

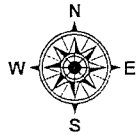
**Exhibit “A”**

Property Description

6.452 acres of Creek Bend Boulevard right-of-way

[See attached map.]

# Exhibit A



Tract 5  
Creek Bend Blvd ROW,  
Calculated GIS acreage = 0.51 approximate acres

Tract 3  
Creek Bend Blvd ROW, 0.034 acres  
A portion of Lot 1, Blk A as  
recorded in the Fern Bluff Community Center  
Final Plat.  
Deed: 2002091724 - Volume W, Page 334  
Date: 11/20/2002

Tract 4  
Creek Bend Blvd ROW, 0.067 acres  
Deed: 2014078757  
Date: 09/29/2014

Tract 1  
Creek Bend Blvd ROW, 5.31 acres  
Deed: 2014092339  
Date: 11/14/2014

Tract 2  
Creek Bend Blvd ROW  
as recorded in the Fern Bluff Community Center  
Final Plat.  
Deed: 2002091724 - Volume W, Page 334  
Date: 11/20/2002  
Calculated GIS acres = 0.51 acres

Creek Bend Blvd

ETJ  
City Limit

Brightwater Blvd

Wyoming Springs Dr

**PLAT MAP RECORDING SHEET**

**INSTRUMENT # --**

**2002091724 2 PGS**

**DEDICATOR:** Fern Bluff Municipal Utility District by Jean I. Cochran, President

**SUBDIVISION NAME: FERN BLUFF COMMUNITY CENTER**

**RECORDED IN:** Cabinet W, Slides 334 and 335

**PROPERTY IS DESCRIBED AS:** 4.919 ac. Dugan, W. Svy., Abst. 190

**HAND TO:** Gray-Jansing Engineering (Jim Brewer 452-0371)

**INSTRUMENT DATE:** September 30, 2002

**FILE DATE:** November 20, 2002

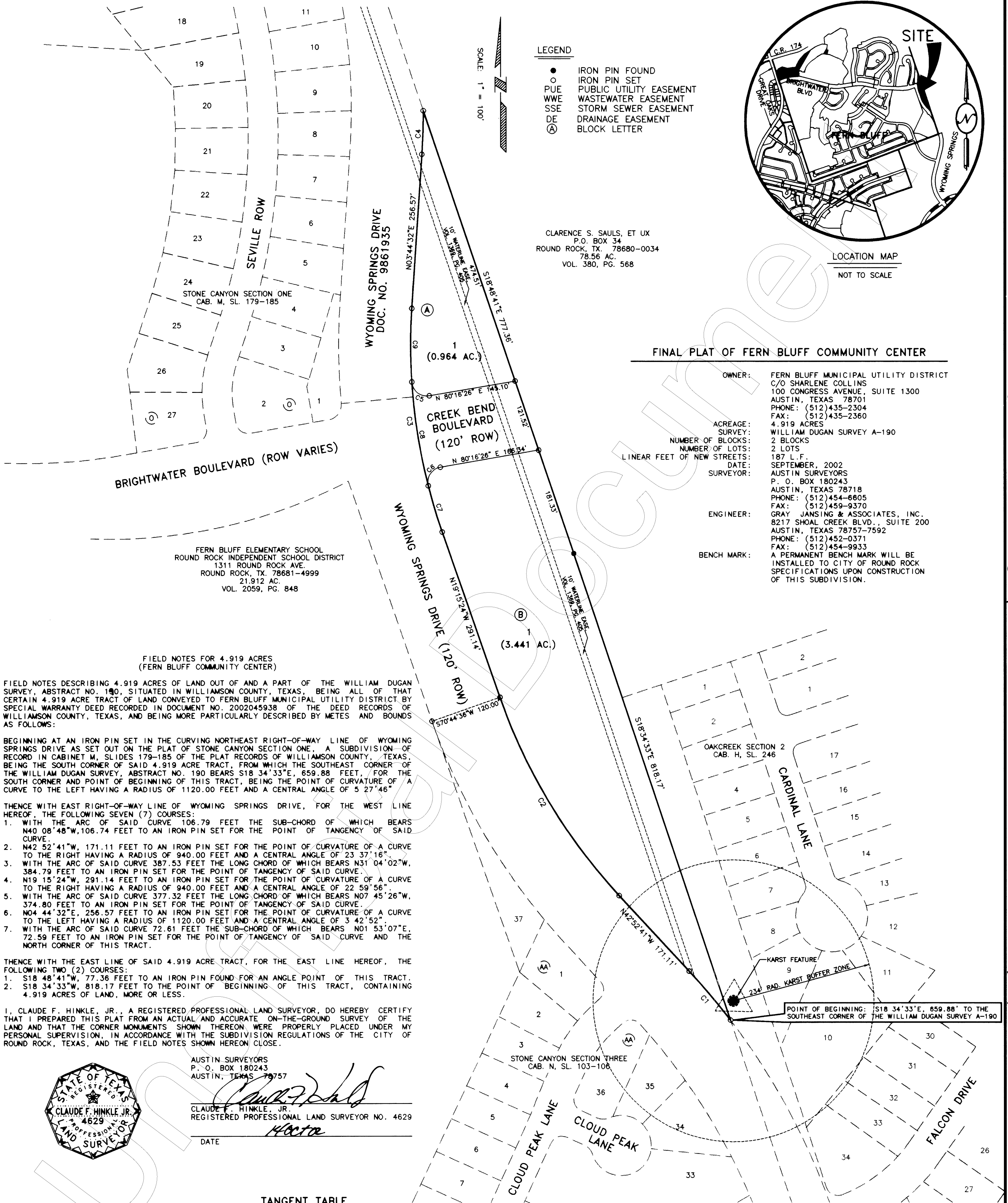
**FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Nancy E. Rister*

