

EXHIBIT "A"

FIELD NOTES

JOB NO. 15175

DATE: MAY 3, 2024

PAGE 1 OF 4

Field notes to accompany exhibit.

6.991 ACRES

BEING 6.991 ACRES OF LAND, MORE OR LESS, OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED THE REMAINDER OF 7.49 ACRES AS CONVEYED TO ALPHA WESTINGHOUSE VENTURES, L.L.C., AND RECORDED IN DOCUMENT NO. 2015046891, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 3RD, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with pink cap stamped "TLS" set in the south line of Roundville Lane, marking the southwest corner of that tract called 0.505 of an acre as conveyed to the City of Round Rock, Texas, and recorded in Document No. 2019030213, of said Official Public Records, also found in the east line of Lot 2 out of the Rock at Roundville Subdivision, said plat recorded in Document No. 2018069003, also found in the west line of said 7.49 acre tract, for the northwest corner of the herein described tract, from which a 1/2 inch iron rod found, marking the northwest corner of said 0.505 acre tract, also marking the northwest corner of said 7.49 acre tract, also marking the northeast corner of said Lot 2, bears N 54°03'26" W, 22.06 feet;

THENCE: with the south line of said Roundville Lane, the south line of said 0.505 acre tract, and crossing said 7.49 acre tract the following eleven (11) courses:

1. **N 66°25'42" E, 93.39 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
2. **S 23°30'39" E, 12.27 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
3. **N 66°31'44" E, 14.41 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
4. **N 27°24'01" E, 19.53 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
5. **N 66°25'42" E, 301.61 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
6. **N 74°53'44" E, 53.39 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
7. **N 66°27'01" E, 40.38 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
8. **N 23°32'14" W, 7.78 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
9. **N 66°27'46" E, 115.54 feet** to a mag nail set in asphalt, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;

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PAGE 2 OF 4

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10. **N 54°07'53" W, 4.38 feet** to an x set in concrete, marking an angle point of said 0.505 acre tract, for an angle point of the herein described tract;
11. **N 66°27'50" E, 602.41 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southeast corner of said 0.505 acre tract, set in the west line of Lot 1, out of Glen Ellyn, Section 2, said plat recorded in Document No. 2017078137, of said Official Public Records, also set in the east line of said 7.49 acre tract, for the northeast corner of the herein described tract, from which a 5/8 inch iron rod found, marking the northeast corner of said 0.505 acre tract, also marking the northeast corner of said 7.49 acre tract, bears N 27°31'24" E, 23.90 feet;

THENCE: **S 27°31'24" W, 523.63 feet** with the west line of said Glen Ellyn, Section 2 and the east line of said 7.49 acre tract to a 1/2 inch iron rod found, marking an angle point of said Glen Ellyn, Section 2, also marking the northeast corner of A.W. Grimes Townhomes, said plat recorded in Document No. 2022061902, of said Official Public Records, for the southeast corner of said 7.49 acre tract and the herein described tract, from which an iron rod with yellow cap stamped "Jones Carter" found, marking the southwest corner of said Glen Ellyn, Section 2, also marking the southeast corner of said A.W. Grimes Townhomes, bears S 27°44'58" W, 1099.32 feet;

THENCE: **S 66°27'29" W**, with the north line of said A.W. Grimes Townhomes and the south line of said 7.49 acre tract at 102.19 feet passing a 5/8 inch iron rod found, continuing in all **634.08 feet** to a 1/2 inch iron rod found, marking the southeast corner of the O'Reilly Subdivision, said plat recorded in Cabinet GG, Slide 276, Plat Records, Williamson County, Texas, for the southwest corner of said 7.49 acre tract and the herein described tract, from which a 1/2 inch iron rod found, marking the southeast corner of said O'Reilly Subdivision, also marking the southwest corner of said A.W. Grimes Townhomes, bears S 66°27'39" W, 574.26 feet;

THENCE: **N 54°09'43" W, 199.72 feet** with the east line of said O'Reilly Subdivision and the west line of said 7.49 acre tract to a 1/2 inch iron rod found, marking the northeast corner of said O'Reilly Subdivision, also marking the southeast corner of said Rock at Roundville Subdivision, for an angle point of said 7.49 acre tract and the herein described tract, from which a mag nail found, marking the northwest corner of said O'Reilly Subdivision, also marking the southwest corner of said Rock at Roundville Subdivision, bears S 66°29'04" W, 576.24 feet;

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PAGE 3 OF 4

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THENCE: **N 54°03'26" W, 177.96 feet** with the east line of said Rock at Roundville Subdivision and the west line of said 7.49 acre tract to the **PLACE OF BEGINNING**, containing 6.991 acres of land, more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

WCS 5-16-2024
William C. Stewart, RPLS No. 5785
State of Texas



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