

EXHIBIT   A  

County: Williamson  
Parcel : 26  
Project: Gattis School Road

**PROPERTY DESCRIPTION FOR PARCEL 26**

DESCRIPTION OF A 0.064 ACRE (2,784 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN H. RANDALL SURVEY, ABSTRACT NO. 531, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2A (1.629 ACRES), HIGHLAND ESTATES, SECTION IIA AMENDED PLAT OF LOTS 1 AND 2, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 353-354 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO MARKET PLAZA, LLC RECORDED IN DOCUMENT NO. 2006050685 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.064 ACRE (2,784 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" iron rod with plastic cap stamped "Chaparral Boundary" found 331.97 feet left of proposed Gattis School Road Baseline Station 186+20.12, being the northeasterly corner of said Lot 2A, same being the northwesterly corner of Lot 2, Block A, Autrey Ranch, a subdivision of record recorded in Cabinet EE, Slide 88 of the Plat Records of Williamson County, Texas, also being in the southerly boundary of Lot 1, Block A of said Autrey Ranch subdivision;

**THENCE**, with the common boundary line of said Lot 2A and said Lot 2, S 02°33'32" E, for a distance of 268.43 feet a 1/2 inch iron rod with plastic cap stamped "Chaparral Boundary" found being a point of curvature to the right, continuing along said curve to the right having a delta angle of 17°59'45", a radius of 15.24 feet, an arc length of 4.79 feet and a chord which bears S 07°42'30" E, for a distance of 4.77 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10155081.09, E=3153715.52 TXSPC Zone 4203) set 58.91 feet left of proposed Gattis School Road Baseline Station 186+26.13 in the proposed northerly right-of-way (ROW) line of Gattis School Road (ROW width varies), for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed ROW line, continuing with said common boundary line, along said curve to the right having a delta angle of 71°20'42", a radius of 15.24 feet, an arc length of 18.98 feet and a chord which bears S 52°22'44" W, for a distance of 17.77 feet to a 1/2 inch iron rod with plastic cap stamped "Chaparral Boundary" found in the existing northerly ROW line of Gattis School Road (ROW width varies), being the southeasterly corner of said Lot 2A, same being the southwesterly corner of said Lot 2, for the southeasterly corner of the herein described tract;
- 2) **THENCE**, departing said Lot 2, with the common boundary line of said Lot 2A and said existing northerly ROW line of Gattis School Road, S 88°26'23" W, for a distance of 283.14 feet to the calculated southwesterly corner of said Lot 2A, same being the southeasterly corner of Lot 1A of said Amended Plat, for the southwesterly corner of the herein described tract, and from which a 1/2" iron rod with plastic cap stamped "Stearns 4990" found, being the southwesterly corner of said Lot 1A, in said existing northerly ROW line of Gattis School Road bears S 88°26'23" W, at a distance of 198.79 feet;
- 3) **THENCE**, departing said existing northerly ROW line, with the common boundary line of said Lot 1A and said Lot 2A, N 02°15'05" W, for a distance of 14.96 feet to an iron rod with aluminum cap stamped "ROW 4933" set 61.12 feet left of proposed Gattis School Road Baseline Station 183+28.42 in said proposed northerly ROW line of Gattis School Road, for the northwesterly corner of the herein described tract, and from which a calculated point of curvature of a non-tangent curve to the left, being in the common boundary line of said Lot 1A and Lot 2A, bears N 02°15'05" W, at a distance of 31.11 feet;





