

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.051 ACRE (2,206 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 16A, BLOCK A OF LEGENDS VILLAGE, SECTION 2, PHASE 1 A SUBDIVISION RECORDED IN CABINET CC, SLIDES 234-236 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING TRACT 1 IN CORRECTION SPECIAL WARRANTY DEED TO LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC. RECORDED IN DOCUMENT NO. 2008007954, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.051 ACRE (2,206 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS PART 1 AND PART 2 BY METES AND BOUNDS AS FOLLOWS:

Part 1 0.048 Acre (2,084 Sq. Ft.)

BEGINNING at an iron rod with aluminum cap stamped "CORR ROW 4933" set (Grid Coordinates determined as N=10,165,304.69 E=3,144,052.98), at the intersection of the proposed westerly Right-of-Way (ROW) line of Kenney Fort Boulevard (Variable ROW width) and the existing westerly ROW line of Kenney Fort Boulevard (ROW width varies), being the southerly boundary line of said Lot 16A, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which point an iron rod with plastic cap stamped "Diamond Survey" at an angle point in said existing ROW line, same being the common corner of Lot 18A of said subdivision and said Lot 16A bears S 37°34'51" W, a distance of 21.90 feet;

THENCE, with said proposed ROW line, through the interior of said Lot 16A, the following three (3) courses:

- 1) **N 05°24'07" W** for a distance of **205.39** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, for point of curvature to the right;
- 2) with said curve to the right, having a radius of **804.76** feet, a delta angle of **12°30'47"**, an arc length of **175.75** feet, and a chord which bears **N 00°51'45" E**, a distance of **175.40** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, for a point of non-tangency and for the northwesterly corner hereof;
- 3) **S 82°52'34" E** for a distance of **1.91** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, in said existing ROW line, same being the easterly boundary line of said Lot 16A, for the northeasterly corner hereof;

THENCE, with the easterly boundary line of said Lot 16A, same being said existing ROW line, the following three (3) courses:

- 4) with a curve to the left, having a radius of **800.00** feet, a delta angle of **12°46'28"**, an arc length of **178.36** feet, and a chord which bears **S 00°17'55" E**, a distance of **177.99** feet to an iron rod with plastic cap stamped "Diamond Surveying" found, for a point of tangency;
- 5) **S 06°41'09" E** for a distance of **191.93** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, for angle point hereof;
- 6) **S 37°34'51" W** for a distance of **13.89** feet to the **POINT OF BEGINNING**, containing 0.048 acres (2,084 square feet) of land, more or less.

Part 2 0.003 Acre (122 Sq. Ft.)

BEGINNING at an iron rod with aluminum cap stamped "CORR ROW 4933" set (Grid Coordinates determined as N=10,166,194.79 E=3,144,265.94), at the intersection of the proposed curving westerly Right-of-Way (ROW) line of Kenney Fort Boulevard (Variable ROW width) and the existing westerly ROW line of Kenney Fort Boulevard (ROW width varies), same being the easterly boundary line of said Lot 16A, for the southerly corner and **POINT OF BEGINNING** of the herein described parcel;

- 7) **THENCE**, through the interior of said Lot 16A, with said curving proposed ROW line to the right, having a radius of **4,950.00** feet, a delta angle of **00°57'44"**, an arc length of **83.13** feet, and a chord which bears **N 30°46'00" E**, a distance of **83.12** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, in the curving cutback for the existing southerly ROW line of Chandler Creek Boulevard (70' ROW width) and said existing westerly ROW line of Kenney Fort Boulevard, same being said easterly boundary line of Lot 16A, for a point of non-tangent curvature to the right and the most northerly corner hereof, and from which an iron rod with plastic cap stamped "Diamond Surveying" found in said existing ROW line, being the most northeasterly corner of said Lot 16A, bears along a curve to the left, having a radius of 35.00 feet, a delta angle of 65°51'51", an arc length of 40.23 feet, and a chord which bears N 24°11'30" W, a distance of 38.06 feet;

THENCE, with in part said cutback for Chandler Creek Boulevard and in part said Kenney Fort Boulevard westerly ROW line, same being the easterly boundary line of said Lot 16A, the following two (2) courses:

- 8) with a curve to the right, having a radius of **35.00** feet, a delta angle of **24°08'09"**, an arc length of **14.74** feet, and a chord which bears **S 20°48'30" W**, a distance of **14.63** feet to an iron rod with plastic cap stamped "Diamond Surveying" found, for a point of tangency;
- 9) **S 32°52'34" W**, a distance of **68.76** feet to the **POINT OF BEGINNING**, containing 0.003 acres (122 square feet) of land, more or less.

Part 1 0.048 Acre (2,084 Sq. Ft.)
Part 2 0.003 Acre (122 Sq. Ft.)
Total 0.051 Acre (2,206 Sq. Ft.)

