

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston



EXHIBIT
"A"

EXHIBIT " _____ "
PROPERTY DESCRIPTION
PAGE 1 OF 4

FIELD NOTES to that certain 4.716 acre tract situated in the Robert McNutt Survey, Abstract No. 422, City of Round Rock, Williamson County, Texas, said tract being the tract described as 4.7163 acres in a Special Warranty Deed to Sree Sai Ganesh LLC (hereinafter respectively referred to as Ganesh tract), recorded under Instrument Number 2022108400, Official Public Records, Williamson County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

COMMENCING at a 1/2 inch rebar found in the north right-of-way line of N. County Road 122 (a variable width right-of-way as shown under Instrument Number 2021077448 of said Official Public Records), at the southwest corner of Lot 2, Block E, *FINAL PLAT OF CHESTER RANCH PHASE 1*, an addition to the City of Round Rock, recorded under Instrument Number 2021077448 of said Official Public Records; **THENCE** NORTH 73° 46' 56" EAST, a distance of 282.15 feet; **THENCE** NORTH 73° 16' 35" EAST, a distance of 186.96 feet to a point on a storm drain manhole lid at the common south corner of said Lot 2 and said Ganesh tract, and the **POINT OF BEGINNING**;

THENCE NORTH 16° 43' 46" WEST, with the common line of said *FINAL PLAT OF CHESTER RANCH PHASE 1* and said Ganesh tract, a distance of 249.89 feet to a 1/2 inch capped rebar stamped "4WARD BOUNDARY" found;

THENCE NORTH 14° 09' 15" EAST, continuing with the common line of said *FINAL PLAT OF CHESTER RANCH PHASE 1* and said Ganesh tract, at a distance of 133.22 feet passing a 1/2 inch capped rebar stamped "4WARD BOUNDARY" found at the northeast corner of Lot 6, Block E, of said *FINAL PLAT OF CHESTER RANCH PHASE 1*, and continuing with the west line of said Ganesh tract, for a total distance of 153.11 feet to a Mag nail with washer stamped "4WARD BOUNDARY" found;

THENCE with the north line of said Ganesh tract the following bearings and distances:

1. SOUTH 86° 07' 30" EAST, a distance of 105.03 feet to a punch hole in bedrock found;
2. SOUTH 79° 08' 04" EAST, a distance of 86.97 feet to a punch hole in bedrock found;
3. SOUTH 88° 57' 55" EAST, a distance of 90.80 feet to a 1/2 inch capped rebar stamped "4WARD BOUNDARY" found;

<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
785 Lonesome Dove Tr. Hurst, Texas 76054 (817) 431-4971	1516 E. Palm Valley Blvd., A4 Round Rock, Texas 78664 (512) 778-5688	426 Graham Street Tuscola, Texas 79562 (325) 672-7420	11511 Katy Fwy., 515 Houston, Texas 77079 (281) 812-2242

4. NORTH 78° 37' 10" EAST, a distance of 138.01 feet to a calculated point inundated by water;
5. SOUTH 89° 29' 15" EAST, a distance of 62.45 feet to a 1/2 inch capped rebar stamped "4WARD BOUNDARY" found;
6. NORTH 46° 04' 03" EAST, a distance of 64.71 feet to a punch hole in bedrock found;
7. NORTH 84° 47' 29" EAST, a distance of 122.88 feet to a calculated point inundated by water;
8. SOUTH 66° 16' 19" EAST, a distance of 55.15 feet to a calculated point inundated by water in the west right-of-way line of said N. County Road 122;

THENCE with the common line of said Ganesh tract and said N. County Road 122 the following calls:

1. SOUTH 02° 51' 08" EAST, a distance of 111.33 feet to a 1/2 inch rebar with illegible cap found at the beginning of a curve to the right (concave northwest), having a radius of 70.00 feet and a chord which bears SOUTH 29° 21' 45" WEST, a distance of 74.63 feet;
2. Along said curve to the right, an arc length of 78.71 to a 1/2 inch capped rebar stamped "4WARD BOUNDARY" found;
3. SOUTH 58° 27' 22" WEST, a distance of 212.87 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
4. SOUTH 73° 16' 35" WEST, a distance of 471.16 feet to the **POINT OF BEGINNING** enclosing 4.716 acres of land.

Chris Henderson
Registered Professional
Land Surveyor № 6831
chris@jphls.com
October 28, 2022
Project № 2022.257.002
Proposal № CTX5684



<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
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EXHIBIT " ___ "

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

MONUMENTS / BEARING BASIS

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 - MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS.**
Bearings are based on Grid North, Texas Coordinate System of 1983, Central Zone

LEGEND OF ABBREVIATIONS

- P.R.W.C.T. Plat Records of Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas
- POB/POC Point of Beginning/Point of Commencing



JPH Job No.

