

# EXHIBIT A

## ZONING DESCRIPTION

### 25.053 ACRE TRACT

**BEING** a 25.053 acre (1,091,313 square foot) tract of land situated in the Robert McNutt Survey, Abstract No. 422 and the Willis Donaho Jr. Survey, Abstract No. 173, City of Round Rock, Williamson County, Texas, and being a portion of a called 106.60 acre tract of land described as Tract 3 in the deed to Beverly Johnson Gordon recorded in Instrument No. 9835986 of the Official Public Records of Williamson County, Texas, said 25.053 acre (1,091,313 square foot) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut found for a salient corner of a called 40.052 acre tract of land described in the deed to City of Round Rock, Texas recorded in Instrument No. 2018096958 of said Official Public Records of Williamson County, Texas, said "X" cut being in the east right-of-way line of County Road 122 (Red Bud Lane) (variable width right-of-way); **THENCE** South 02 degrees 18 minutes 51 seconds East, with the east right-of-way line of said County Road 122 (Red Bud Lane), a distance of 208.68 feet to the **POINT OF BEGINNING** of the herein described 25.053 acre (1,091,313 square foot) tract of land, said point being the northwest corner of said 106.60 acre tract of land, from which a 1 inch iron pipe found for reference bears North 02 degrees 16 minutes 50 seconds West, a distance of 3.93 feet;

**THENCE** North 87 degrees 37 minutes 03 seconds East, with the north line of said 106.60 acre tract of land, a distance of 1,337.84 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, from which a rock with "X" found for the northeast corner of said 106.60 acre tract of land bears North 87 degrees 37 minutes 03 seconds East, a distance of 1,198.97 feet;

**THENCE** South 03 degrees 16 minutes 35 seconds East, a distance of 814.10 feet to a United States Army Corps of Engineers monument found for the northeast corner of Lot 1, Block A of Armed Forces Reserve Center, an addition to the City of Round Rock, Williamson County, Texas recorded in Instrument No. 2011024987 of said Official Public Records of Williamson County, Texas;

**THENCE** South 87 degree 28 minutes 09 seconds West, with the north line of said Lot 1, passing at a distance of 1,319.94 feet, a United States Army Corps of Engineers monument found for the northwest corner of said Lot 1, in all, a distance of 1,337.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the common west line of said 106.60 acre tract of land and east right-of-way line of said County Road 122 (Red Bud Lane);

**THENCE** North 03 degrees 16 minutes 35 seconds West, with the common west line of said 106.60 acre tract of land and east right-of-way line of said County Road 122 (Red Bud Lane), a distance of 817.56 feet to the **POINT OF BEGINNING** and containing 1,091,313 square feet or 25.053 acres of land.

#### NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203).

An exhibit of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT  
PART OF TRACT 3  
BEVERLY JOHNSON GORDON  
INSTRUMENT NO. 9835986  
OUT OF THE ROBERT MCNUTT SURVEY  
ABSTRACT NO. 422  
AND THE WILLIS DONAHO JR. SURVEY  
ABSTRACT. NO. 173  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

