

County: Williamson
Parcel: 1, Ultra Electronics-NSPI
Highway: N. Mays Extension

03/06/2024
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EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.1872 ACRE (8,155 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2-A OF THE REPLAT OF AMORRON PARK II LOT 1 & DKRC SUBDIVISION LOT 2, RECORDED IN CABINET M, SLIDES 59-60, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN A GENERAL WARRANTY DEED TO WEED INSTRUMENT CO., INC (KNOWN AS ULTRA ELECTRONICS-NSPI PER WILLIAMSON COUNTY APPRAISAL DISTRICT), RECORDED IN VOLUME 2726, PAGE 89, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.1872 ACRE (8,155 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with aluminum cap stamped "CORR" found 50.22 feet left of N Mays Street Baseline Station 17+13.03, (Grid Coordinates determined as N=10,169,702.45, E=3,128,966.98), on the proposed westerly right-of-way (ROW) of N Mays Street (ROW varies), at its intersection with the north boundary line of Lot 2A, of the REPLAT OF AMANDA SUBDIVISION LOT 2 & 3, BLOCK "A", recorded in Cabinet K, Slides 29-30, of the Plat Records of Williamson County, Texas, said point also being the southerly boundary line of said Lot 2-A, and for the northwest corner of that certain called 0.224 acre tract of land described in a Special Warranty Deed to the City of Round Rock of record in Document No. 2009060866, of the Official Public Records of Williamson County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described parcel and from which point a 1/2 inch iron rod found being the southeast corner of Lot 1, of the final plat of DKRC SUBDIVISION, recorded in Cabinet M, Slides 9-10, of the Plat Records of Williamson County, Texas, said point being the southwest corner of said Lot 2-A, said point also being the north boundary line of Lot 1, Block "A", AMANDA SUBDIVISION, recorded in Cabinet J, Slides 221-222, of the Plat Records of Williamson County, Texas bears S 69°43'59" W, a distance of 437.20 feet;

THENCE, departing the existing ROW line of said N Mays Street (ROW varies), with the proposed westerly ROW line of said N Mays Street, over and across said Lot 2-A, the following ten (10) courses:

- 1) along a curve to the right, having a radius of **649.00 feet**, a delta angle of **04°49'23"**, an arc length of **54.63 feet**, and a chord which bears **N 08°47'59" E**, a distance of **54.61 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, for a point of tangency being 49.00 feet left of N Mays Street Baseline Station 17+63.55;
- 2) **N 10°00'41" E**, a distance of **126.40 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, for a point of curvature to the left being 49.00 feet left of N Mays Street Baseline Station 18+89.95;
- 3) with a curve turning to the left with a radius of **551.00 feet**, a delta angle of **14°19'47"**, with an arc length of **137.80 feet**, and a chord which bears **N 02°50'48" E**, a distance of **137.45 feet**; to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, being 49.00 feet left of N Mays Street Baseline Station 20+40.16;
- 4) **N 77°16'26" E** a distance of **2.97 feet** to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, being 46.47 feet left of N Mays Street Baseline Station 20+40.72;
- 5) **N 13°19'12" W** a distance of **21.52 feet** to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, at the beginning of a non-tangent curve to the left, being 49.00 feet left of N Mays Street Baseline Station 20+63.78;
- 6) with a curve to the left with a radius of **551.00 feet**, a delta angle of **06°07'59"**, an arc length of **58.98 feet**, and a chord which bears **N 09°38'28" W**, a distance of **58.95 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set, being 49.00 feet left of N Mays Street Baseline Station 21+27.28;
- 7) **N 12°42'28" W**, a distance of **155.50 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 49.00 feet left of N Mays Street Baseline Station 22+83.37;
- 8) **N 61°17'48" W**, a distance of **58.50 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 92.87 feet left of N Mays Street Baseline Station 23+22.06;
- 9) **S 70°06'52" W**, a distance of **89.16 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set being 181.33 feet left of N Mays Street Baseline Station 23+10.92;
- 10) **N 19°53'08" W**, a distance of **9.04 feet**, to a 5/8 inch iron rod with aluminum cap stamped "CORR-ROW" set on the existing southerly ROW line of Jeffrey Way (60' ROW width), as shown on Cabinet D, Slide 399, said Plat Records, being 182.47 feet left of N Mays Street Baseline Station 23+19.97, for the northwest corner of the herein described parcel, from which a 1/2 inch iron rod found with plastic cap stamped "BAKER AICKLEN ASSOC"

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found being the northeasterly corner of said Lot 1, DKRC Subdivision, same point being the northwesterly corner of said Lot 2-A, bears S 69°45'23" W, along said southerly ROW line of Jeffery Way, a distance of 416.66 feet;