11-20-2002 10:51 AM 2002091724  
HARGETT \$106.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

# FINAL PLAT OF FERN BLUFF COMMUNITY CENTER



**TANGENT TABLE**

NUMBER	DISTANCE	BEARING
T1	137.27'	S 18°48'40" E
T2	31.24'	S 55°05'46" W
T3	15.00'	S 34°54'14" E
T4	26.91'	N 55°05'46" E
T5	5.48'	S 18°48'40" E
T6	15.00'	N 71°25'27" E
T7	35.08'	N 18°34'33" W
T8	48.16'	N 71°25'27" E
T9	48.20'	S 66°21'20" W
T10	132.91'	N 18°48'40" W
T11	48.16'	S 71°25'27" W
T12	8.03'	N 18°48'40" W
T13	48.20'	N 66°21'20" E

**CURVE TABLE**

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHORD
C1	5°27'46"	N 40°08'48" W	1120.00	106.79'	106.74'
C2	23°37'16"	N 31°04'02" W	940.00'	387.53'	384.79'
C3	22°59'56"	N 07°45'26" W	940.00'	377.32'	374.80'
C4	3°42'52"	N 01°53'07" E	1120.00'	72.61'	72.59'
C5	96°01'21"	S 51°42'54" E	25.00'	41.90'	37.16'
C6	94°38'20"	S 32°57'16" W	25.00'	41.29'	36.76'
C7	4°53'30"	S 16°48'39" E	940.00'	80.25'	80.23'
C8	10°39'41"	S 09°02'04" E	940.00'	174.91'	174.66'
C9	7°26'46"	S 00°01'10" W	940.00'	122.16'	122.07'

SHEET 1 OF 2

PROJECT NO: 999-8742-14	DESIGNED BY: MEW
FILE NO: 8742PLT1.DWG	DRAWN BY: MEW
DATE: SEPT., 2002	CHECKED BY: CPH
SCALE: 1" = 100'	REVISED BY:

**GRAY JANSING & ASSOCIATES, INC.**  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7592  
(512)452-0371 FAX(512)454-9933

CABINET W  
SLIDE # 334  
Document # 2002091724

FINAL PLAT OF FERN BLUFF COMMUNITY CENTER

THE STATE OF TEXAS :  
THE COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS:

THAT FERN BLUFF MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH JEAN I. COCHRAN, PRESIDENT OF ITS BOARD OF DIRECTORS, BEING THE SOLE OWNER OF 4.919 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.919 TRACT 1, CONVEYED TO FERN BLUFF MUNICIPAL UTILITY DISTRICT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2002045938 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON; DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT; AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. FERN BLUFF MUNICIPAL UTILITY DISTRICT DOES HEREBY ACKNOWLEDGE THAT IT IS THE SOLE OWNER OF SAID 4.919 ACRES AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OR ANY UNPAID DEBT FOR WHICH SAID 4.919 ACRES REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 19th DAY OF September, 2002 A.D.

