



EXHIBIT "A"
Variable Width R.O.W. Acquisition

BEING A 0.056 ACRE TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF LOT 1, BLOCK A, GATTIS & SONOMA, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 2007033859, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.). SAID 0.056 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod (controlling monument) marking the southwest corner of said Lot 1, said point also being at a corner of the existing north right-of-way (R.O.W.) line of Gattis School Road (R.O.W. width varies);

THENCE, North 02° 20' 31" West, with the common line of said Lot 1 and said Gattis School Road R.O.W., at a distance of 2.47 feet pass the southeast corner of a called 1.2052 acre tract described in a Warranty Deed to the City of Round Rock as recorded Volume 2168, Page 573, O.P.R.W.C.T., departing said Gattis School Road R.O.W. and continuing with the common line of said Lot 1 and said 1.2052 acre tract, in all a total distance of **8.07 feet** to a set 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") for the northwest corner of the herein described tract, said point also being on the proposed north R.O.W. line of Gattis School Road;

THENCE, over and across said Lot 1, with said proposed north R.O.W. line of Gattis School Road, the following three (3) calls:

- 1) **North 87° 39' 59" East**, a distance of **229.29 feet** to a set STV cap, for a corner of the herein described tract;
- 2) **North 02° 24' 14" West**, a distance of **28.98 feet** to a set STV cap, for a corner of the herein described tract;
- 3) **North 87° 36' 10" East**, a distance of **20.26 feet** to a set STV cap, on the common east line of said Lot 1 and the existing west R.O.W. line of Rusk Road (60' R.O.W.), for northeast corner of the herein described tract. From which found a 1/2-inch iron rod (controlling monument) at the northeast corner of said Lot 1 bears North 02° 23' 50" West, a distance of 259.96 feet;

THENCE, South 02° 23' 50" East, with the common line of said Lot 1 and said Rusk Road R.O.W. a distance of **12.40 feet** to a found 1/2-inch iron rod with yellow plastic cap (Forest 1847) (controlling monument) at the beginning of a curve to the right;

THENCE, with the arc of said curve to the right, having a radius of **25.00 feet**, an arc length of **39.27 feet**, a central angle of **90° 00' 36"**, and a chord bearing and distance of **South 42° 34' 53" West - 35.36 feet** to a found 1/2-inch iron rod with yellow plastic cap (Forest 1847) (controlling monument) on the existing north R.O.W. line of Gattis School Road, for the southeast corner of the herein described tract, and the end of said curve;



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THENCE, South 87° 45' 35" West, with the common south line of said Lot 1 and said existing north R.O.W. line of Gattis School Road, a distance of **224.56 feet** to the **POINT OF BEGINNING** and containing 0.056 acres of land, more or less.

Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, US FT). Observations derived from the Texas COOP RTK Network.

Robbie Lee Shockey – TX RPLS #6332
Date: October 08, 2025



EXHIBIT "A"

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C1	25.00'	39.27'	090°00'36"	S 42°34'53" W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 02°20'31" W	8.07'
L2	N 02°24'14" W	28.98'
L3	N 87°36'10" E	20.26'
L4	S 02°23'50" E	12.40'

I:\Projects\2300560 - JMT - Gattis School Road\Survey\CAD\PARCELS\ROW 0.056 AC\PROP ROW 0.056 AC.dwg 10/08/2025 - 2:00pm

P.A. HOLDER SURVEY
ABSTRACT NO. 297
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

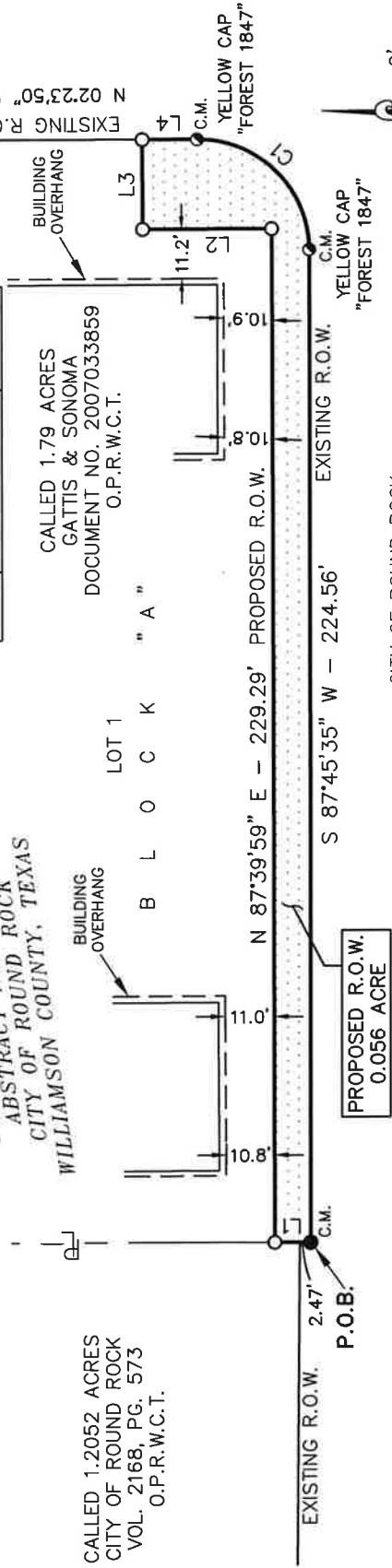
CALLLED 1.2052 ACRES
CITY OF ROUND ROCK
VOL. 2168, PG. 573
O.P.R.W.C.T.

CALLLED 1.79 ACRES
GATTIS & SONOMA
DOCUMENT NO. 2007033859
O.P.R.W.C.T.

LOT 1

"A"

RUSK ROAD (60' R.O.W.)



CITY OF ROUND ROCK
LOT 2 - R.O.W.
DOC. NO. 2007033859
O.P.R.W.C.T.

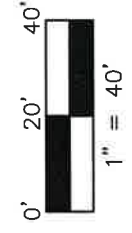
GATTIS SCHOOL ROAD
(R.O.W. WIDTH VARIES)

GENERAL NOTES:

- ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
 - SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
 - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE ADDITIONAL EASEMENTS OR R.O.W. THAT AFFECT THE SUBJECT TRACT.
 - THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (CENTRAL ZONE-4203, NAD83) WHICH IS BASED ON TRIMBLE'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT

LEGEND

- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "STV" SET
- = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
- = 1/2" IRON ROD FOUND



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June 15, 2024, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: October 08, 2025
Robbie Lee Shockey, RPLS NO. 6332

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TEXAS REGISTERED ENGINEERING FIRM F-1741
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