THENCE, departing said proposed ROW line, with said existing southerly ROW line of Jeffrey Way, same line being the north boundary line of said Lot 2-A, the following four (4) courses:

- 11) **N 69°45'23" E**, a distance of **82.71 feet**, to a 1/2 inch iron rod found for the beginning of a curve to the right;
- 12) along said curve to the right, having a radius of **20.00 feet**, a delta angle of **50°42'47"**, an arc length of **17.70 feet**, and a chord which bears **S 84°37'29" E**, a distance of **17.13 feet**, to a 1/2 inch iron rod found for a point of reverse curvature;
- 13) along a curve to the left, having a radius of **60.00 feet**, a delta angle of **26°38'36"**, an arc length of **27.90 feet**, and a chord which bears **S 72°31'37" E**, a distance of **27.65 feet**, to a 1/2 inch iron rod found for a point of reverse curvature;
- 14) along a curve to the right, having a radius of **25.00 feet**, a delta angle of **72°51'15"**, an arc length of **31.79 feet**, and a chord which bears **S 49°23'10" E**, a distance of **29.69 feet**, to a 1/2 inch iron rod found for a point of tangency on the existing westerly ROW line of N Mays Street (ROW width varies), and on the easterly boundary line of said Lot 2-A;

THENCE, departing said existing southerly ROW line of Jeffrey Way, with said existing westerly ROW line of N Mays Street, same line being said east boundary line of Lot 2-A, the following three (3) courses:

- 15) **S 12°52'45" E**, a distance of **230.23 feet**, to a 1/2 inch iron rod found for the beginning of a curve to the right;
- 16) along said curve to the right, having a radius of **300.89 feet**, a delta angle of **22°48'03"**, an arc length of **119.74 feet**, and a chord which bears **S 01°30'20" E**, a distance of **118.95 feet**, to a 1/2 inch iron rod found for point of tangency;
- 17) **S 09°55'16" W**, a distance of **206.95 feet**, to a calculated point, being the southeast corner of said Lot 2-A, for the southeast corner of the herein described parcel;
- 18) **THENCE, S 69°43'59" W**, continuing with said west ROW line of N Mays, same line being the common line of said 0.224 City of Round Rock tract, and said Lot 2-A, a distance of **16.14 feet**, to the **POINT OF BEGINNING**, containing 0.1872 acres (8,155 square feet) of land more or less.

This property description is accompanied by a separate parcel plat.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD_83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99987384.

THE STATE OF TEXAS

§
§
§


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Miguel A. Escobar, 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 January 2023.

