

EXHIBIT

"A"

METES AND BOUNDS DESCRIPTION

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT I) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT II), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.499 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the northerly boundary line of LOT 1, BLOCK A of BARTZ PHASE TWO, a subdivision recorded in Document No. 2015104762, Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 19°07'57" W** with west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the northerly boundary line of said LOT 1 BLOCK A, BARTZ PHASE TWO, for a distance of **207.51 feet** to an iron rod found with cap marked "Austin Surveyors" on the apparent southerly right-of-way line of C.R. 114 (A.K.A. UNIVERSITY BOULEVARD) (right-of-way width varies), same being on an angle point in the northerly boundary line of said LOT 1, BLOCK A, BARTZ PHASE TWO, same being on the southeast corner of the called 0.106 acre tract of land conveyed to COUNTY OF WILLIAMSON, recorded in Volume 1694, Page 179, Official Records of Williamson County, Texas, from which an iron rod found with cap marked "Stan Tec" on the northwest corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, bears S 68°07'51" W for a distance of 97.61 feet,

THENCE, **N 19°07'57" W** continuing with said west boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with the east boundary line of said 0.106 COUNTY OF WILLIAMSON tract, same being through the interior of the apparent right-of-way of said C.R. 114, for a distance of **28.98 feet** to a PK nail set in asphalt roadway on the northwest corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northeast corner of said 0.106 acre COUNTY OF WILLIAMSON tract, for the northwest corner hereof;

THENCE, **N 70°50'45" E** with the north boundary line of said A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, for a distance of **219.23 feet** to a 1/2" iron rod found on an angle point in the said north boundary line of A & W LIMITED PARTNERSHIP tract, same being the west corner of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being on a point in the southerly right-of-way line of said C.R. 114, for the beginning of a curve to the left hereof;

THENCE, with the north boundary line of said 0.108 acre A & W LIMITED PARTNERSHIP tract, same being with the with the said southerly right-of-way line of said C.R. 114, with said curve to the left, said curve having an arc length of **463.64 feet**, a radius of **2112.42 feet**, a central angle of **12°34'32"**, and a chord which bears **N 54°06'41" E** for a distance of **462.71 feet** to a 1/2" iron rod found on the east corner of said 0.108 acre A & W LIMITED PARTNERSHIP TRACT, same being on an angle point in the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, for the end of this curve;

THENCE, with the said north boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through the said interior of the apparent right-of-way of said C.R. 114, the following two (2) courses and distances:

1. **N 47°06'08" E** for a distance of **71.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for an angle point hereof;
2. **N 48°14'40" E** for a distance of **345.30 feet** to a PK nail set in concrete on the northeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on the northwest corner of a called 0.035 acre tract of land conveyed to the COUNTY OF WILLIAMSON, recorded in said Volume 1694, Page 179, for the northeast corner hereof;

THENCE, **S 03°34'48" E** with the east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being through said interior of the apparent right-of-way of C.R. 114, same being with the west boundary line of said 0.035 acre COUNTY OF WILLIAMSON tract, for a distance of **17.18 feet** to an iron rod found with cap marked "Austin Surveyors" on the southwest corner of said 0.035 COUNTY OF WILLIAMSON tract, same being on an angle point in the northerly boundary line of a LOT 1, BLOCK B, of BARTZ PHASE ONE, a subdivision recorded in Document No. 2013047200, Official Public Records of Williamson County, Texas, same being on a point in the said southerly right-of-way line of said C.R. 114, from which an iron rod found with cap marked "RPLS 1847" on the southeast corner of said 0.035 acre COUNTY OF WILLIAMSON tract, same being on the northeast corner of said LOT 1, BLOCK B, BARTZ PHASE ONE, same being on a point in said southerly right-of-way line of said C.R. 114, bears **N 56°07'38" E** for a distance of 56.39 feet;