This property description is accompanied by a separate parcel plat.

NOTE: There is also a variable width 0.232 Acre (10,110 Square foot), Temporary Grading Easement, depicted on the accompanying Parcel Plat.

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of June 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 2nd of Aug, 2023, A.D.

INLAND GEODETICS

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

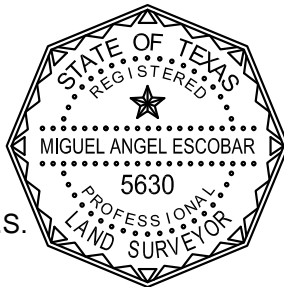
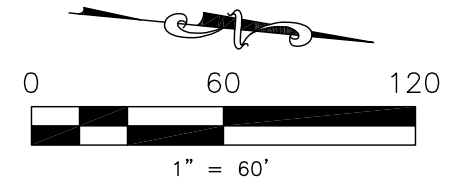


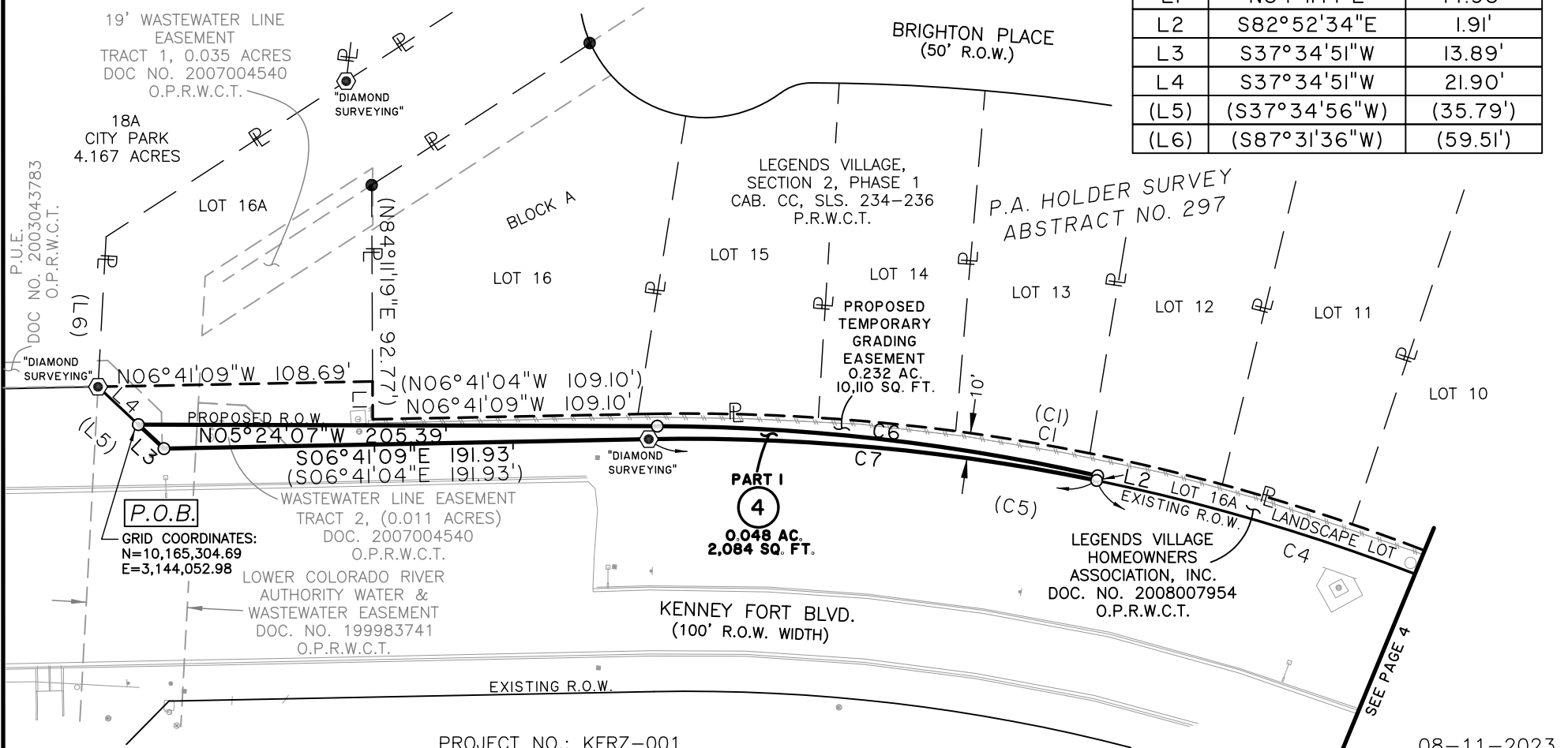
EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	39°33'43"	810.00'	559.29'	548.25'	N13°05'43"E
(CI)	(39°33'43")	(810.00')	(559.30')	(548.25')	(N13°05'48"E)
C4	26°47'15"	800.00'	374.02'	370.63'	S19°28'57"W
(C5)	(39°33'43")	(800.00')	(552.39')	(541.48')	(S13°05'48"W)
C6	12°30'47"	804.76'	175.75'	175.40'	N00°51'45"E
C7	12°46'28"	800.00'	178.36'	177.99'	S00°17'55"E