FERN BLUFF MUNICIPAL UTILITY DISTRICT  
c/o SHARLENE N. COLLINS  
ARMBRUST, BROWN & DAVIS, L.L.P.  
100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701

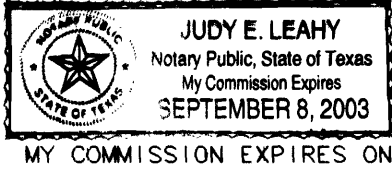
BY: Jean Cochran  
JEAN I. COCHRAN, PRESIDENT,

THE STATE OF TEXAS :  
THE COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19th DAY OF September 2002, A.D., BY JEAN I. COCHRAN, PRESIDENT OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT, ON BEHALF OF SAID DISTRICT.

WITNESS MY HAND AND SEAL THIS THE 19th DAY OF September, 2002, A.D.

Judy E. Leahy  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



PRINTED NAME OF NOTARY

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF ROUND ROCK.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ABUTTING ALL STREETSIDE PROPERTY LINES OF ALL LOTS SHOWN HEREON IS HEREBY DEDICATED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY FERN BLUFF MUNICIPAL UTILITY DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CCDP) APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- ALL BUILDING SLAB ELEVATIONS SHALL BE 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.
- MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

I, STEPHEN K. COLLINS, A REGISTERED PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS, AND DO HEREBY ATTEST TO THE FOLLOWING:

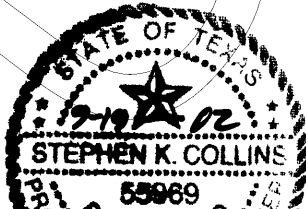
- ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES, IF ANY) WITHIN THIS SUBDIVISION WILL BE COMPLETED IN COMPLIANCE WITH CITY OF ROUND ROCK AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS, POLICIES AND GUIDELINES, AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS. THE MORE RESTRICTIVE BETWEEN CITY OF ROUND ROCK AND WILLIAMSON COUNTY CRITERIA SHALL GOVERN. (WILLIAMSON COUNTY ENGINEERING GUIDELINES ARE INCORPORATED IN WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS APPENDIX B).
- THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
- NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS UNINUNDED BY 100-YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C 330 D, EFFECTIVE DATE, JANUARY 3, 1997, FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 12 DAY OF September, 2002, A.D.

GRAY • JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 100  
AUSTIN TEXAS 78758

Stephen K. Collins  
REGISTERED PROFESSIONAL ENGINEER NO. 55969

DATE 9-19-02



WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD'S AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO  
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE 9/20/02

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 19th DAY OF September, 2002.

Sharon Stuka  
FAMILY STUKA,  
AUTHORIZED ADDRESS COORDINATOR

APPROVED THIS 30th DAY OF SEPTEMBER, 2002 A.D. BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Al Kostik  
AL KOSTIK, CHAIRMAN

Peter Drapes  
PETER DRAPES, VICE CHAIRMAN

PASSED AND APPROVED ON THE 30th DAY OF SEPTEMBER, 2002 A.D.

Mike Maxwell  
MICHAEL MAXWELL, MAYOR  
CITY OF ROUND ROCK, TEXAS

Christine R. Martinez  
CHRISTINE R. MARTINEZ, CITY SECRETARY  
CITY OF ROUND ROCK, TEXAS

WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT WAS DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE 11-5-02

John C. Doerfler  
JOHN C. DOERFLER, COUNTY JUDGE,  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF November, 2002 A.D., AT 10:30 O'CLOCK A.M., AND WAS DULY RECORDED ON THIS THE 20th DAY OF November, 2002 A.D., AT 10:50 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET W, SLIDES 334 and 335.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DAY WRITTEN ABOVE.

