

Exhibit "A"

Page 1 of 6

John H. Randall Survey, Abstract No. 531

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 7.9558 ACRES (346,556 SQUARE FEET) OUT OF THE JOHN H. RANDALL SURVEY, ABSTRACT NO. 531 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF DORIS LANE (50' RIGHT-OF-WAY) DEDICATED IN TRI-VIEW ESTATES, A SUBDIVISION RECORDED IN VOLUME C, PAGE 14 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING THE REMAINDER OF A 177,00 SQ. FT. LOT, BROSTAD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME G, PAGE 246 (P.R.W.C.T.) CONVEYED TO DAVID L. AND WIFE BETTY J. BROSTAD IN VOLUME 643, PAGE 234 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A REMAINDER OF A 40,000 SQ. FT. LOT IN SAID BROSTAD SUBDIVISION CONVEYED TO PAMELA LYNN BROSTAD IN VOLUME 643, PAGE 234 (D.R.W.C.T.), AND BEING THE REMAINDER OF A CALLED 2.89 ACRES CONVEYED TO WEBSTER-BROSTAD REVOCABLE TRUST IN DOCUMENT NO. 2009029921 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAVE AND ACCEPT THOSE PORTIONS OF RIGHTS-OF-WAY DEDICATED IN DOCUMENT NO. 2005004005 (O.P.R.W.C.T.), DOCUMENT NO. 2005010290 (O.P.R.W.C.T.) AND DOCUMENT NO. 2005013410 (O.P.R.W.C.T.), SAID 7.9558 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at an iron rod with "Baker-Aiklen" cap found in the south right-of-way line of said Doris Lane, being the beginning of a transition from the south right-of-way line of said Doris Lane to the east right-of-way line of Red Bud Lane (right-of-way varies), and being in the north line of Lot 4 of said Tri-View Estates, and being the northwest corner of a called 1.093 acres tract conveyed to Renewable Property Group LLC in Document No. 2013024598 (O.P.R.W.C.T.), and being the northeast corner of a called 0.037 acre tract (called Parcel 15) conveyed to City of Round Rock in Document No. 2005023358 (O.P.R.W.C.T.), and being the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod with "Baker-Aiklen" cap found for the end of said transition bears, S43°43'07"W, a distance of 21.25 feet;

THENCE, leaving the north line of said Lot 4, over and across said Doris Lane, **N01°38'52"W**, a distance of **50.06** feet to an iron rod with "Baker-Aiklen" cap found for an angle point hereof, being in the north right-of-way line of said Doris Lane, being the beginning of a transition from the north right-of-way line of said Doris Lane to the east right-of-way line of said Red Bud Lane, and being the southwest corner of said remainder of 177,00 Sq. Ft. Lot of said Brostad Subdivision, and being the southeast corner of a called 0.067 acre tract (called Parcel 14) conveyed to City of Round Rock in Document No. 2005004005 (O.P.R.W.C.T.);

THENCE, leaving the north right-of-way line of said Doris Lane, with said transition, **N47°33'37"W**, a distance of **21.20** feet to a 60d nail found for an angle point hereof, being an angle point in the east right-of-way line of said Red Bud Lane;

THENCE, with the east right-of-way line of said Red Bud Lane, in part with the west line of said 177,00 Sq. Ft. Lot of said Brostad Subdivision, in part with the west line of said 40,000 Sq. Ft. Lot of said Brostad Subdivision, in part with the west line of said Webster-Brostad Revocable Trust Tract, **N01°41'09"W**, passing at a distance of 257.26 feet the most southerly northwest corner of said remainder of said 177,00 Sq. Ft. Lot of said Brostad Subdivision, being the southwest corner of said remainder of said 40,000 Sq. Ft. Lot of said Brostad Subdivision, and being the northeast corner of said City of Round Rock Parcel 14, and being the southeast corner of a called 0.072 acre tract (Parcel 13) conveyed to City of Round Rock in Document No. 2005010290 (O.P.R.W.C.T.), passing at a distance of 418.47 feet a 60d nail found for the northwest corner of said remainder of 40,000 Sq. Ft. Lot of said Brostad Subdivision, being the southwest corner of said remainder of Webster-Brostad tract, and being the northeast corner of said City of Round Rock Parcel 13, and being the southeast corner of a called 0.102 acre tract (Parcel 12) conveyed to City of Round Rock in Document No. 2005013410 (O.P.R.W.C.T.), in all a distance of **640.81** feet to an iron rod with "Baker-Aiklen" cap found for the northwest corner hereof, being the northwest corner of said remainder of Webster-Brostad Revocable Trust tract, and being the most northerly southwest corner of the remainder of a called 3.280 acres tract conveyed to Jim Coronado in Volume 1445, Page 387 (D.R.W.C.T.), and being the northeast corner of said City of Round Rock Parcel 12, and being the southeast corner of a called 0.015 acre tract (Parcel 11) conveyed to City of Round Rock in Document No. 2004057618 (O.P.R.W.C.T.), from which an iron rod with "Baker-Aiklen" cap found for the northwest corner of said remainder of Coronado tract, and being the southwest corner of a called 3.007 acre tract conveyed to Joel E. & Jeanette T. Franklin in Document No. 2018091608 (O.P.R.W.C.T.), and being the northeast corner of said City of Round Rock Parcel 11 bears, **N01°41'16"W**, a distance of 30.03 feet;