NO.	DIRECTION	DISTANCE
L1	N84°11'14"E	14.98'
L2	S82°52'34"E	1.91'
L3	S37°34'51"W	13.89'
L4	S37°34'51"W	21.90'
(L5)	(S37°34'56"W)	(35.79')
(L6)	(S87°31'36"W)	(59.51')



PROJECT NO.: KFRZ-001

08-11-2023

PARCEL PLAT SHOWING PROPERTY OF

LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.

**PARTS 1 & 2
PARCEL 4
0.051 AC.
2,206 SQ. FT.**

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

SCALE
1" = 60'

WILLIAMSON COUNTY

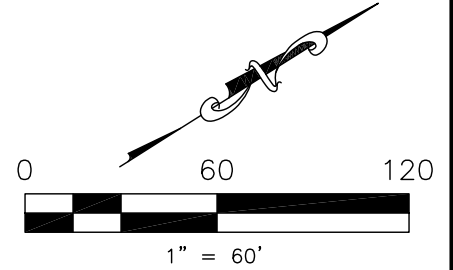
PROJECT
KENNEY FORT

PAGE 3 OF 6

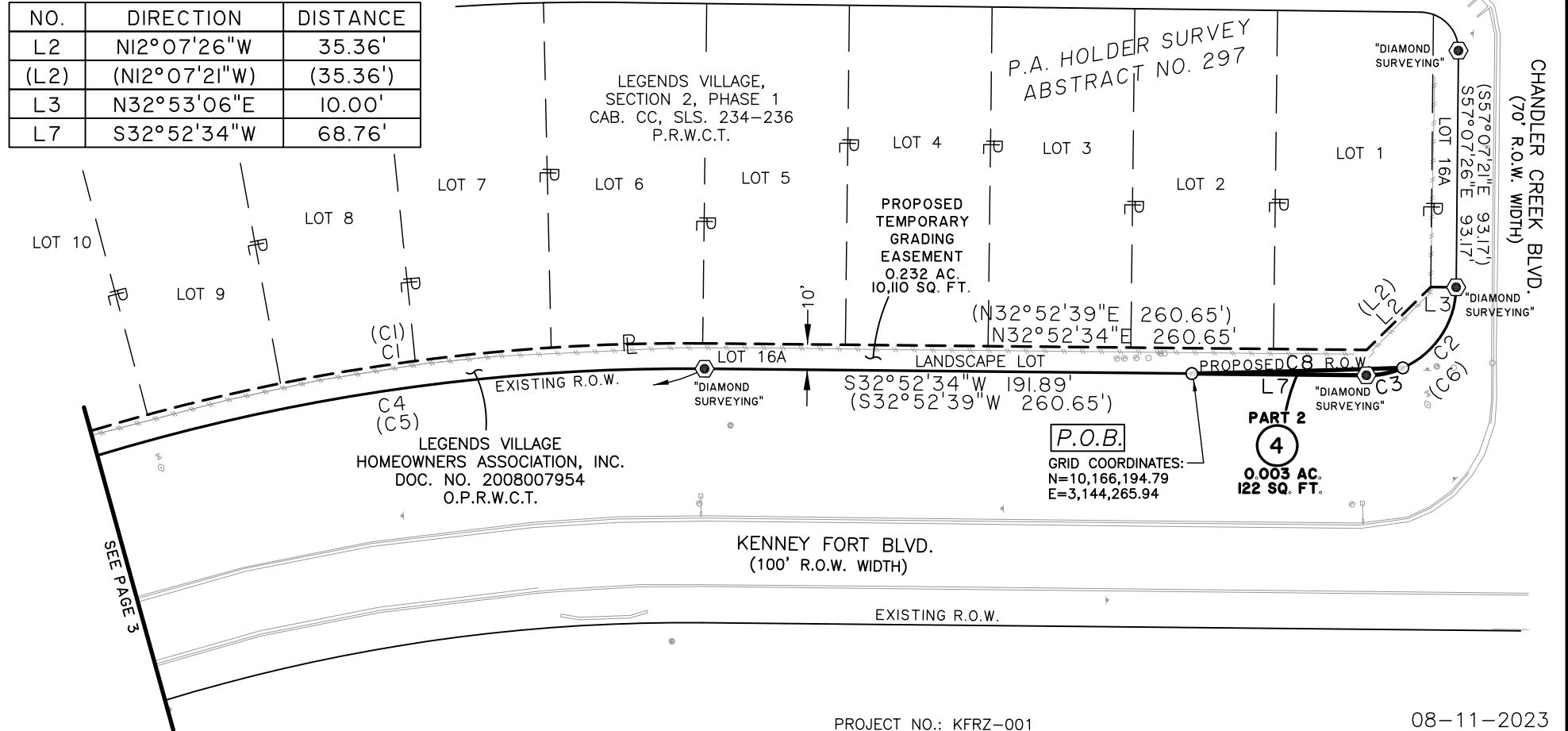
EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	39°33'43"	810.00'	559.29'	548.25'	N13°05'43"E
(C1)	(39°33'43")	(810.00')	(559.30')	(548.25')	(N13°05'48"E)
C2	65°51'51"	35.00'	40.23'	38.06'	N24°11'30"W
C3	24°08'09"	35.00'	14.74'	14.63'	S20°48'30"W
(C5)	(39°33'43")	(800.00')	(552.39')	(541.48')	(S13°05'48"W)
(C6)	(90°00'00")	(35.00')	(54.98')	(49.50')	(S12°07'21"E)
C8	00°57'44"	4,950.00'	83.13'	83.12'	N30°46'00"E