Nancy E. Rister  
NANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

By: Brett Tablerion  
Deputy Clerk



SHEET 2 OF 2

PROJECT NO: 999-8742-14	DESIGNED BY: MEW
FILE NO: 8742PLT2.DWG	DRAWN BY: MEW
DATE: SEPT., 2002	CHECKED BY: CFH
SCALE:	REVISED BY:

GRAY • JANSING & ASSOCIATES, INC.  
Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7592  
(512)452-0371 FAX(512)454-0983

**DEED**

Creek Bend Boulevard Right of Way

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** Sept 29, 2014

**Grantor:** JORGE L. GONZALEZ

**Grantor's Mailing Address (including county):**

2211 Hairy Man Road  
Round Rock, Texas 78681  
Williamson County

**Grantee:** CITY OF ROUND ROCK, TEXAS

**Grantee's Mailing Address (including county):**

Attn: City Manager  
221 East Main Street  
Round Rock, Texas 78664  
Williamson County

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**PROPERTY (including any improvements):**

All of that certain 0.067 acre tract of land, more or less, out of and situated in the Elisha McDaniel Survey, Abstract No. 441 in Williamson County; being more fully described in Exhibit "A", attached hereto and incorporated herein (Parcel 5);

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements;



Grantor, a single person, for the consideration stated herein and other good and valuable consideration, the receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

This deed is being delivered in lieu of condemnation.

When the context requires, singular nouns and pronouns include the plural.

  
Jorge L. Gonzalez

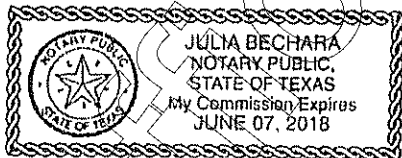
**ACKNOWLEDGMENT**

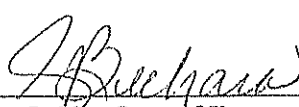
STATE OF TEXAS

COUNTY OF WILLIAMSON

§  
§  
§

This instrument was acknowledged before me on the 29 day of Sept, 2014,  
by Jorge L. Gonzalez, in the capacity and for the purposes and consideration recited herein.



  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

City of Round Rock, Texas  
Attn: City Manager  
221 East Main St.  
Round Rock, Texas 78664

**AFTER RECORDING RETURN TO:**

Unofficial Document



EXHIBIT A

Page 1 of 2

County: Williamson  
 Parcel No.: 5  
 Project: Creek Bend Boulevard

## PROPERTY DESCRIPTION FOR PARCEL 5

DESCRIPTION OF A 0.067 ACRE (2,915 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ELISHA MCDANIEL SURVEY, ABSTRACT NO. 441, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 5.985 ACRE TRACT OF LAND CONVEYED TO JORGE L. GONZALEZ BY INSTRUMENT RECORDED IN 2006030815 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.067 ACRE (2,915 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being in the existing southerly right-of-way line of Hairy Man Road (County Road 174) (right-of-way width varies), same being in the northerly boundary line of said 5.985 acre tract, for the most northerly corner of the herein described tract and from which a 1" iron pipe found, being in the northerly boundary line of said 5.985 acre tract, same being in said southerly right-of-way line bears N 75°49'09" E a distance of 210.17 feet;

- 1) **THENCE**, departing said right-of-way line, through the interior of said 5.985 acre tract, with the proposed easterly right-of-way line of Creek Bend Boulevard (right-of-way width varies), along a curve to the left, having a delta angle of 05°20'16", a radius of 1070.00 feet, an arc length of 99.68 feet, and a chord which bears S 38°39'36" W for a distance of 99.64 feet to a calculated point, being in the centerline of Brushy Creek, being the northerly boundary line of that 197 acre remainder tract (Third Tract) of land conveyed to Clarence Lorenza Sauls by instrument recorded in Volume 608, Page 936 of the Deed Records of Williamson County, Texas, same being the southerly boundary line of said 5.985 acre tract, for the southeasterly corner of the herein described tract;
- 2) **THENCE**, with the centerline of said Brushy Creek, same being the common boundary line of said 5.985 acre tract, and said 197 acre remainder tract, N 78°09'05" W for a distance of 27.58 feet to a calculated point, being an exterior ell corner of said Hairy Man Road, same being the southwesterly corner of said 5.985 acre tract, for the southwesterly corner of the herein described tract;

