

**EXHIBIT****A**

GSR6—Parcel 12

CAUSE NO. 21-0214-CC1

CITY OF ROUND ROCK, TEXAS

**Condemnor**

§

IN THE COUNTY COURT AT LAW

§

§

V.

§

NUMBER ONE OF

§

COMMUNITY HOMEOWNERS

§

ASSOCIATION OF LAKE FOREST, INC., A

§

TEXAS NON-PROFIT CORPORATION

§

**Condemnees**

§

WILLIAMSON COUNTY, TEXAS

**AGREED FINAL JUDGMENT**

The parties to this lawsuit have agreed to compromise and settle all issues in this lawsuit and request entry of this Agreed Final Judgment by the Court. The Court has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit.

**I.**

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee title in and to approximately 0.082-acre of land (Parcel 12P1) and 0.568-acre of land (Parcel 12P2) in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibits “A-B,” attached hereto and incorporated herein for all purposes (the “Property”), and as further described in Plaintiff’s Third Amended Original Petition For Condemnation filed among the papers of this cause on February 10, 2022, and any currently live amendments or supplements thereto; excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, be vested in the **CITY OF ROUND ROCK, TEXAS**, and its assigns for the purpose of providing, enlarging, improving, constructing, reconstructing, realigning, widening, and/or maintaining

improvements to the Gattis School Road roadway improvement project ("Project"), and to perform associated public use and purposes.

II.

It is further ORDERED that in complete satisfaction of any and all claims which have been made or which could have been made in this litigation, including both the property to be acquired and any damages (if any) to any remaining property of COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC., A TEXAS NON-PROFIT CORPORATION (hereinafter "Condemnee"), that Condemnee shall recover from Condemnor the total sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)**. The Condemnor shall receive the following credits against the total compensation owed:

1. **THREE HUNDRED EIGHTY-SIX THOUSAND ONE HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS (\$386,127.00)** previously deposited with the court on or about June 11, 2021, pursuant to the written Award of Special Commissioners filed among the paper of this cause on or about May 26, 2021, 2021, leaving an unpaid balance due of **SIXTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS (\$63,873.00)**.

III.

It is further ORDERED that the Condemnor shall pay Condemnee the unpaid balance of **SIXTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS (\$63,873)** as full compensation for the condemnation of the Property. Post-judgment interest is tolled for a period of sixty (60) days after the Court signs and files this judgment with the clerk. If Condemnor fails to pay the unpaid balance within sixty (60) days of the Court signing and filing this judgment with the clerk, Condemnee shall be entitled to post-judgment interest only on the unpaid balance at the statutory rate of 7.5% per annum, compounded annually, from the sixty-first (61st) day after the judgment is signed by the Court and filed with the clerk until payment is made.

Condemnor shall make such check or warrant payable to "Brady & Hamilton, LLP, FBO Community Homeowners Association of Lake Forest, Inc.," and deliver such payment to Brent

Hamilton, at Brady & Hamilton, LLP, 1602 13<sup>th</sup> Street, Lubbock, Texas 79401; and that if requested Brent Hamilton shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnee is unable to provide necessary documents to effectuate payment, or be available to accept payment, within the time as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy this judgment.

IV.

It is further ORDERED that upon payment by the Condemnor of the unpaid balance, the Condemnor shall stand RELEASED and DISCHARGED of its constitutional obligation to pay adequate compensation for the condemnation for public use of the Property.

V.

It is further ORDERED that this Judgment shall be subject to the following additional terms and agreements between the parties, which shall survive the entry of this Judgment:

1. Replacement Subdivision Monument Sign(s) Permit. The parties agree that Condemnee's sign permit **SGN24-00073** (the "Sign Permit") which was issued by the City of Round Rock on July 30, 2024, and expired by its terms on January 30, 2025, shall be reinstated and extended for an additional six-month period which begins on the date the City of Round Rock issues a letter of acceptance for completed public improvements or substantial compliance for the Project, or written notice to Condemnees that the Project is substantially complete. All other provisions and requirements of the Sign Permit as originally issued shall remain in full force and effect.
2. Future Temporary Traffic Control for Subdivision Wall Construction. The parties agree that following the date of final entry and filing of this Judgment that Condemnee, its successors or assigns, shall be permitted to apply for a City of Round Rock temporary right of way use and/or traffic impact plan permit if necessary to maintain or reconstruct

any subdivision wall located on the remaining property of Condemnee adjacent to the Property, through submission of a Request for Approval of Traffic Control Plan in the form as shown in Exhibit “C” attached hereto and incorporated herein (the “Application”), or other substantially similar form which is approved by the City’s Transportation Department as of the time of application, or standardized TxDOT Standards or Texas Manual on Uniform Traffic Control Devices (TxMUTCD) traffic control typical application (Standard Detail).