NO.	DIRECTION	DISTANCE
L2	N12°07'26"W	35.36'
(L2)	(N12°07'21"W)	(35.36')
L3	N32°53'06"E	10.00'
L7	S32°52'34"W	68.76'



BRIGHTON PLACE
(50' R.O.W.)

CHANDLER CREEK BLVD.
(70' R.O.W. WIDTH)

KENNEY FORT BLVD.
(100' R.O.W. WIDTH)

EXISTING R.O.W.

P.A. HOLDER SURVEY
ABSTRACT NO. 297

LEGENDS VILLAGE,
SECTION 2, PHASE 1
CAB. CC, SLS. 234-236
P.R.W.C.T.

LEGENDS VILLAGE
HOMEOWNERS ASSOCIATION, INC.
DOC. NO. 2008007954
O.P.R.W.C.T.

PROPOSED
TEMPORARY
GRADING
EASEMENT
0.232 AC.
10,110 SQ. FT.

P.O.B.
GRID COORDINATES:
N=10,166,194.79
E=3,144,265.94

PART 2
4
0.003 AC.
122 SQ. FT.

SEE PAGE 3

PROJECT NO.: KFRZ-001

08-11-2023

PARCEL PLAT SHOWING PROPERTY OF

LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.

PARTS 1 & 2
PARCEL 4
0.051 AC.
2,206 SQ. FT.

SCALE
1" = 60'

WILLIAMSON COUNTY

PROJECT
KENNEY FORT

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PLAT TO ACCOMPANY DESCRIPTION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99988313.

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, UNDER GF NO. 23030035RTROW, EFFECTIVE JULY 17, 2023, ISSUED JULY 24, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

RESTRICTIVE COVENANTS: CLERK'S FILE NOS. 2006082534, 2009059935, 2010049930, 2010051661, 2011022368, 2011086746, 2012106060, 2013096091, 2014072290, 2014072291, 2014093255, 2017109251, 2018009757, 2019006867, 2019028293, 2020018186, 2020068073, 2021131718, AND 2022124780, SUBJECT TO, AND 2008051889, DOES NOT AFFECT, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