**THENCE**, departing said common boundary line, with said existing southerly right-of-way line, same being the northerly boundary line of said 5.985 acre tract, the following (2) two courses:

- 3) N 18°25'39" E for a distance of 57.08 feet to a calculated point, being an angle point in said Hairy Man Road, same being the northwesterly corner of said 5.985 acre tract, for the northwesterly corner of the herein described tract;
- 4) N 75°49'09" E for a distance of 73.43 feet to the **POINT OF BEGINNING**, containing 0.067 acres (2,915 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision

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

*M. Stephen Truesdale*  
 M. Stephen Truesdale  
 Registered Professional Land Surveyor No. 4933  
 Licensed State Land Surveyor  
 Inland Geodetics, LP  
 Firm Registration No: 100591-00  
 1504 Chisholm Trail Road, Suite 103  
 Round Rock, TX 78681

Date

*5 OCT 2012*



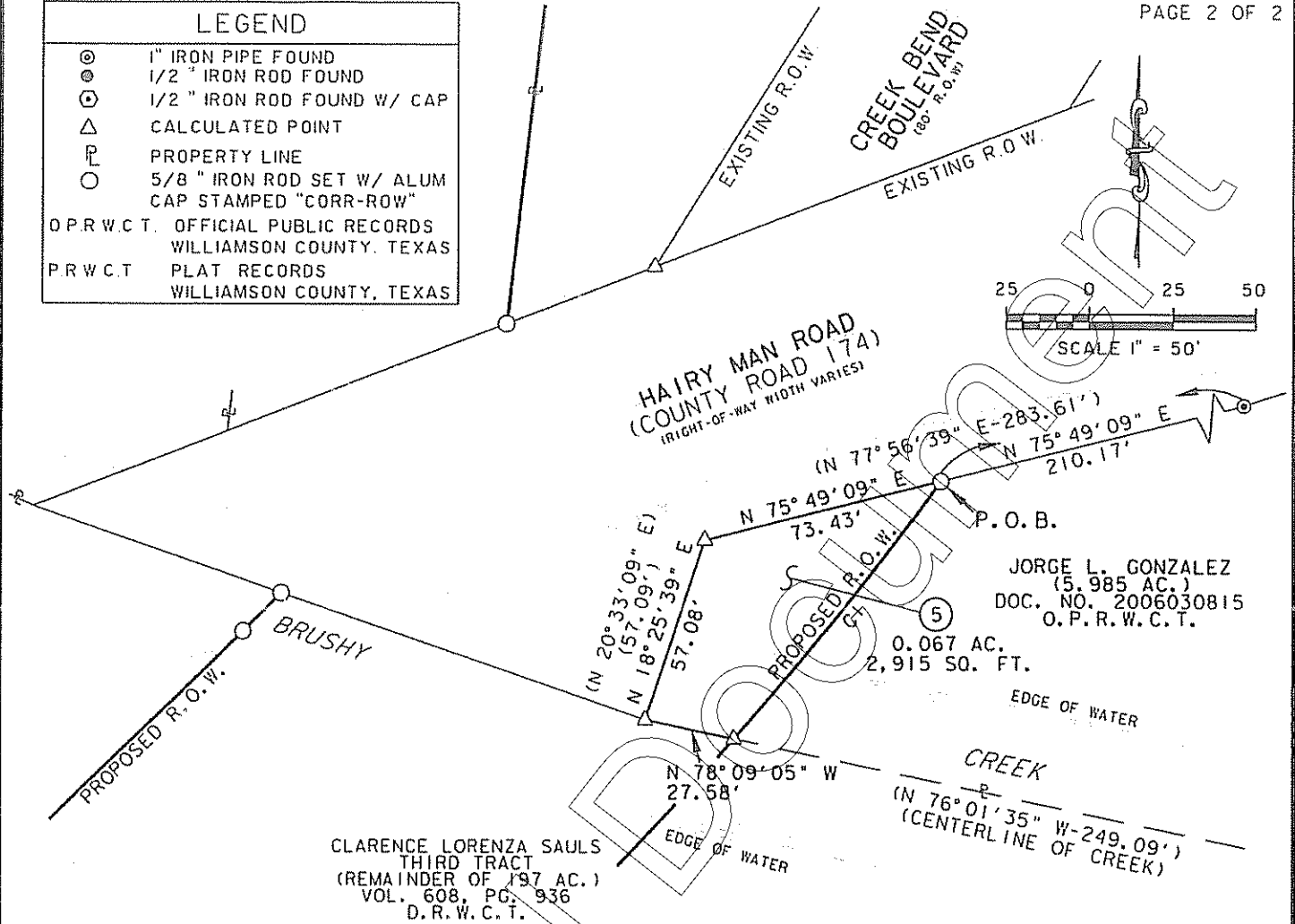
EXHIBIT "A"