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

Inland Geodetics

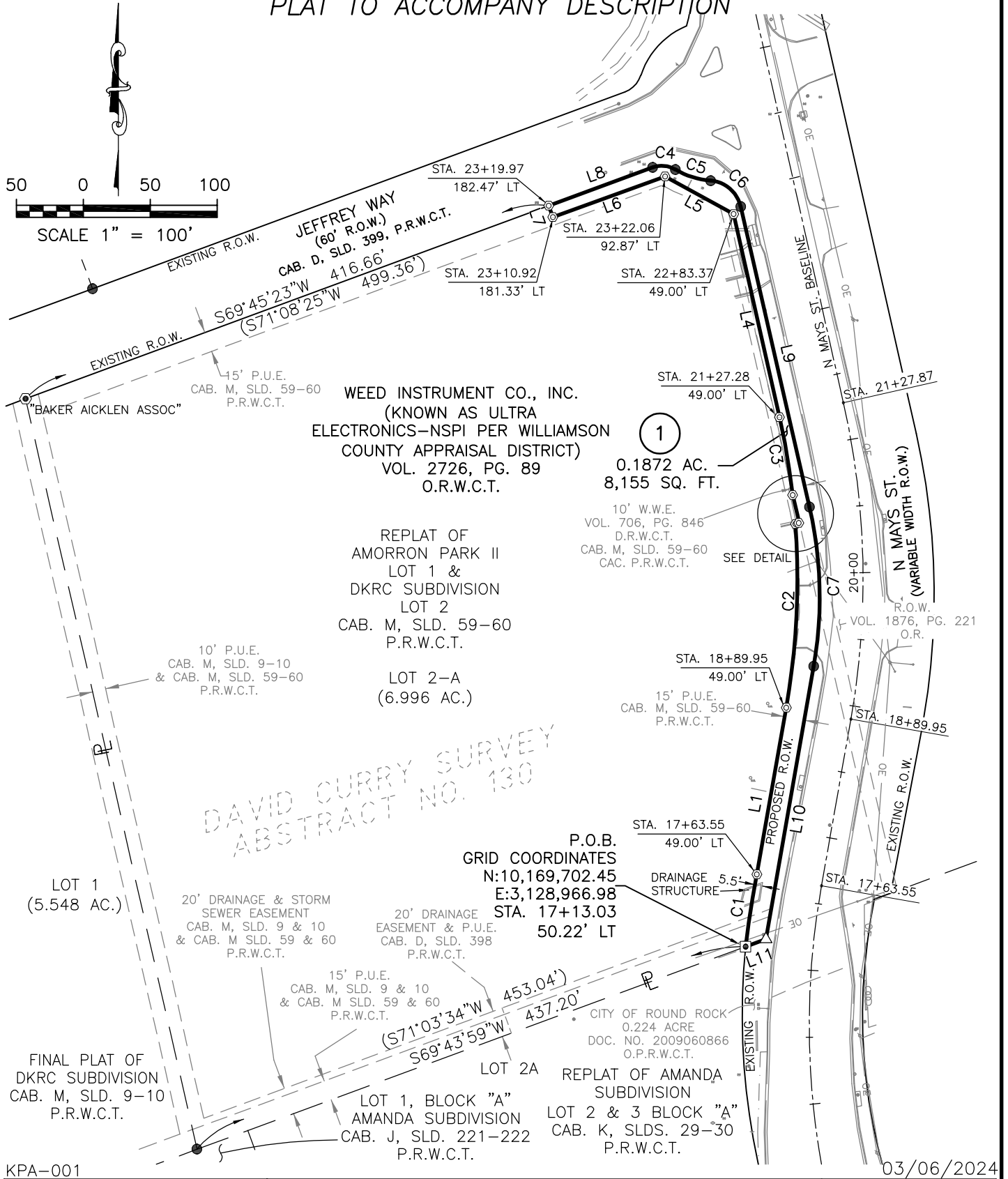


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Project No. KPA-001

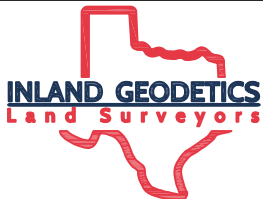


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EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



KPA-001



PARCEL PLAT SHOWING PROPERTY OF

ULTRA ELECTRONICS-NSPI

SCALE
1" = 100'

WILLIAMSON COUNTY






PROJECT
N. MAYS EXT

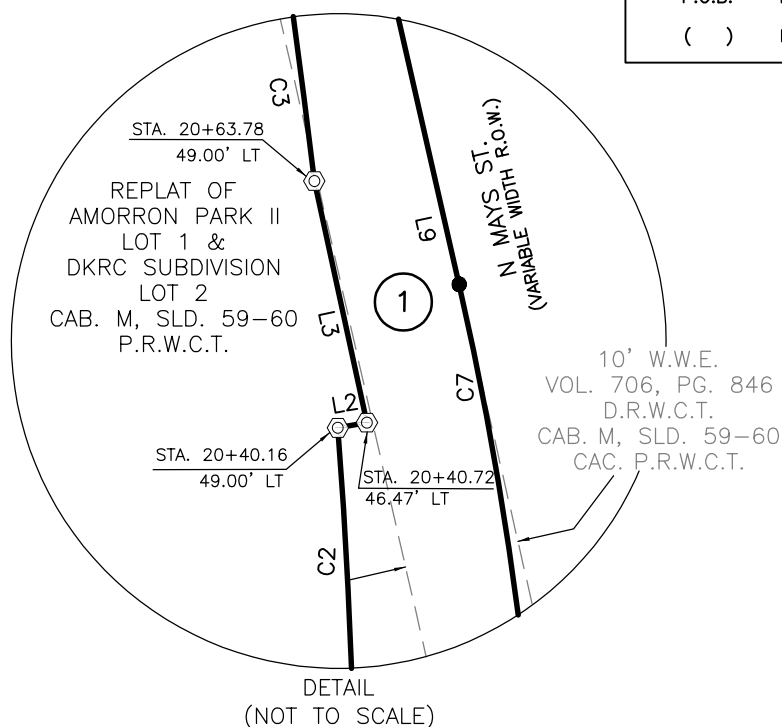
PARCEL 1
0.1872 AC.
8,155 SQ. FT.