- F. BUILDING LINES AND EASEMENTS, IF ANY, AS DEDICATED BY PLAT RECORDED IN CABINET CC, SLIDE 234, PLAT RECORDS WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- G. THE TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED IN CLERK'S FILE NOS. 2006082534, 2009059935, 2010049930, 2010051661, 2011022368, 2011086746, 2012106060, 2013096091, 2014072290, 2014072291, 2014093255, 2017109251, 2018009757, 2019006867, 2019028293, 2020018186, 2020068073, 2021131718, AND 2022124780, SUBJECT TO, AND 2008051889, DOES NOT AFFECT, ALL OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS; WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- H. NOTICE REGARDING TRANSFER FEES RECORDED IN CLERK'S FILE NO. 2006082534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- I. NOTICE REGARDING MANAGEMENT CERTIFICATE, TRANSFER FEES, RESALE CERTIFICATE, WORKING CAPITAL FEE RECORDED IN CLERK'S FILE NO. 2021131718, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- J. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN CLERK'S FILE NO. 2006082534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO, SUBJECT TO.
- K. EASEMENT CREATED IN INSTRUMENT EXECUTED BY TO LONE STAR GAS COMPANY, DATED AUGUST 22, 1928, FILED SEPTEMBER 26, 1928, RECORDED IN VOLUME 237, PAGE 347, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- L. EASEMENT AS SHOWN IN INSTRUMENT FROM ANNA L. PALM AND T J PALM AND J W PALM TO LONE STAR GAS COMPANY, DATED AUGUST 23, 1928 AND FILED IN VOLUME 238, PAGE 187, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- M. EASEMENT CREATED IN INSTRUMENT EXECUTED TO TEXAS POWER & LIGHT COMPANY, DATED JULY 16, 1940, FILED OCTOBER 18, 1940, RECORDED IN VOLUME 304, PAGE 248, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- N. EASEMENT AS SHOWN IN INSTRUMENT FROM THOS. DUFFY TO TEXAS POWER & LIGHT COMPANY, DATED APRIL 16, 1947 AND FILED IN VOLUME 343, PAGE 330, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- O. EASEMENT AS SHOWN IN INSTRUMENT FROM E C OVERALL AND CATHERINE P OVERALL TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 8, 1948 AND FILED IN VOLUME 348, PAGE 408, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- P. EASEMENT AS SHOWN IN INSTRUMENT FROM B.J. WILLIAMS TO LOWER COLORADO RIVER AUTHORITY, A CONSERVATION AND RECLAMATION DISTRICT OF THE STATE OF TEXAS DATED NOVEMBER 2, 1999 AND FILED IN CLERK'S FILE NO. 199983741, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT AS SHOWN IN INSTRUMENT FROM B.J. WILLIAMS TO CITY OF ROUND ROCK, TEXAS, DATED MAY 9, 2003 AND FILED IN CLERK'S FILE NO. 2003043783, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

PROJECT NO.: KFRZ-001

08-11-2023

PARCEL PLAT SHOWING PROPERTY OF

LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.

**PARTS 1 & 2
PARCEL 4
0.051 AC.
2,206 SQ. FT.**



SCALE
1" = 60'


WILLIAMSON COUNTY

PROJECT
KENNEY FORT

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PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD W/ PLASTIC CAP FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
○	IRON ROD SET W/ ALUMINUM CAP STAMPED "CORR ROW 4933"	P.O.B.	POINT OF BEGINNING
⌚	PROPERTY LINE		DISTANCE BREAK

- R. EASEMENT AS SHOWN IN INSTRUMENT FROM HANNA/MAGEE, L.P. #1, A TEXAS LIMITED PARTNERSHIP TO CITY OF ROUND ROCK, TEXAS, DATED JANUARY 18, 2007 AND FILED IN CLERK'S FILE NO. 2007004540, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.
- S. WASTEWATER LINE EASEMENT AS SHOWN IN INSTRUMENT FROM LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC., A NONPROFIT TEXAS CORPORATION TO CITY ROUND ROCK, TEXAS, DATED JANUARY 25, 2012 AND FILED IN CLERK'S FILE NO. 2012063564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- T. TERMS AND PROVISIONS OF BOUNDARY LINE AGREEMENT DATED SEPTEMBER 5, 1946, FILED SEPTEMBER 17, 1946, RECORDED IN VOLUME 339, PAGE 174, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- U. TERMS AND PROVISIONS OF EASEMENT AGREEMENT TO TEXAS POWER & LIGHT CO. DATED FEBRUARY 22, 1947, FILED JULY 22, 1947, RECORDED IN VOLUME 343, PAGE 330, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- V. TERMS AND PROVISIONS OF AN AGREEMENT DATED FEBRUARY 18, 1948, FILED JULY 27, 1948, RECORDED IN VOLUME 349, PAGE 471, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- W. TERMS AND PROVISIONS OF MEMORANDUM OF AGREEMENT BY AND BETWEEN NEWMARK HOMES, L.P. AND MORRISON HOME OF TEXAS, INC. AND HANNA/MAGEE L.P. #1 DATED SEPTEMBER 9, 2005, FILED SEPTEMBER 12, 2005, RECORDED IN CLERK'S FILE NO. 2005072226, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- X. TERMS AND PROVISIONS OF LICENSE AGREEMENT BY AND BETWEEN CITY OF ROUND ROCK AND HANNA MAGEE LP#1 DATED OCTOBER 27, 2006, FILED OCTOBER 30, 2006, RECORDED IN CLERK'S FILE NO. 2006094882, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 IN JUNE 2022.

INLAND GEODETICS




08-11-2023



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
 TEXAS REG. NO. 5630
 1504 CHISHOLM TRAIL RD. #103
 ROUND ROCK, TX 78681
 TBPELS FIRM NO. 10059100

PROJECT NO.: KFRZ-001

08-11-2023



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

LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.