PLAT TO ACCOMPANY DESCRIPTION

10/01/12  
PAGE 2 OF 2

LEGEND

- ⊙ 1" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND W/ CAP
- △ CALCULATED POINT
- P PROPERTY LINE
- 5/8" IRON ROD SET W/ ALUM CAP STAMPED "CORR-ROW"
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
CI	05° 20' 16"	1070.00'	99.68'	99.64'	S 38° 39' 38" W

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

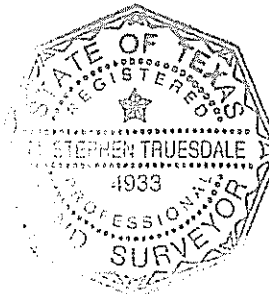
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 5 OCT 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681

DATE:



	ACRES	SQUARE FEET
ACQUISITION	0.067	2,915
CALC./AREA	5.985	260,707
REMAINDER AREA	5.918	257,792

INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD, SUITE 103  
ROUND ROCK, TX. 78681  
PH. 15121 238-1200, FAX 15121 238-1251

PARCEL PLAT SHOWING PROPERTY OF

JORGE L. GONZALEZ

SCALE  
1" = 50'

PROJECT  
CREEK BEND BOULEVARD

COUNTY  
WILLIAMSON

2014078757

Electronically Recorded  
OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to read "Nancy E. Rister".

Nancy E. Rister, County Clerk

9/30/2014 12:25 PM

Pages: 6 Fee: \$37.00  
Williamson County Texas

Unofficial Document



**SPECIAL WARRANTY DEED**

Creek Bend Boulevard

**THE STATE OF TEXAS           §**  
**§**  
**COUNTY OF WILLIAMSON   §**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WHEREAS**, the City of Round Rock, Texas is authorized to purchase land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Creek Bend Blvd. improvement project ("Project"); and,

**WHEREAS**, the purchase of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **CLARENCE LORENZA SAULS and MILDRED SAULS**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the City of Round Rock, Texas, receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the CITY OF ROUND ROCK, TEXAS all of that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described as follows:

All of that certain 5.331 acre tract of land, more or less, located in the Elisha McDaniel Survey, Abstract Number 441, in Williamson County, Texas, being a portion of the remainder of that called 197 acre tract (Third Tract) of land conveyed to Clarence Lorenza Sauls by Instrument recorded in volume 608, page 936, Deed Records, Williamson County, Texas. Being more fully described in Exhibit "A", attached hereto and incorporated herein (Parcel 6)

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

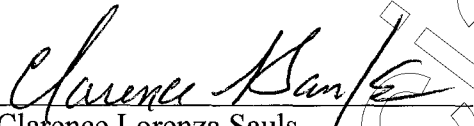
Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of the City of Round Rock or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Creek Bend Drive, but shall not be used or exported from the Property for any other purpose.


**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the City of Round Rock, Texas and its assigns forever; and Grantor does hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the City of Round Rock, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the 14 day of November, 2014.