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EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

LEGEND

	IRON ROD W/ ALUMINUM CAP STAMPED "CORR" FOUND
	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
	1/2" IRON ROD FOUND
	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "CORR-ROW" SET
	PROPERTY LINE
P.R.W.C.T.	PLAT 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
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
()	RECORD INFORMATION

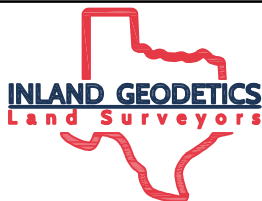


LINE	BEARING	DISTANCE
L1	N 10°00'41" E	126.40'
L2	N 77°16'26" E	2.97'
L3	N 13°19'12" W	21.52'
L4	N 12°42'28" W	155.50'
L5	N 61°17'48" W	58.50'
L6	S 70°06'52" W	89.16'
L7	N 19°53'08" W	9.04'
L8	N 69°45'23" E	82.71'
L9	S 12°52'45" E	230.23'
(L9)	(S 11°29'43" E)	(230.23')
L10	S 09°55'16" W	206.95'
(L10)	(S 11°18'18" W)	(207.22')
L11	S 69°43'59" W	16.14'
(L11)	(S69°45'55"W)	(15.96')

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	649.00'	4°49'23"	54.63'	N 08°47'59" E	54.61'
C2	551.00'	14°19'47"	137.80'	N 02°50'48" E	137.45'
C3	551.00'	6°07'59"	58.98'	N 09°38'28" W	58.95'
C4	20.00'	50°42'47"	17.70'	S 84°37'29" E	17.13'
(C4)	(20.00')	(50°43'36")	(17.71')	(S83°14'27"E)	(17.13')
C5	60.00'	26°38'36"	27.90'	S 72°31'37" E	27.65'
(C5)	(60.00')	(26°38'40")	(27.90')	(S71°08'35"E)	(27.65')
C6	25.00'	72°51'15"	31.79'	S 49°23'10" E	29.69'
(C6)	(25.00')	(72°51'08")	(31.79')	(S48°00'08"E)	(29.69')
C7	300.89'	22°48'03"	119.74'	S 01°30'20" E	118.95'
(C7)	(300.89')	(22°48'02")	(119.74')	(S00°07'18"E)	(118.95')

KPA-001

03/06/2024



PARCEL PLAT SHOWING PROPERTY OF

ULTRA ELECTRONICS-NSPI

WILLIAMSON COUNTY

PROJECT
N. MAYS EXT

PARCEL 1
0.1872 AC.
8,155 SQ. FT.

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PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99987384.
2. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF A SEPARATE METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF 23050008RTR0, ISSUED BY RISE TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 16, 2023, ISSUE DATE MAY 19, 2023.

SCHEDULE B, ITEM 1:

RESTRICTIVE COVENANTS: VOLUME 422, PAGE 581, DEED 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.

SCHEDULE B, ITEM 10:

- A. RIGHTS OF PARTIES IN POSSESSION.
- B. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- C. RIGHTS OF PUBLIC, THE STATE OF TEXAS AND THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE.
- D. ANY VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED, WHICH ARE NOT SHOWN OF RECORD.
- E. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- F. THE FOLLOWING MATTER(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON PLAT/MAP RECORDED IN CABINET M, SLIDE 59, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS:
 - 15' PUBLIC UTILITY EASEMENT ALONG THE NORTH,

SOUTH AND EAST PROPERTY LINE(S). (SHOWN)
 20' DRAINAGE AND STORM SEWER EASEMENT ALONG THE SOUTH PROPERTY LINE. (SHOWN)
 20' DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE. (SHOWN)

- G. EASEMENT AS SHOWN IN INSTRUMENT FILED IN VOLUME 422, PAGE 581, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
- H. WASTEWATER EASEMENT AS SHOWN IN INSTRUMENT FROM THERON S. BRADFORD, TRUSTEE TO BJ-HUGHES, INC., A CORPORATION CHARTER UNDER THE LAWS OF THE STATE OF DELAWARE, DATED APRIL 10, 1978 AND FILED IN VOLUME 706, PAGE 846, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN CABINET M, SLIDE 59, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN)
- I. POLLUTION ABATEMENT PLAN RECORDED IN CLERK'S FILE NO. 9532807, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
- J. ANY RIGHTS, LIENS, OR CLAIMS IN FAVOR OF UPPER BRUSHY CREEK WCID, INCLUDING BUT NOT LIMITED TO ANY LIEN SECURING THE PAYMENT OF ASSESSMENTS LEVIED AGAINST THE LAND IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, WHICH PROVIDES THAT SAID LIEN IS: "(1) A FIRST AND PRIOR LIEN AGAINST THE PROPERTY ASSESSED; (2) SUPERIOR TO ALL OTHER LIENS AND CLAIMS EXCEPT, LIENS OR CLAIMS FOR STATE, COUNTY, SCHOOL DISTRICT, OR MUNICIPAL AD VALOREM TAXES: (§372.018 (B), TEXAS LOCAL GOVERNMENT CODE) (NOT A SURVEY MATTER)

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JANUARY 2023.

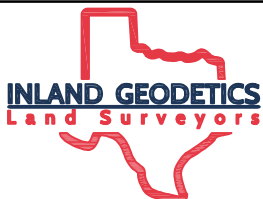
INLAND GEODETICS

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



KPA-001

03/06/2024



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PARCEL 1
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