3. Any Application plan or other application and supporting documents which substantially complies with the application form, design elements or plan of a standardized TxDOT Standards or Texas Manual on Uniform Traffic Control Devices (TxMUTCD) traffic control typical application (Standard Detail) for any requested standard lane closure may use those items for support of the Application without additional independent engineering study, design or plan development. Any Application in substantial compliance with the requirements as described herein shall not be unreasonably withheld, conditioned or delayed for permit issuance.
4. Any of the additional agreements or obligations between the parties contained within that certain Rule 11 Additional Compensation and Revocable License Agreement dated October 28, 2025.

#### VI.

It is further ORDERED that all costs of Court are hereby adjudged against the party incurring said costs.

#### VII.

It is, finally, ORDERED that this Agreed Final Judgment disposes of all parties and claims raised in this cause and is appealable. All relief not expressly granted is denied.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Judge Presiding

**PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:**

\_\_\_\_\_  
John L. Kelley  
SBN: 24089109  
[john@scrrlaw.com](mailto:john@scrrlaw.com)  
Don Childs  
SBN: 00795056  
[don@scrrlaw.com](mailto:don@scrrlaw.com)  
(512) 255-8877  
SHEETS & CROSSFIELD, P.L.L.C.  
309 East Main Street  
Round Rock, Texas 78664  
*Attorneys for Condemnor*  
*City of Round Rock, Texas*

**AGREED AS TO SUBSTANCE AND FORM:**

*Matthew A. Harriger by permission*

Brent Hamilton

State Bar No. 00796696

[brent@bhlawgroup.com](mailto:brent@bhlawgroup.com)

Matthew A. Harriger

State Bar No. 24072765

[matt@bhlawgroup.com](mailto:matt@bhlawgroup.com)

Brady & Hamilton \* Womack McClish

805 E. 32<sup>nd</sup> Street, Suite 200

Austin, Texas 78705 -2529

Telephone: (512) 474-9875

Facsimile: (512) 474-9894

*Attorneys for Condemnee*

*Community Homeowners Association of*

*Lake Forest, Inc.*

**AGREED AND ACCEPTED:**

CITY OF ROUND ROCK, TEXAS

By: \_\_\_\_\_  
Craig Morgan, Mayor

Date: \_\_\_\_\_

EXHIBIT A

County: Williamson  
Parcel: Parcel 12-Part 1  
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 12-PART 1

DESCRIPTION OF A 0.082 ACRE (3,548 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK "D" (0.11 ACRES), LAKE FOREST II, VILLAGE I FINAL PLAT, A SUBDIVISION OF RECORD IN CABINET V, SLIDES 120-122 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC. (SECOND TRACT) RECORDED IN DOCUMENT NO. 2001091900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.082 ACRE (3,548 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "BAKER AICKLEN & ASSOC." found (GRID Coordinates determined as N=10154945.62, E=3150990.14 TxsPC Zone 4203), 30 feet left of proposed Gattis School Road Baseline Station 158+82.19, in the existing northerly right-of-way (ROW) line of Gattis School Road (ROW width varies), being the southwesterly corner of said Lot 3, Block "D", same being an angle point in the southerly boundary line of Lot 2, Block "D" of said subdivision, for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract, and from which, a 1/2 inch iron rod with plastic cap stamped "BAKER AICKLEN" found in said existing ROW line bears S 72°54'39" W, at a distance of 122.53 feet to a calculated angle point and S 85°08'55" W, at a distance of 100.22 feet;

- 1) **THENCE**, departing said existing northerly ROW line, with the common boundary line of said Lot 3 and said Lot 2, N 27°54'53" E, for a distance of 66.13 feet to an iron rod with aluminum cap stamped "ROW 4933" set 78.49 feet left of proposed Gattis School Road Baseline Station 159+27.15, in the proposed northerly ROW line of Gattis School Road, for the northwesterly corner of the herein described tract;