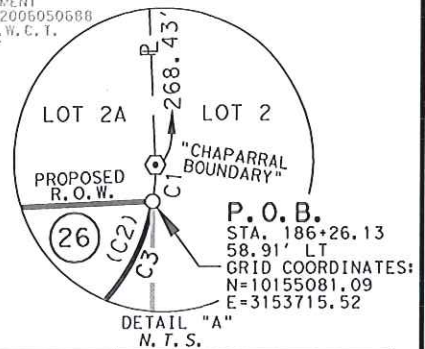
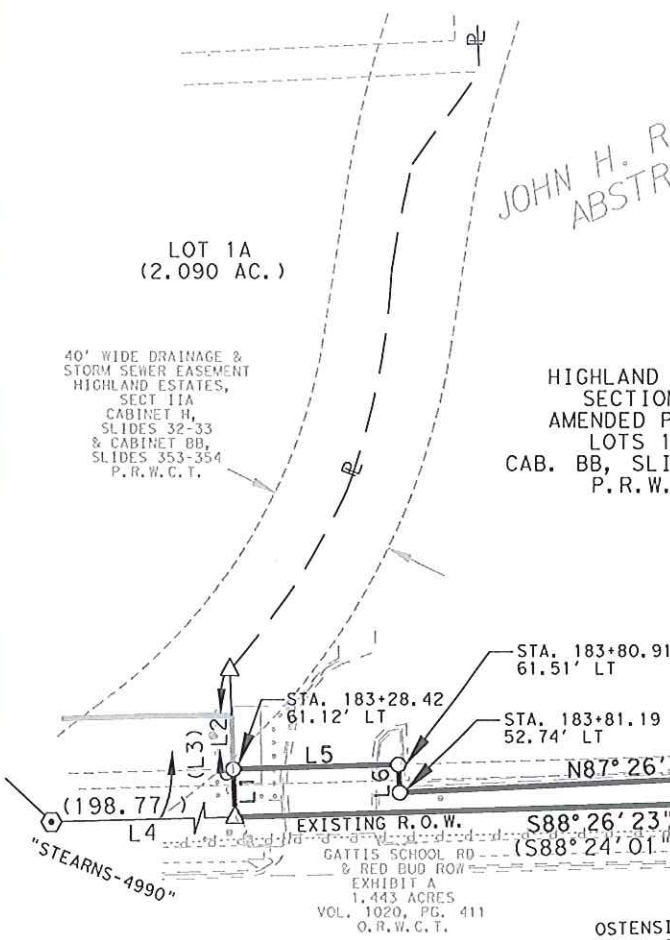
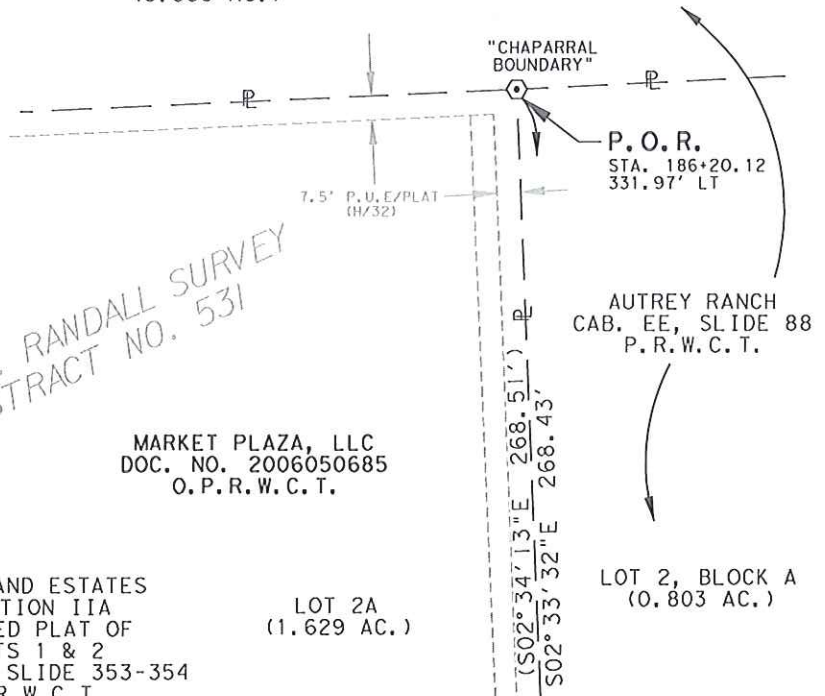
EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