**PARTS 1 & 2
 PARCEL 4
 0.051 AC.
 2,206 SQ. FT.**

SCALE
 1" = 60'

WILLIAMSON COUNTY

PROJECT
 KENNEY FORT

PAGE 6 OF 6

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.031 ACRE (1,336 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 33A, BLOCK E OF LEGENDS VILLAGE, SECTION 2, PHASE 1, A SUBDIVISION RECORDED IN CABINET CC, SLIDES 234-236, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING TRACT 1 IN CORRECTION SPECIAL WARRANTY DEED TO LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC. RECORDED IN DOCUMENT NO. 2008007954, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.031 ACRE (1,336 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "CORR ROW 4933" set (Grid Coordinates determined as N=10,166,355.37 E=3,144,359.37), in the proposed westerly Right-of-Way (ROW) line of Kenney Fort Boulevard (variable ROW width), same being the curving cutback for the existing northerly ROW line of Chandler Creek Boulevard (70' ROW width) and the existing westerly ROW line of Kenney Fort Boulevard (variable ROW width), same being the easterly boundary line of said Lot 33A, for the southerly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said existing ROW line, through the interior of said Lot 33A, with said proposed ROW line, along a curve to the right, having a radius of **748.00** feet, a delta angle of **03°30'56"**, an arc length of **45.90** feet, and a chord which bears **N 31°17'58" E**, a distance of **45.89** feet to an iron rod with plastic cap stamped "5780" found, being an angle point the southerly boundary line of Lot 33 Block E, of LEGENDS VILLAGE, SECTION 2, PHASE 4, a subdivision recorded in Document No. 2010074432, of the Official Public Records of Williamson County, Texas, same being the westerly boundary line of said Lot 33A;
- 2) **THENCE**, continuing with said proposed ROW line, being the common line of said Lot 33 and said Lot 33A, **N 32°34'43" E** for a distance of **17.39** feet to an iron rod with aluminum cap stamped "CORR ROW 4933" set, for a point of curvature to the right hereof and from which an iron rod with plastic cap stamped "G&R-Surveying" found, in the westerly boundary line of that called 4.680 acre tract of land described in a Deed to City of Round Rock recorded in Document No. 2014027063, of the Official Public Records of Williamson County, Texas, being an angle point of Lot 31 of said LEGENDS VILLAGE SECTION 2, PHASE 4 subdivision, same being the most northerly corner of said Lot 33A, bears N 32°34'43" E at a distance of 202.86 feet;

THENCE, continuing with said proposed ROW line, departing said Lot 33, through the interior of said Lot 33A, the following two (2) courses:

- 3) with a curve to the right, having a radius of **950.00** feet, a delta angle of **05°22'09"**, an arc length of **89.02** feet, and a chord which bears **N 36°15'03" E**, a distance of **88.99** feet to an iron with aluminum cap stamped "CORR ROW 4933" set, for a point of compound curvature;
- 4) with a curve to the right, having a radius of **102.00** feet, a delta angle of **12°41'43"**, an arc length of **22.60** feet, and a chord which bears **N 45°16'59" E**, a distance of **22.55** feet to an iron with aluminum cap stamped "CORR ROW 4933" set in said westerly existing ROW line of Kenney Fort Boulevard, for the most northerly corner of the herein described parcel;

THENCE, with said existing ROW line, same being the easterly line of said Lot 33A, the following two (2) courses:

- 5) **S 32°53'30" W** for a distance of **151.18** feet to an iron rod with plastic cap stamped "Diamond-Surveying" found, in said curving cutback ROW line, for a point of curvature to the right;

County: Williamson
Parcel : 5– Legends Village-HOA
Highway: Kenney Fort Boulevard

Page 2 of 5
08-11-23

- 6) with said curving cutback ROW line to the right, having a radius of **35.00** feet, a delta angle of **41°02'44"**, an arc length of **25.07** feet, and a chord which bears **S 53°36'56" W** a distance of **24.54** feet to the **POINT OF BEGINNING**, containing 0.031 acres (1,336 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

NOTE: There are also two (2) variable width Temporary Grading Easements, depicted on the accompanying Parcel Plat. Part 1 0.028 Acre (1,238 Square feet), and Part 2 0.024 Acre (1,028 square feet)

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of June 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 11th of August, 2023, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100



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EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

P.A. HOLDER SURVEY
ABSTRACT NO. 297

CLAREMONT CT.
(50' R.O.W. WIDTH)

FINAL PLAT
LEGENDS VILLAGE
SECTION 2, PHASE 4
DOC. NO. 2010074432
O.P.R.W.C.T.

LEGENDS VILLAGE
SECTION 2, PHASE 1
CAB. CC, SLDS. 234-236
O.P.R.W.C.T.