**THENCE**, departing said Lot 2, with said proposed northerly ROW, through the interior of said Lot 3, the following two (2) courses:

- 2) N 78°09'58" E, for a distance of 26.31 feet to an iron rod with aluminum cap stamped "ROW 4933" set 77.08 feet left of proposed Gattis School Road Baseline Station 159+53.42, for an angle point;
- 3) N 45°51'43" E, for a distance of 30.56 feet to an iron rod with aluminum cap stamped "ROW 4933" set 92.00 feet left of proposed Gattis School Road Baseline Station 159+80.09, being easterly boundary line of said Lot 3, same being in the existing westerly ROW line of Lake Forest Drive (60' ROW width), for the northerly corner of the herein described tract;
- 4) **THENCE**, departing said proposed ROW line, with said existing ROW line, same being the easterly boundary line of said Lot 3, S 17°01'43" E, for a distance of 33.18 feet to a 1/2 inch iron rod with plastic cap stamped "BAKER AICKLEN & ASSOC." found, for a point of curvature of a non-tangent to the right;
- 5) Along said non-tangent curve to the right having a delta angle of 90°34'28", a radius of 24.86 feet, an arc length of 39.30 feet and a chord which bears S 27°44'34" W, for a distance of 35.34 feet to a calculated point of non-tangency in said existing northerly ROW line of Gattis School Road;
- 6) **THENCE**, with said existing Gattis School Road ROW line, same being the southerly boundary line of said Lot 3, S 72°54'24" W, for a distance of 75.22 feet to the **POINT OF BEGINNING**, containing 0.082 acre (3,548 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS                    §  
   §      KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON            §

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

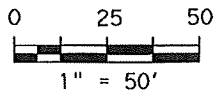
*30 OCT 2019*  
Date



# EXHIBIT "A"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/29/18  
PAGE 2 OF 3



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 34' 28"	24.86'	39.30'	35.34'	S27° 44' 34"W
(C1)	(89° 59' 44")	(25.00')	(39.27')	(35.35')	(S27° 54' 25"W)

SAMUEL JENKINS SURVEY  
ABSTRACT NO. 347

BLOCK D

NUMBER	DIRECTION	DISTANCE
L1	N27° 54' 53"E	66.13'
L2	N78° 09' 58"E	26.31'
L3	N45° 51' 43"E	30.56'
L4	S17° 01' 43"E	33.18'
(L4)	(S17° 05' 27"E)	(75.20')

LAKE FOREST II, VILLAGE I  
CAB. V, SLIDE 120-122  
P.R.W.C.T.

LOT 2  
PUBLIC PARK

(9.30 AC.)

COMMUNITY HOMEOWNERS  
ASSOCIATION OF  
LAKE FOREST, INC.  
(SECOND TRACT)  
DOC. NO. 2001091900  
O.P.R.W.C.T.

PART 1

(12)

0.082 AC.  
3,548 SQ. FT.

STA. 159+27.15  
78.49' LT

PROPOSED R.O.W.

P.O.B.  
STA. 158+82.19  
30.00' LT  
GRID COORDINATES:  
N=10154945.62  
E=3150990.14

(S72° 54' 17"W 122.47')  
(S72° 54' 39"W 122.53')

EXISTING R.O.W.

PROPOSED GATTIS SCHOOL ROAD BASELINE

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

FERNSPRING DR.  
(50' R.O.W. WIDTH)

LAKE FOREST DRIVE  
(60' R.O.W. WIDTH)

STA. 159+80.09  
92.00' LT

BAKER AICKLEN & ASSOC.

EXISTING R.O.W.

LOT 3  
(0.11 AC.)  
H.O.A.

(S72° 54' 24"W 75.22')  
(S72° 54' 17"W 75.21')

159+00

160+00

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC.		
SCALE 1" = 50'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON

PARCEL 12  
PART 1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/25/19  
REV: 05/10/19  
01/29/18  
PAGE 3 OF 3

LEGEND

* FENCE CORNER POST FOUND	℄ CENTER LINE
● 1/2" IRON ROD FOUND UNLESS NOTED	℄ PROPERTY LINE
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	( ) RECORD INFORMATION
⊕ COTTON GIN SPINDLE FOUND	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
X X CUT FOUND	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.R. POINT OF REFERENCE
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ 1/2" IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
	O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1827481-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 25, 2018, ISSUE DATE JULY 3, 2018.