THENCE, leaving the east right-of-way line of said Red Bud Lane, with the north and east line of said remainder of Webster-Brostad Revocable Trust tract and the south line of said remainder of Coronado tract the following two (2) courses and distances:

- 1) **N88°01'41"E**, a distance of **543.07** feet to a 1/2-inch iron rod found for the northeast corner hereof, being the northeast corner of said remainder of Webster-Brostad Revocable Trust tract, and being an interior ell-corner in the south line of said remainder of Coronado tract,
- 2) **S02°37'08"E**, a distance of **222.82** feet to a 1/2-inch iron rod found for an angle point hereof, being the most southerly southwest corner of said remainder of Coronado tract, and being the southeast corner of said remainder of Webster-Brostad revocable Trust tract, and being in the north line of Lot 2 of said Tri-View Estates, and being the north line of a called 1.980 acres tract conveyed to Raymond T. Alexander in Document No. 2000057019 (O.P.R.W.C.T.);

THENCE, with the south line of said remainder of Webster-Brostad revocable Trust tract and the north line of said Lot 2, and with the north line of said Alexander tract, **S87°53'32"W**, a distance of **81.37** feet to a 1/2-inch iron rod found for an angle point hereof, being the northwest corner of said Lot 2, and being the northwest corner of said Alexander tract, and being the northeast corner of said remainder of 177,000 Sq. Ft. Lot of Brostad Subdivision;

THENCE, leaving the south line of said remainder of Webster-Brostad Revocable Trust tract, in part with the east line of said 177,000 Sq. Ft. Lot of said Brostad Subdivision, in part with the west line of said Alexander tract, in part over and across said Doris Lane, **S02°20'20"E**, passing at a distance of 432.32 feet a calculated point (from which an iron rod with "CM&N" cap found bears, **S46°50'35"E**, a distance of 0.66') in the north right-of-way line of said Doris Lane, being the southeast corner of said remainder of 177,000 Sq. Ft. Lot of Brostad Subdivision, being the southwest corner of said Lot 2, and being the southwest corner of said Alexander tract, in all a distance of **482.63** feet to a 1/2-inch iron rod found (leaning) for the southeast corner hereof, being in the south right-of-way line of said Doris Lane, being the

northwest corner of Lot 5A, Replat of Lot 5, Tri-View Estates, a subdivision recorded in Volume O, Page 297 (P.R.W.C.T.) conveyed to Frank E. Foran in Document No. 2012098962 (O.P.R.W.C.T.), and being the northeast corner of the remainder of said Lot 4, Tri-View Estates conveyed to Gene F. Blair & Martha Blair in Volume 640, Page 32 (D.R.W.C.T.), from which an chiseled "X" in concrete found in the south right-of-way line of said Doris Lane, being the northeast corner of said Lot 5A, and being the northwest corner of Lot 5B of said Replat of Lot 5, Tri-View Estates bears, N88°01'04"E, a distance of 122.29 feet;

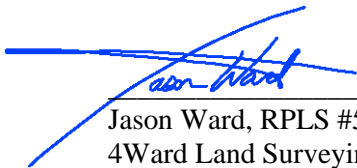
THENCE, leaving the west line of said Lot 5A, with the north line of said Lot 4, in part with the north line of said remainder of Lot 4, in part with said Renewable Property Group tract, **S88°01'04"W**, passing at a distance of 251.57 feet a 1/2-inch iron rod found for the northwest corner of said remainder of Lot 4, being the northeast corner of said Renewable Property Group tract, in all a distance of **455.65** feet to the **POINT OF BEGINNING**, and containing 7.9558 Acres (346,556 Square Feet) more or less.

AREA SUMMARY TABLE:

PRIMARY TRACT	7.4312 ACRES. (323,704 SQ FT)
DORIS LANE	0.5246 ACRES. (22,852 SQ FT)
TOTAL AREA	7.9558 ACRES (346,556 SQ FT)

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000118481546. See attached sketch (reference drawing: 01025.dwg)

 6/3/2020
 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC





[A]
CALLED 0.037 ACRES
PARCEL 15
OWNER:
CITY OF ROUND ROCK
DOC. NO. 2005023358
O.P.R.W.C.T.

[B]
CALLED 0.067 ACRES
PARCEL 14
OWNER:
CITY OF ROUND ROCK
DOC. NO. 2005004005
O.P.R.W.C.T.

[C]
CALLED 0.072 ACRES
PARCEL 13
OWNER:
CITY OF ROUND ROCK
DOC. NO. 2005010290
O.P.R.W.C.T.