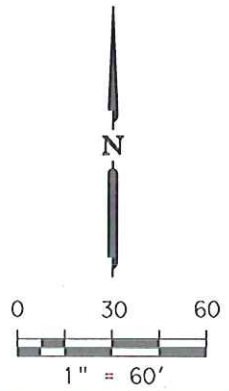
REV: 06/24/19  
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NUMBER	DIRECTION	DISTANCE
L1	N02° 15' 05"W	14.96'
L2	N02° 15' 05"W	31.11'
(L3)	(N02° 34' 13"W)	(46.12')
L4	S88° 26' 23"W	198.79'
L5	N88° 27' 22"E	52.49'
L6	S02° 56' 25"E	8.77'

LOT 1, BLOCK A  
(5.335 AC.)



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	17° 59' 45"	15.24'	4.79'	4.77'	S07° 42' 30"E
(C2)	91° 09' 19"	(15.00')	(23.86')	(21.43')	(S42° 51' 18"W)
C3	71° 20' 42"	15.24'	18.98'	17.77'	S52° 22' 44"W



**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  
**MARKET PLAZA, LLC**

SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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**PARCEL 26**



LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

✱	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.1827489-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JULY 3, 2018, ISSUE DATE JULY 13 2018.

1. RESTRICTIVE COVENANTS: CABINET H, SLIDES 32-33 AND CABINET BB, SLIDES 353-354, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 199958216, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10B. DRAINAGE EASEMENT VARYING IN WIDTH ALONG THE WESTERLY PROPERTY LINE AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 32-33, AND CABINET BB, SLIDES 353-354, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- C. 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE EASTERLY LOT LINE AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 32-33, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS: AND SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- D. 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTHERLY LOT LINE AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 32-33, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS: AND SET OUT IN SCHEDULE A HEREOF, DOES NOT AFFECT AS SHOWN.
- E. 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY AND THE EASTERLY LOT LINE AS SHOWN ON THE PLAT RECORDED IN CABINET BB, SLIDES 353-354, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS: AND SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- F. PIPELINE EASEMENT TO MANVILLE WATER SUPPLY CORP. RECORDED IN VOLUME 581, PAGE 662, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- G. PIPELINE EASEMENT TO MANVILLE WATER SUPPLY CORP. RECORDED IN VOLUME 581, PAGE 639, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 611, PAGE 520, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. PIPELINE EASEMENT TO MANVILLE WATER SUPPLY CORP. RECORDED IN VOLUME 843, PAGE 541, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 848, PAGE 669, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 304, PAGE 568, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- L. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 1102, PAGE 41, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- M. ELECTRIC EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY RECORDED IN VOLUME 2621, PAGE 560, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. WASTEWATER EASEMENT TO K.A.F. II DEVELOPMENT L.P. RECORDED IN DOCUMENT NO. 2004009319, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- P. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT: RECORDED IN DOCUMENT NO. 199958216, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- Q. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT: RECORDED IN DOCUMENT NO. 2006050688, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

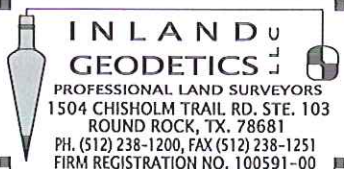
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 5 July 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	0.064	2,784
CALC/DEED AREA	1.629	70,959
REMAINDER AREA	1.565	68,175

 <p><b>INLAND GEODETICS</b> 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</p>	<p>PARCEL PLAT SHOWING PROPERTY OF</p> <p><b>MARKET PLAZA, LLC</b></p>		<p><b>PARCEL 26</b></p>
	<p>SCALE 1" = 60'</p>	<p>PROJECT GATTIS SCHOOL ROAD</p>	