1. RESTRICTIVE COVENANTS: CABINET V, SLIDE 120, SUBJECT TO, DOCUMENT NOS. 2000043227, 2000053882, 2001037242, 2002070055, 2003005468, 2004057485, 2005010217, 2005073032, 2007006295, 2011084501, 2014055826, 2015003007, 2016069509, 2017085895, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

10F. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET V, SLIDE 120, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, NO. 6 AFFECTS AS SHOWN NO. 8 SUBJECT TO.

G. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2000043227 & 2005010217, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

H. ELECTRIC LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 451, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT RECORDED IN DOCUMENT NO. 199961930, CORRECTED IN DOCUMENT NO. 2000031182, AND AMENDED IN DOCUMENT NO. 2001020940, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

M. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED IN DOCUMENT NO. 2011015651 AND 2011083386, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 30 OCT 2019



M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.082	3,548
CALC/DEED AREA	0.112	4,883
REMAINDER AREA	0.030	1,335



PARCEL PLAT SHOWING PROPERTY OF  
COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.

SCALE 1" = 50'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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PARCEL 12  
PART 1

EXHIBIT

B

County: Williamson  
Parcel : 12, Part 2  
Project: Gattis School Road

**PROPERTY DESCRIPTION FOR PARCEL 12, PART 2**

DESCRIPTION OF A 0.568 ACRE (24,744 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE SAMUEL JENKINS SURVEY, ABSTRACT NO. 347, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 40, BLOCK "A" (0.76 ACRES), LAKE FOREST II, VILLAGE I FINAL PLAT, A SUBDIVISION OF RECORD IN CABINET V, SLIDES 120-122 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC. RECORDED IN DOCUMENT NO. 2001091900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.568 ACRE (24,744 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2 inch iron rod with plastic cap stamped "Bury & Partners" found 268.40 feet left of proposed Gattis School Road Baseline Station 171+34.38, being the northwesterly corner of Lot 8, Stonecrest Retail Subdivision, a subdivision of record in Cabinet V, Slides 360-361 of the Plat Records of Williamson County, Texas, same being in the easterly boundary line of Lot 25, Block "A", of said Lake Forest II, Village I subdivision;

**THENCE**, with the common boundary line of said Lot 8, said Lot 25 and Lot 26, Block "A", of said Lake Forest II, Village I, S 02°30'59" E, at a distance of 200.96 feet pass the southeast corner of said Lot 26 and continuing for a total distance of 204.27 feet to a calculated point, Grid Coordinates determined as N=10,155,147.36 E=3,152,264.00 TxSPC Zone 4203) set 66.21 feet left of proposed Gattis School Road Baseline Station 171+61.72 in the proposed northerly right-of-way (ROW) line of Gattis School Road (ROW width varies), being the southerly face of a concrete wall fence, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed northerly ROW line, continuing with the common boundary line of said Lot 40 and said Lot 8, S 02°30'59" E, for a distance of 21.77 feet to a 1/2 inch iron rod with plastic cap stamped "Waterloo 4324" found, being the southeasterly corner of said Lot 40, same being the southwesterly corner of said Lot 8, also being in the existing northerly ROW line of Gattis School Road (ROW width varies), for the southeasterly corner of the herein described parcel;

**THENCE**, departing said Lot 8, with said existing ROW line of Gattis School Road, same being the southerly boundary line of said Lot 40, the following five (5) courses:

- 2) N 87°48'49" W, for a distance of 194.20 feet to a calculated angle point;
- 3) N 81°02'40" W, for a distance of 303.31 feet to a 1/2" iron rod with plastic cap stamped "Baker Aicklen" found, for an angle point;
- 4) S 72°31'34" W, for a distance of 399.91 feet to a 5/8" iron rod found, for an angle point;
- 5) S 75°04'05" W, for a distance of 212.13 feet to a calculated point, for an angle point;

- 6) **S 72°55'22" W**, for a distance of **18.72** feet to a calculated point of curvature to the right, same being the southeasterly corner of Lake Forest Drive (60' ROW width);