THENCE, **S 03°34'48" E** continuing with said east boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being with said northerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for a distance of **558.63 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner of said 7.40 acre A & W LIMITED PARTNERSHIP tract, same being on an angle point in the said westerly boundary line of said LOT 1, BLOCK B, BARTZ PHASE ONE, for the southeast corner hereof;

THENCE, **S 72°21'56" W** with the south boundary line of said 7.40 acre A & W LIMITED PARTNERSHIP tract, in part with the said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, and in part with the northerly boundary line of aforementioned LOT 1, BLOCK A, BARTZ PHASE TWO, passing at a distance of 98.43 feet, an iron rod found with cap marked "Chaparral" on an angle point in said westerly boundary line of LOT 1, BLOCK B, BARTZ PHASE ONE, same being on the northeast corner of said LOT 1, BLOCK A, BARTZ PHASE TWO, continuing for an additional distance of 793.49 feet, for a total distance of **891.92 feet** to the **POINT OF BEGINNING** and containing 7.499 acres of land more or less. Of which 0.126 acre of land lies within the apparent right-of-way of C.R. 114.

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 NO. 10006900



Shane Shafer 11-5-18
SHANE SHAFER, R.P.L.S. NO. 5281 DATE

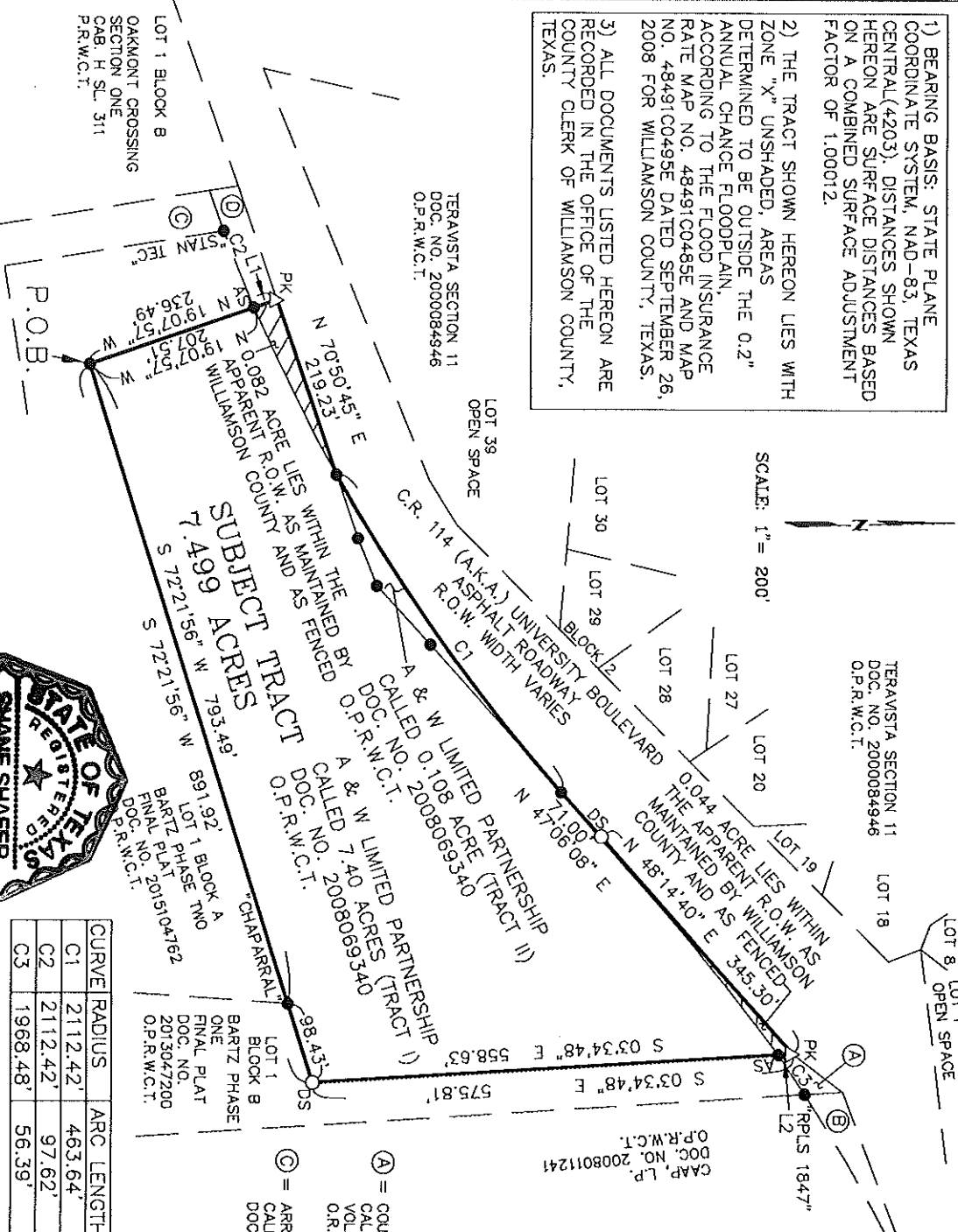
Z:\CSW DEVELOPMENT\UNIVERSITY BLVD 651\ANNEXATION AND ZONING BOUNDARY\11-5-18 651 UNIVERSITY BLVD 7.499 AC.
M&B.docx

