deed Records, Williamson County, Texas.
 - DOES NOT AFFECT.
 2. Electric and Telephone easement granted to Texas Power and Light Company, as described in Volume 484, Page 136, Deed Records, Williamson County, Texas.
 - DOES NOT AFFECT.
 3. Electric and Telephone easement granted to Texas Power and Light Company, as described in Volume 697, Page 774, Deed Records, Williamson County, Texas.
 - MAY AFFECT, BUT CAN NOT BE DETERMINED FROM RECORD DESCRIPTION.
 4. Access easement, as described in Clerk's File No. 9740375, Official Records, Williamson County, Texas.
 - SUBJECT TO EXHIBIT C HOWEVER WAS NOT PROVIDED, AND THUS EASEMENT LOCATION IS NOT KNOWN.
 5. Temporary Construction easement granted to City of Round Rock, Texas, as described in Document No. 2006072096, and corrected in Document No.2007001983, Official Public Records, Williamson County, Texas.
 - DOES NOT AFFECT.
 6. Wastewater line easement granted to City of Round Rock, Texas, as described in Document No. 2006072097, and corrected in Document No.2007001982, Official Public Records, Williamson County, Texas.
 - DOES NOT AFFECT.
 7. All terms, conditions and provisions of that certain Temporary Access Easement Agreement of record in Document No. 2007061080, Official Public Records, Williamson County, Texas.
 - THIS IS A GENERAL WARRANTY DEED, NOT AN EASEMENT.
 8. All terms, conditions and provisions of that certain Boundary Line Agreement of record in Document No. 2014101477, Official Public Records, Williamson County, Texas - BOUNDARY LINE AGREED UPON THEREIN DOES NOT AFFECT THE PROPOSED 2.322 ACRE R.O.W. PARCEL.
 9. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
 10. Any visible and apparent roadway or easement over, under or across the property, the existence of which does not appear of record. This exception will be limited to those matters shown on an acceptable survey upon the Company being

furnished with such survey.

11. Rights of Parties in Possession (Owners Policy Only)
12. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
13. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
14. Assessment of rollback or supplemental taxes against the land, and all interest and penalties which may accrue.
15. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including but not limited to fences not following the property boundaries, that would be disclosed by an accurate and complete land survey of the subject property. (Owner's Policy Only)

06/30/2022



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TSP&LS SURVEYING FIRM #10029607
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