**THENCE**, departing said northerly ROW line of Gattis School Road, with the existing easterly ROW line of said Lake Forest Drive, being the westerly line of said Lot 40, the following two (2) courses:

- 7) Along said curve to the right, having a delta angle of **90°00'16"**, a radius of **25.02** feet, an arc length of **39.31** feet and a chord which bears **N 62°04'46" W**, for a distance of **35.39** feet to a 1/2" iron rod with plastic cap stamped "Baker Aicklen" found, for a point of tangency;
- 8) **N 17°04'35" W**, for a distance of **18.78** feet to an iron rod with aluminum cap stamped "ROW 4933" set 79.84 feet left of proposed Gattis School Road Baseline Station 160+40.55 in said proposed northerly ROW line of Gattis School Road, for the northwesterly corner of the herein described parcel;
- 9) **THENCE**, departing said existing ROW line, with said proposed northerly ROW line, through the interior of said Lot 40, **S 75°41'30" E**, for a distance of **35.13** feet to an iron rod with aluminum cap stamped "ROW 4933" set 62.69 feet left of proposed Gattis School Road Baseline Station 160+71.21, being an ell corner in the northerly boundary line of said Lot 40, same being the southwesterly corner of Lot 39, Block "A" of said Lake Forest II, Village I, for an angle point herein;
- 10) **THENCE**, with the northerly boundary line of said Lot 40, same being the southerly boundary line of said Lot 39, also being said proposed northerly ROW line, **N 75°02'55" E**, for a distance of **77.81** feet to a calculated point 62.74 feet left of proposed Gattis School Road Baseline Station 161+49.02, being at the westerly face of a concrete wall fence for an angle point;

**THENCE**, departing said Lot 39, through the interior of said Lot 40, with the various facets of said concrete wall fence, same being said proposed northerly ROW line, the following eleven (11) courses described for area calculations only:

- 11) **S 16°53'47" E**, for a distance of **2.30** feet to a calculated point 60.44 feet left of proposed Gattis School Road Baseline Station 161+49.10, for an angle point;
- 12) **N 75°04'49" E**, for a distance of **145.59** feet to a calculated point 60.87 feet left of proposed Gattis School Road Baseline Station 162+93.61, for an angle point;
- 13) **N 71°55'08" E**, for a distance of **34.19** feet to a calculated point 63.59 feet left of proposed Gattis School Road Baseline Station 163+26.86, for an angle point;
- 14) **S 19°06'48" E**, for a distance of **6.16** feet to a calculated point 57.46 feet left of proposed Gattis School Road Baseline Station 163+27.49, for an angle point;
- 15) **N 70°59'46" E**, for a distance of **12.96** feet to a calculated point 58.82 feet left of proposed Gattis School Road Baseline Station 163+40.09, for an angle point;
- 16) **N 18°08'31" W**, for a distance of **5.31** feet to a calculated point 64.11 feet left of proposed Gattis School Road Baseline Station 163+39.61, for an angle point;
- 17) **N 72°31'11" E**, for a distance of **286.37** feet to a calculated point 102.99 feet left of proposed Gattis School Road Baseline Station 166+14.30, for an angle point;
- 18) **N 87°35'41" E**, for a distance of **165.34** feet to a calculated point 96.31 feet left of proposed Gattis School Road Baseline Station 167+73.19, for an angle point;

- 19) **S 81°00'38" E**, for a distance of **202.23** feet to a calculated point 62.30 feet left of proposed Gattis School Road Baseline Station 169+66.47, for an angle point;
- 20) **S 84°13'06" E**, for a distance of **18.60** feet to a calculated point 60.98 feet left of proposed Gattis School Road Baseline Station 169+84.57, for an angle point;
- 21) **S 87°40'22" E**, for a distance of **181.69** feet to the **POINT OF BEGINNING**, containing 0.568 acre (24,744 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS           §  
COUNTY OF WILLIAMSON   §   §   KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*29 OCT 2021*  
Date