FOR A 7.499 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N.B ANDERSON SURVEY, ABSTRACT NO. 28, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 7.40 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.108 ACRE TRACT OF LAND (TRACT 1B), BOTH TRACTS OF LAND CONVEYED TO A & W LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2008069340, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS: 651 UNIVERSITY BOULEVARD, ROUND ROCK, TX 78665

1) BEARING BASIS: STATE PLANE
COORDINATE SYSTEM, NAD-83, TEXAS
CENTRAL(4203). DISTANCES SHOWN
HEREON ARE SURFACE DISTANCES BASED
ON A COMBINED SURFACE ADJUSTMENT
FACTOR OF 1.00012.

2) THE TRACT SHOWN HEREON LIES WITH ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2" ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4849IC0485E AND MAP NO. 4849IC0495E DATED SEPTEMBER 26, 2008 FOR WILLAMSON COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2112.42'	463.64'	12.34.32"	N 54.06.41" E	462.71'
C2	2112.42'	97.62'	02.38.52"	S 68.07.51" W	97.61'
C3	1968.48'	56.39'	01.38.29"	N 56.07.38" E	56.39'

NUM	DISTANCE	BEARING
L1	28.98'	N 19°07'57" W
L2	17.18'	S 03°34'48" E

(A) = COUNTY OF WILLIAMSON
CALLED 0.025 ACRE
VOL. 1694 PG. 179
O.R.W.C.T.

(B) = COUNTY OF WILLIAMSON
CALLED 0.120 ACRE
VOL. 1707 PG. 394
O.R.W.C.T.

(C) = ARRINGTON RIDGE II, LLC
CALLED 5.002 ACRES
DOC. NO. 20180435222

(D) = COUNTY OF WILLIAMSON
CALLED 0.106 ACRE
VOL. 1694 PG. 179
O.R.W.C.T.

Δ^{DS} = 1/2" IRON ROD SET WITH CAP
 MARKED "DIAMOND SURVEYING"
 Δ^{PK} = 1/2" IRON ROD FOUND
 (UNLESS SIZE OTHERWISE STATED)
 ● = 1/2" IRON ROD FOUND
 (UNLESS SIZE OTHERWISE STATED)
 ●^{AS} = IRON ROD FOUND WITH CAP
 MARKED "AUSTIN SURVEYORS"
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT OF WAY
 O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 O.R.W.C.T. = OFFICIAL RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 P.R.W.C.T. = PLAT RECORDS OF
 WILLIAMSON COUNTY, TEXAS



11-5-18
Shafar
SHANE SHAFER, R.P.L.S. NO. 5281
DATE