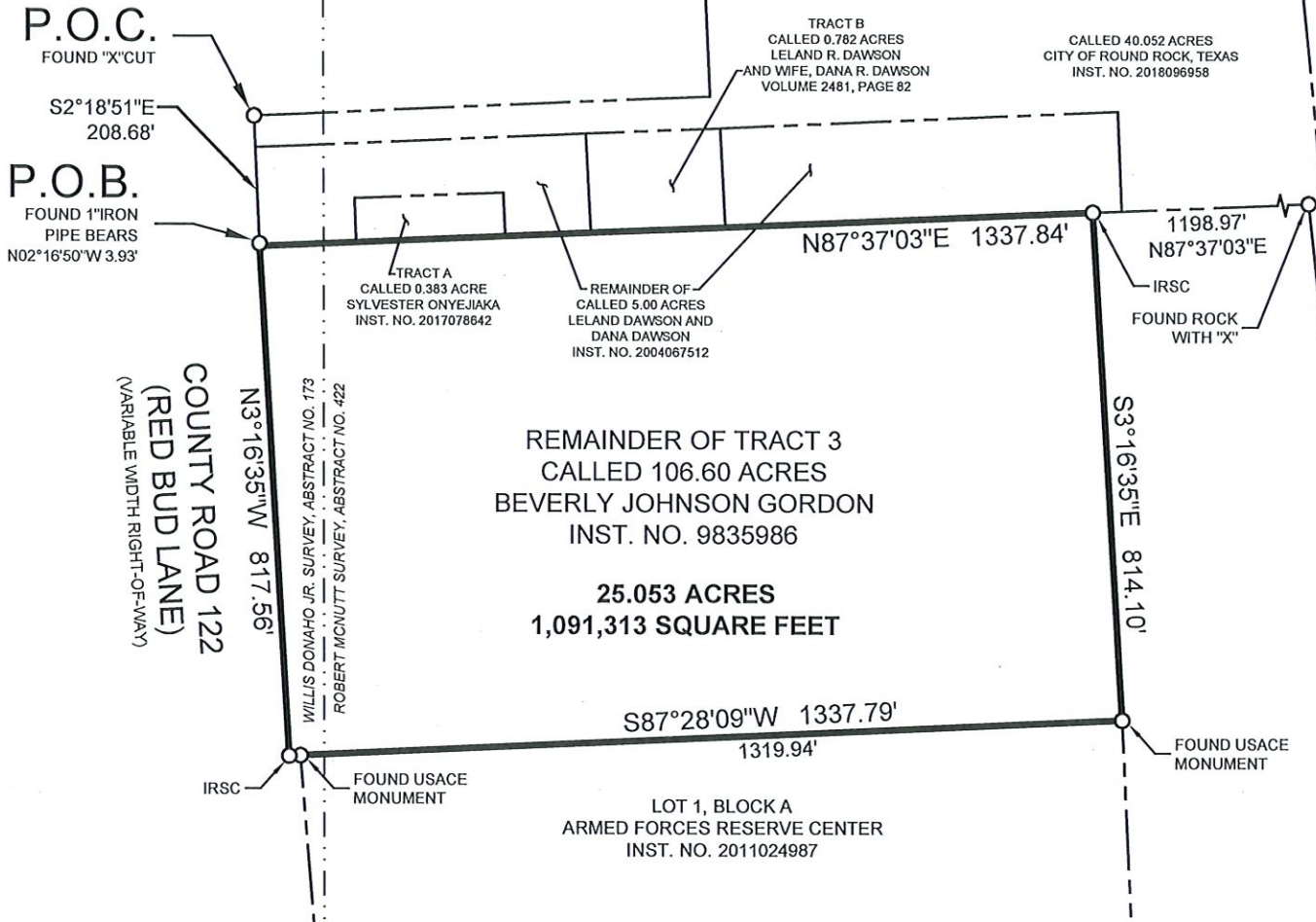
# Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	Dec. 2022	067986017	1 OF 2

EXHIBIT A

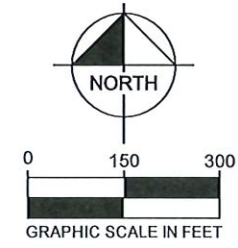


LEGEND:  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
USACE = UNITED STATES ARMY CORPS OF ENGINEERS

NOTES:  
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A metes & bounds description of even survey date herewith accompanies this survey plat.

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PART OF TRACT 3  
BEVERLY JOHNSON GORDON  
INSTRUMENT NO. 9835986  
OUT OF THE ROBERT MCNUTT SURVEY  
ABSTRACT NO. 422  
AND THE WILLIS DONAHO JR. SURVEY  
ABSTRACT. NO. 173  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

*Shaun Piepkorn*  
SHAUN MARVIN PIEPKORN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6432  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 682-235-9512  
shaun.piepkorn@kimley-horn.com



**Kimley»Horn**  
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale 1" = 300'	Drawn by SMP	Checked by KHA	Date Dec. 2022	Project No. 067986017	Sheet No. 2 OF 2
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