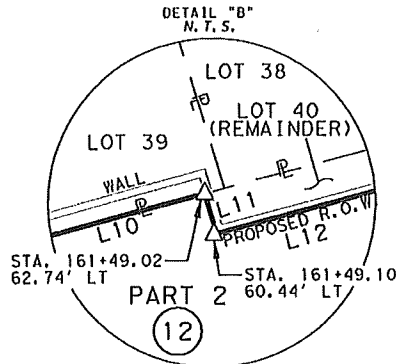
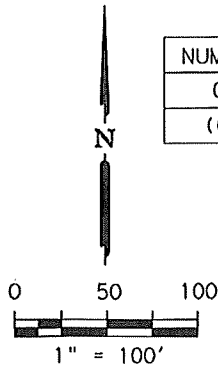
S:\\_BROWN&GAY\GATTIS SCHOOL-REDBUD TO VIA SONOMA\PARCELS\PARCEL 12-PART 2-C.H.O.A. OF LAKE FOREST\PARCEL 12-PT2-C.H.O.A. LAKE FOREST-REV.doc

# EXHIBIT "B"

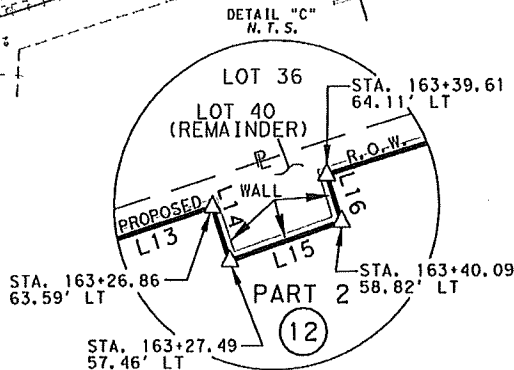
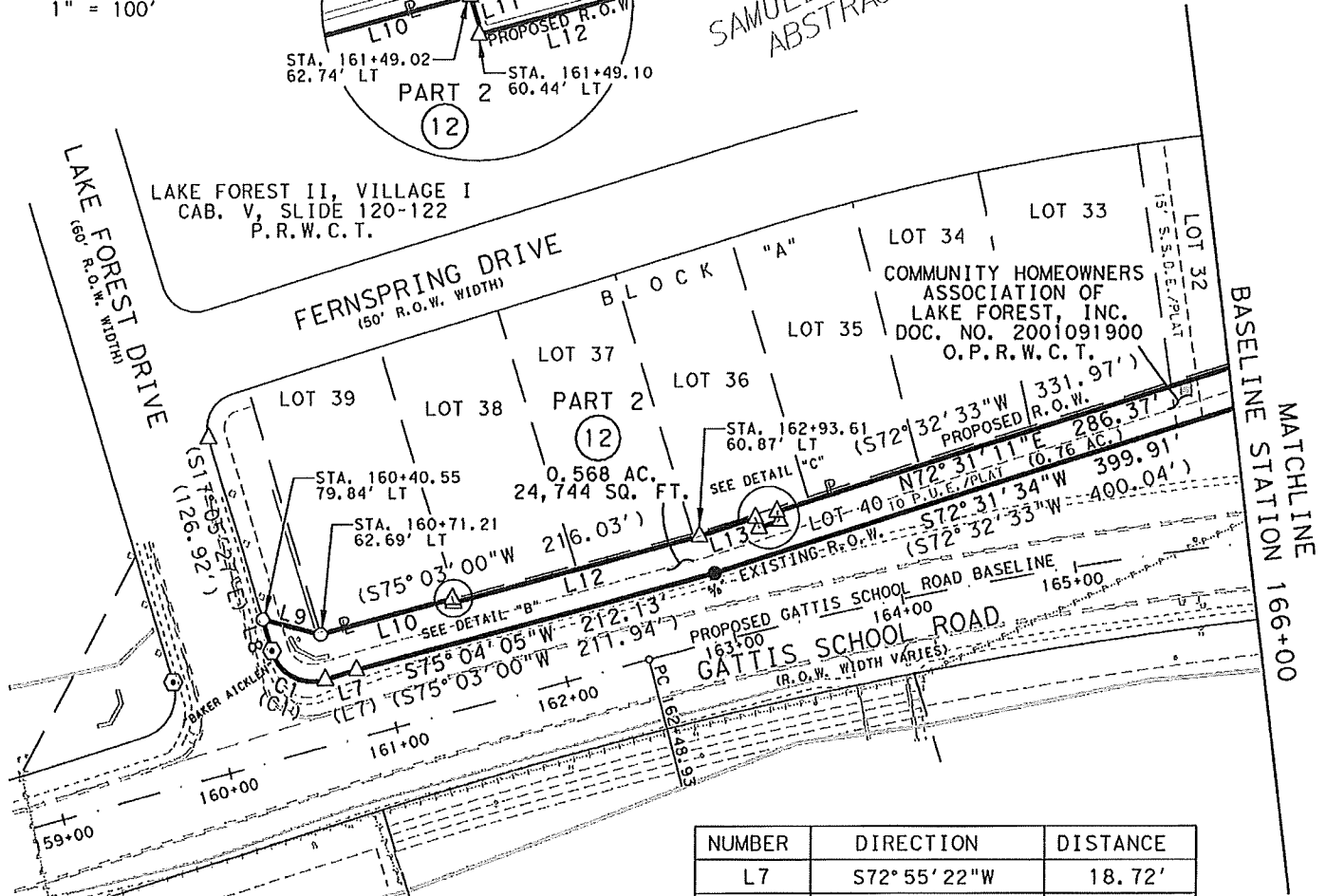
## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/28/21  
REV: 10/25/19  
REV: 05/10/19  
01/05/18  
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NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 00' 16"	25.02'	39.31'	35.39'	N62° 04' 46"W
(C1)	(90° 00' 16")	(25.00')	(39.27')	(35.36')	(N62° 05' 35"W)