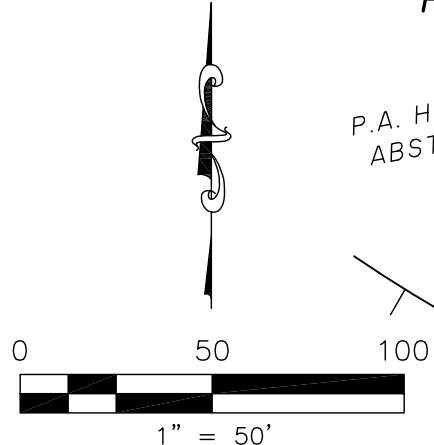
5
0.031 AC.
1,336 SQ. FT.

PROPOSED
TEMPORARY
GRADING
EASEMENT I
0.028 AC.
1,238 SQ. FT.

LEGENDS VILLAGE
HOMEOWNERS
ASSOCIATION, INC.
DOC. NO. 2008007954
O.P.R.W.C.T.

WASTEWATER LINE
EASEMENT
0.023 ACRES
DOC. NO. 2012063564
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES:
N=10,166,355.37
E=3,144,359.37



NO.	DIRECTION	DISTANCE
L1	N71°39'00"E	61.28'
(L1)	(N71°39'30"E)	(61.20')
L2	S09°58'24"W	28.42'
L3	N57°07'44"W	13.23'
L4	N32°52'16"E	10.01'
L5	N09°58'24"E	8.10'
(L5)	(N09°58'09"E)	(8.12')
L6	N32°53'30"E	48.42'
L7	N32°34'43"E	17.39'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°30'56"	748.00'	45.90'	45.89'	N31°17'58"E
C2	05°22'09"	950.00'	89.02'	88.99'	N36°15'03"E
C3	12°41'43"	102.00'	22.60	22.55'	N45°16'59"E
C4	41°02'44"	35.00'	25.07'	24.54'	S53°36'56"W
C5	48°54'07"	35.00'	29.87'	28.97'	N81°24'38"W
(C6)	(90°00'00")	(35.00')	(54.98')	(49.50')	(S77°52'34"W)

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INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1206, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.
WILLIAMSON COUNTY
PROJECT KENNEY FORT

08-11-2023
PARCEL 5
0.031 AC.
1,336 SQ. FT.
PAGE 3 OF 5

PLAT TO ACCOMPANY DESCRIPTION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD _83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99988313.

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INS CO, UNDER GF NO. 23030035RTROW, EFFECTIVE JULY 17, 2023, ISSUED JULY 24, 2023. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

RESTRICTIVE COVENANTS: CLERK'S FILE NOS. 2006082534, 2009059935, 2010049930, 2010051661, 2011022368, 2011086746, 2012106060, 2013096091, 2014072290, 2014072291, 2014093255, 2017109251, 2018009757, 2019006867, 2019028293, 2020018186, 2020068073, 2021131718, AND 2022124780, SUBJECT TO, AND 2008051889, DOES NOT AFFECT, ALL OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

- F. BUILDING LINES AND EASEMENTS, IF ANY, AS DEDICATED BY PLAT RECORDED IN CABINET CC, SLIDE 234, PLAT RECORDS WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- G. THE TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED IN CLERK'S FILE NOS. 2006082534, 2009059935, 2010049930, 2010051661, 2011022368, 2011086746, 2012106060, 2013096091, 2014072290, 2014072291, 2014093255, 2017109251, 2018009757, 2019006867, 2019028293, 2020018186, 2020068073, 2021131718, AND 2022124780, SUBJECT TO, AND 2008051889, DOES NOT AFFECT, ALL OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS; WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- H. NOTICE REGARDING TRANSFER FEES RECORDED IN CLERK'S FILE NO. 2006082534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- I. NOTICE REGARDING MANAGEMENT CERTIFICATE, TRANSFER FEES, RESALE CERTIFICATE, WORKING CAPITAL FEE RECORDED IN CLERK'S FILE NO. 2021131718, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- J. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN CLERK'S FILE NO. 2006082534, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- K. EASEMENT CREATED IN INSTRUMENT EXECUTED BY TO LONE STAR GAS COMPANY, DATED AUGUST 22, 1928, FILED SEPTEMBER 26, 1928, RECORDED IN VOLUME 237, PAGE 347, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- L. EASEMENT AS SHOWN IN INSTRUMENT FROM ANNA L. PALM AND T J PALM AND J W PALM TO LONE STAR GAS COMPANY, DATED AUGUST 23, 1928 AND FILED IN VOLUME 238, PAGE 187, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- M. EASEMENT CREATED IN INSTRUMENT EXECUTED TO TEXAS POWER & LIGHT COMPANY, DATED JULY 16, 1940, FILED OCTOBER 18, 1940, RECORDED IN VOLUME 304, PAGE 248, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- N. EASEMENT AS SHOWN IN INSTRUMENT FROM THOS. DUFFY TO TEXAS POWER & LIGHT COMPANY, DATED APRIL 16, 1947 AND FILED IN VOLUME 343, PAGE 330, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- O. EASEMENT AS SHOWN IN INSTRUMENT FROM E C OVERALL AND CATHERINE P OVERALL TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 8, 1948 AND FILED IN VOLUME 348, PAGE 408, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- P. EASEMENT AS SHOWN IN INSTRUMENT FROM B.J. WILLIAMS TO LOWER COLORADO RIVER AUTHORITY, A CONSERVATION AND RECLAMATION DISTRICT OF THE STATE OF TEXAS DATED NOVEMBER 2, 1999 AND FILED IN CLERK'S FILE NO. 199983741, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. EASEMENT AS SHOWN IN INSTRUMENT FROM B.J. WILLIAMS TO CITY OF ROUND ROCK, TEXAS, DATED MAY 9, 2003 AND FILED IN CLERK'S FILE NO. 2003043783, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