2022.257.002 - 1501 N. CR 122, Round Rock, Wilco.,
TX-EXHIBIT.dwg

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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

VICINITY MAP

NOT TO SCALE

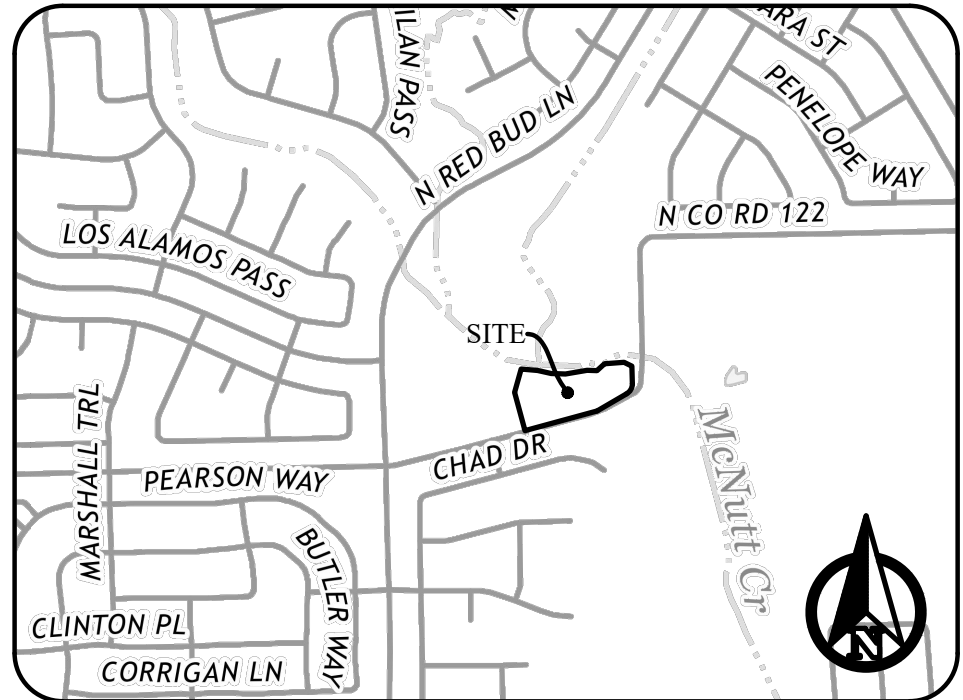


EXHIBIT SHOWING
4.716 ACRES

SITUATED IN THE
ROBERT McNUTT SURVEY
ABSTRACT NO. 422
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

Chris Henderson
Registered Professional
Land Surveyor No. 6831
Chris@jphls.com
October 28, 2022

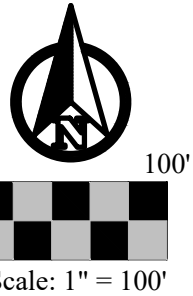


EXHIBIT " " "

PAGE 4 OF 4

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

LOT 6, BLOCK E
FINAL PLAT OF CHESTER RANCH PHASE 1
INST.# 2021077448, O.P.R.W.C.T.
STORM SEWER & DRAINAGE ESMT PER
INST.# 2021053364, O.P.R.W.C.T.



LOT 1, BLOCK E
FINAL PLAT OF CHESTER RANCH PHASE 1
INST.# 2021077448
O.P.R.W.C.T.

LOT 2, BLOCK E
CHESTER RANCH PHASE 1
(DEDICATED TO THE CITY OF ROUND
ROCK, TEXAS FOR R.O.W. PURPOSES)
INST.# 2021077448, O.P.R.W.C.T.

P.O.C.
N73°46'56"E 282.15'
1/2" REBAR

N73°16'35"E 186.96'

CORNER NOT FOUND OR SET
(FALLS ON MANHOLE LID)

P.O.B.

N19°43'46"W 249.89'

1/2" REBAR
"4WARD
BOUNDARY"

MAG NAIL
"4WARD
BOUNDARY"

MAG NAIL
"4WARD
BOUNDARY"

N14°09'15"E 153.11'
133.22'

L1

L2

L3

L4

L5

L6

L7

L8

L9

1/2" REBAR
"4WARD
BOUNDARY"

1/2" REBAR
"4WARD
BOUNDARY"

PUNCH HOLE
IN BEDROCK

PUNCH HOLE
IN BEDROCK

McNUTT CREEK

PUNCH HOLE
IN BEDROCK

MAG NAIL
"4WARD
BOUNDARY"

CORNER NOT
FOUND OR SET
(FALLS IN WATER)

1/2" REBAR
"4WARD
BOUNDARY"

CORNER NOT
FOUND OR SET
(FALLS IN WATER)

1/2" REBAR
ILLEGIBLE CAP

1/2" REBAR
"4WARD
BOUNDARY"

4.716 ACRES
±205,443 S.F.

SREE SAI GANESH LLC
CALLED 4.7163 ACRES
INST.# 2022108400
O.P.R.W.C.T.

ROBERT McNUTT SURVEY
ABSTRACT NO. 422

CRS

N. COUNTY ROAD 122
VARIABLE WIDTH R.O.W. AS SHOWN UNDER
INST.# 2021077448, O.P.R.W.C.T.

S58°27'22"W 212.87'

LOT 99, BLOCK B, MADSEN RANCH, PHASE 3
(DEDICATED TO THE CITY OF ROUND
ROCK, TEXAS FOR R.O.W. PURPOSES)
INST.# 2018081621, O.P.R.W.C.T.

LOT 94, BLOCK B
MADSEN RANCH, PHASE 3
(LANDSCAPE)
INST.# 2018081621
O.P.R.W.C.T.

Line Data Table

Line #	Bearing	Distance
L1	S86°07'30"E	105.03'
L2	S79°08'04"E	86.97'
L3	S88°57'55"E	90.80'
L4	N78°37'10"E	138.01'
L5	S89°29'15"E	62.45'
L6	N46°04'03"E	64.71'
L7	N84°47'29"E	122.88'
L8	S66°16'19"E	55.15'
L9	S02°51'08"E	111.33'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	78.71'	70.00'	064°25'35"	S29°21'45"W	74.63'