[D]
CALLED 0.102 ACRES
PARCEL 12
OWNER:
CITY OF ROUND ROCK
DOC. NO. 2005013410
O.P.R.W.C.T.

[E]
CALLED 0.015 ACRES
PARCEL 11
OWNER:
CITY OF ROUND ROCK
DOC. NO. 2004057618
O.P.R.W.C.T.

[F]
CALLED 3.007 ACRES
JOEL E. & JEANETTE
T. FRANKLIN
DOC. NO. 2018091608
O.P.R.W.C.T.

[G]
CALLED 3.02 ACRES
PORTION OF LOT 2
DANA RICHIE, A
MARRIED WOMAN
AND KATHY RICHIE,
A SINGLE WOMAN
DOC. NO. 2011065370
O.P.R.W.C.T.

[H]
FRANK E. FORAN
DOC. NO. 2012098962
O.P.R.W.C.T.

[I]
TRI-VIEW ESTATES
VOL. C, PG. 14
P.R.W.C.T.

[J]
JOHN H. RANDALL
SURVEY
ABSTRACT NO. 531

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°38'52"W	50.06'
L2	N47°33'37"W	21.20'
L3	S87°53'32"W	81.37'
L4	S43°43'07"W	21.25'
L5	S88°03'44"W	23.31'
L6	S88°06'18"W	23.81'
L7	S88°06'37"W	18.13'
L8	S88°01'41"W	21.74'
L9	N01°41'16"W	30.03'
L10	N02°22'46"W	29.94'
L11	N88°01'04"E	122.29'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[{L2}]	N40°48'29"W	21.16'
{L3}	S89°40'05"W	81.46'
<[L4]>	S45°31'41"W	21.20'
<[L4]>	S49°11'31"W	23.31'
<[L5]>	S85°56'29"W	23.25'
{L6}	S85°53'54"W	21.76'
[{L6}]	S85°56'29"W	23.84'
{L7}	S85°56'29"W	18.17'
{L7}	S85°56'29"W	18.17'
{L8}	S85°53'54"W	21.76'
[{L9}]	N04°19'32"W	30.00'
{L10}	N00°18'47"W	30.00'
[L11]	N89°40'00"	122.19'

Exhibit A Page 5 of 6
**City of Round Rock,
Williamson County,
Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/3/2020
Project:	01025
Scale:	1" = 20'
Reviewer:	PRB
Tech:	ABW
Field Crew:	JZ/FH
Survey Date:	MAY 2020
Sheet:	2 OF 3

LEGEND

— — — — —	PROPERTY LINE	(.....)	RECORD INFORMATION PER PLAT VOL. C, PG. 14
— — — — —	EXISTING PROPERTY LINES	[.....]	RECORD INFORMATION PER PLAT VOL. O, PG. 297
●	1/2" IRON ROD FOUND (UNLESS NOTED)	{.....}	RECORD INFORMATION PER DEED DOC. NO. 2009029921
■	IRON ROD WITH "BAKER-AIKLEN" CAP FOUND	<.....>	RECORD INFORMATION PER DEED DOC. NO. 2000057019
⊗	CHISELED "X" FOUND IN CONCRETE	([.....])	RECORD INFORMATION PER DEED DOC. NO. 2005010290
△	CALCULATED POINT	({.....})	RECORD INFORMATION PER DEED DOC. NO. 2005013410
▲	60D NAIL FOUND	[({.....})]	RECORD INFORMATION PER DEED DOC. NO. 2004057618
⊙	SURVEY CONTROL POINT	[{.....}]	RECORD INFORMATION PER DEED DOC. NO. 2005004005
DOC. #	DOCUMENT NUMBER		
P.O.B.	POINT OF BEGINNING		
P.U.E.	PUBLIC UTILITY EASEMENT		
WCAD	WILLIAMSON COUNTY APPRAISAL DISTRICT		
VOL./PG.	VOLUME, PAGE		
R.O.W.	RIGHT-OF-WAY		
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS		
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS		
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS		
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS		

GENERAL NOTES:

1) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

2) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118481546.

3) THE 25' ROADWAY EASEMENT ALONG RED BUD LANE INDICATED ON THE PLAT TRI-VIEW ESTATES, VOL. C, PG. 14 AND BROSTAD SUBDIVISION VOL. G, PG. 246 IS WEST OF THE RIGHT-OF-WAY DEDICATION DOCUMENTS RECORDED IN DOC. NO.(S) 2005023358, 2005004005 & 2005010290. IT IS ASSUMED THE INTENT OF THE RIGHT-OF-WAY DEDICATIONS THAT THE AREA OF 25' ROADWAY EASEMENT IS NOW A PART OF DEDICATED RIGHT-OF-WAY OF RED BUD LANE.

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Jason Ward
6/2/2020



Exhibit A Page 6 of 6
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Date:	6/3/2020
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Sheet:	3 OF 3