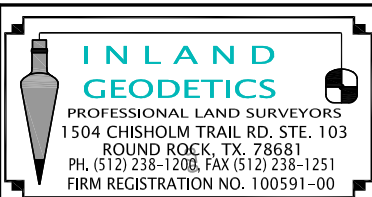
PROJECT NO.: KFRZ-001

08-11-2023

PARCEL PLAT SHOWING PROPERTY OF

LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.

PARCEL 5
0.031 AC.
1,336 SQ. FT.



SCALE
1" = 50'


WILLIAMSON COUNTY

PROJECT
KENNEY FORT

PAGE 4 OF 5

PLAT TO ACCOMPANY DESCRIPTION

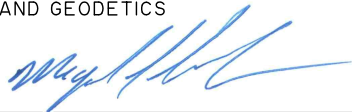
LEGEND

⊙	IRON ROD W/ PLASTIC CAP FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
○	IRON ROD SET W/ ALUMINUM CAP STAMPED "CORR ROW 4933"	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE		DISTANCE BREAK

- R. WASTEWATER LINE EASEMENT AS SHOWN IN INSTRUMENT FROM HANNA/MAGEE, L.P. #1, A TEXAS LIMITED PARTNERSHIP TO CITY OF ROUND ROCK, TEXAS, DATED JANUARY 18, 2007 AND FILED IN CLERK'S FILE NO. 2007004539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. WASTEWATER LINE EASEMENT AS SHOWN IN INSTRUMENT FROM LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC., A NONPROFIT TEXAS CORPORATION TO CITY ROUND ROCK, TEXAS, DATED JANUARY 25, 2012 AND FILED IN CLERK'S FILE NO. 2012063564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- T. TERMS AND PROVISIONS OF BOUNDARY LINE AGREEMENT DATED SEPTEMBER 5, 1946, FILED SEPTEMBER 17, 1946, RECORDED IN VOLUME 339, PAGE 174, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- U. TERMS AND PROVISIONS OF EASEMENT AGREEMENT TO TEXAS POWER & LIGHT CO. DATED FEBRUARY 22, 1947, FILED JULY 22, 1947, RECORDED IN VOLUME 343, PAGE 330, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- V. TERMS AND PROVISIONS OF AN AGREEMENT DATED FEBRUARY 18, 1948, FILED JULY 27, 1948, RECORDED IN VOLUME 349, PAGE 471, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- W. TERMS AND PROVISIONS OF MEMORANDUM OF AGREEMENT BY AND BETWEEN NEWMARK HOMES, L.P. AND MORRISON HOME OF TEXAS, INC. AND HANNA/MAGEE L.P. #1 DATED SEPTEMBER 9, 2005, FILED SEPTEMBER 12, 2005, RECORDED IN CLERK'S FILE NO. 2005072226, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- X. TERMS AND PROVISIONS OF LICENSE AGREEMENT BY AND BETWEEN CITY OF ROUND ROCK AND HANNA MAGEE LP#1 DATED OCTOBER 27, 2006, FILED OCTOBER 30, 2006, RECORDED IN CLERK'S FILE NO. 2006094882, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 IN JUNE 2022.

INLAND GEODETICS



08-11-2023



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
 TEXAS REG. NO. 5630
 1504 CHISHOLM TRAIL RD. #103
 ROUND ROCK, TX 78681
 TBPELS FIRM NO. 10059100

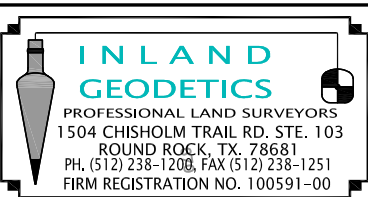
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08-11-2023

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SCALE
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WILLIAMSON COUNTY

PROJECT
 KENNEY FORT

PAGE 5 OF 5