SAMUEL JENKINS SURVEY  
ABSTRACT NO. 347



NUMBER	DIRECTION	DISTANCE
L7	S72° 55' 22"W	18.72'
(L7)	(S72° 54' 17"W)	
L8	N17° 04' 35"W	18.78'
L9	S75° 41' 30"E	35.13'
L10	N75° 02' 55"E	77.81'
L11	S16° 53' 47"E	2.30'
L12	N75° 04' 49"E	145.59'
L13	N71° 55' 08"E	34.19'
L14	S19° 06' 48"E	6.16'
L15	N70° 59' 46"E	12.96'
L16	N18° 08' 31"W	5.31'

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.**

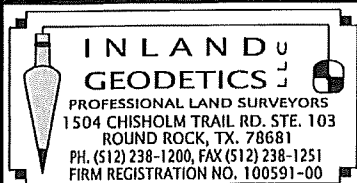
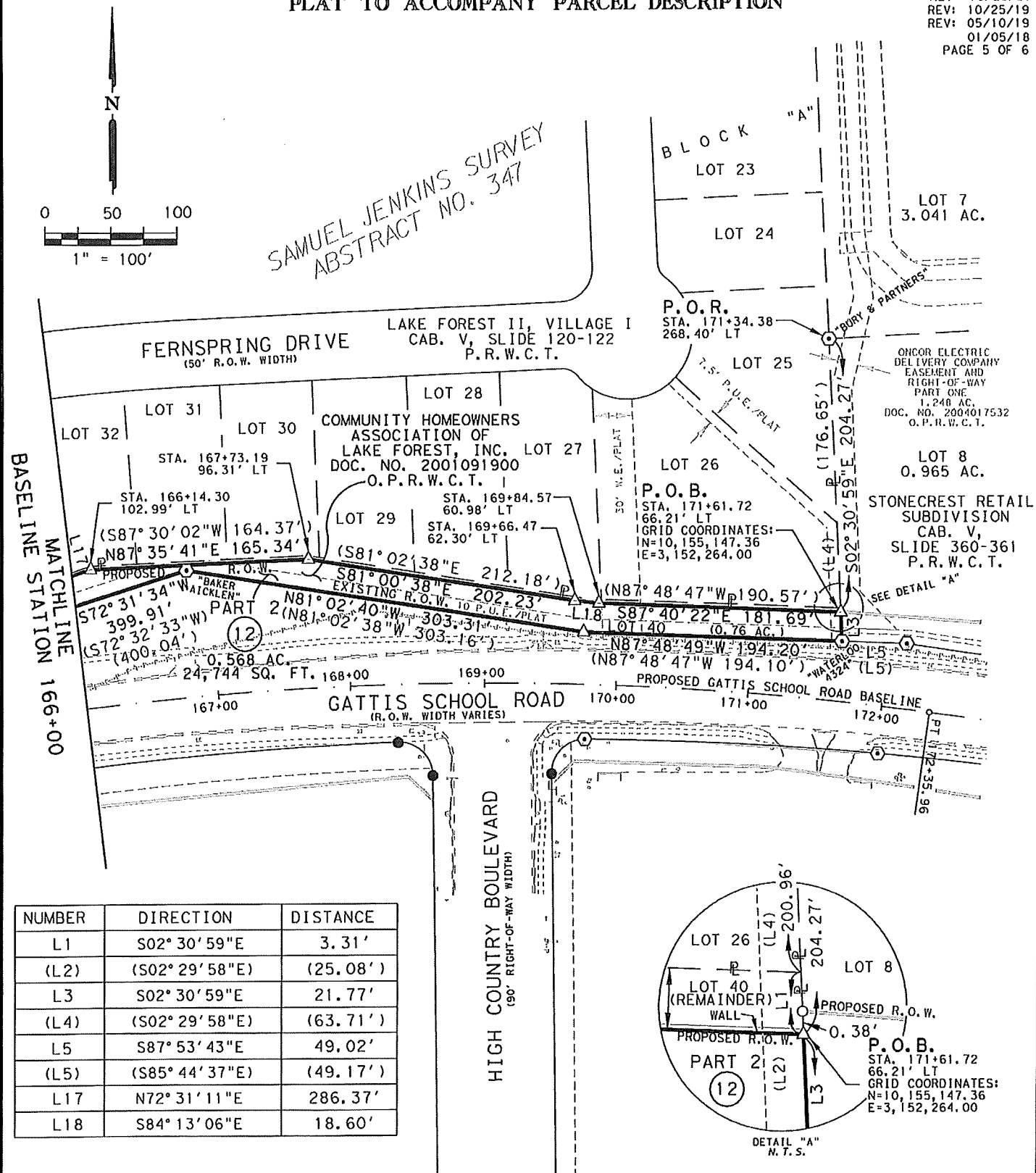
SCALE 1" = 100'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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**PARCEL 12  
PART 2**

# EXHIBIT "B"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/28/21  
REV: 10/25/19  
REV: 05/10/19  
01/05/18  
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PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
OF LAKE FOREST, INC.**

SCALE  
1" = 100'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON

**PARCEL 12  
PART 2**

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV: 10/28/21  
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 REV: 05/10/19  
 01/05/18  
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## LEGEND

* FENCE CORNER POST FOUND	℄ CENTER LINE
● 1/2" IRON ROD FOUND UNLESS NOTED	℄ PROPERTY LINE
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	( ) RECORD INFORMATION
* COTTON GIN SPINDLE FOUND	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
X X CUT FOUND	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.R. POINT OF REFERENCE
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ 1/2" IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "ROW-4933" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	P.R.W.C.T. PLAT RECORDS
	WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1827481-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 25, 2018, ISSUE DATE JULY 3, 2018.

1. RESTRICTIVE COVENANTS: CABINET V, SLIDE 120, SUBJECT TO, DOCUMENT NOS. 2000043227, 2000053882, 2001037242, 2002070055, 2003005468, 2004057485, 2005010217, 2005073032, 2007006295, 2011084501, 2014055826, 2015003007, 2016069509, 2017085895, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.
- 10F. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET V, SLIDE 120, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, NO. 6 AFFECTS AS SHOWN NO. 8 SUBJECT TO.
- G. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2000043227 & 2005010217, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- H. ELECTRIC LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 451, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT RECORDED IN DOCUMENT NO. 199961930, CORRECTED IN DOCUMENT NO. 2000031182, AND AMENDED IN DOCUMENT NO. 2001020940, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED IN DOCUMENT NO. 2011015651 AND 2011083386, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 29 OCT 2021



M. STEPHEN TRUESDALE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
 LICENSED STATE LAND SURVEYOR  
 INLAND GEODETICS, LLC  
 FIRM REGISTRATION NO. 100591-00  
 1504 CHISHOLM TRAIL ROAD, SUITE 103  
 ROUND ROCK, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.568	24,744
CALC/DEED AREA	0.76	33,106
REMAINDER AREA	0.192	8,362



PARCEL PLAT SHOWING PROPERTY OF  
**COMMUNITY HOMEOWNERS ASSOCIATION  
 OF LAKE FOREST, INC.**

SCALE 1" = 100'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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**PARCEL 12  
 PART 2**