**GRANTORS:**

  
Clarence Lorenza Sauls

  
Mildred Sauls

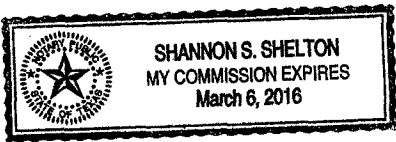
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Lewis

§  
§  
§

This instrument was acknowledged before me on this the 14<sup>th</sup> day of November 2014, by Clarence Lorenza Sauls and Mildred Sauls, in the capacity and for the purposes and consideration therein expressed.



Shannon S. Shelton  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S ADDRESS:**

City of Round Rock  
221 East Main  
Round Rock, Texas 78664

**AFTER RECORDING RETURN TO:**

Texas American Title Company  
715 Discovery Blvd., Ste. 205  
Cedar Park, TX 78613

EXHIBIT

A

County: Williamson  
 Parcel No.: 6  
 Project: Creek Bend Boulevard

### PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 5.331 ACRE (232,240 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ELISHA MCDANIEL SURVEY, ABSTRACT NO. 441, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 197 ACRE TRACT (THIRD TRACT) OF LAND CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.331 ACRE (232,240 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being the easterly boundary line of Lot 1, Block A, Final Plat of Fern Bluff Community Center, a subdivision according to the plat thereof recorded in Cabinet W, Slides 334-335 of the Plat Records of Williamson County, Texas, same being the westerly boundary line of said remainder tract, for the southwesterly corner of the herein described tract and from which a capped iron rod stamped "AUSTIN SURVEYORS" found, bears N 20°32'37" W at a distance of 449.11 feet;

**THENCE**, departing the easterly boundary line of said Lot 1, with the proposed westerly right-of-way line of Creek Bend Boulevard, through the interior of said remainder tract, the following (5) five courses:

- 1) Along a curve to the left, having a delta angle of 12°44'37", a radius of 935.00 feet, an arc length of 207.96 feet, and a chord which bears N 57°22'18" E for a distance of 207.53 feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set
- 2) N 55°39'17" E for a distance of 47.14 feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 3) Along a curve to the left, having a delta angle of 02°17'10", a radius of 940.00 feet, an arc length of 37.50 feet, and a chord which bears N 46°59'31" E for a distance of 37.50 feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 4) N 45°50'56" E, passing at a distance of 1412.62 feet a 5/8" iron rod with aluminum cap stamped "REF/ WITNESS" set, being on the high bank of Brushy Creek for the witness to the northwesterly corner hereof and continuing for a total distance of 1457.62 feet to a calculated point in the centerline of said Brushy Creek, same being in the southerly right-of-way line of Hairy Man Road (County Road 174) (right-of-way width varies), being in the northerly line of that called 0.41 acre tract for a Public Road Easement recorded in Volume 1960, Page 435 of the Official Records of Williamson County, Texas, same being in the northerly boundary line of said remainder tract, for the northwesterly corner of the herein described tract;
- 5) **THENCE**, with said southerly right-of-way line and the general centerline of Brushy Creek, same being the northerly boundary line of said remainder tract, S 70°56'20" E for a distance of 116.29 feet to a calculated point, being an exterior ell corner in said Hairy Man Road right-of-way line, being the southwesterly corner of a 5.985 acre tract of land conveyed to Jorge L. Gonzalez by instrument recorded in Document No. 2006030815 of the Official Public Records of Williamson County, Texas;
- 6) **THENCE**, departing said right-of-way line, with the southerly boundary line of said 5.985 acre tract, being the northerly boundary line of said remainder tract, same being the centerline of Brushy Creek, S 78°09'05" E for a distance of 27.58 feet to a calculated point, for the northeasterly corner of the herein described tract;

**THENCE**, departing the southerly boundary line of said 5.985 acre tract, with the proposed easterly right-of-way line of Creek Bend Boulevard, through the interior of said remainder tract, the following (7) seven courses:

- 7) Along a curve to the right, having a delta angle of 04°31'10", a radius of 1070.00 feet, an arc length of 84.40 feet, and a chord which bears S 43°35'21" W for a distance of 84.38 feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;



PARCEL 6

Page 2 of 4

- 8) **S 45°50'56" W** for a distance of **431.04** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 9) **N 44°09'04" W** for a distance of **5.00** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 10) **S 45°50'56" W** for a distance of **1010.10** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 11) Along a curve to the right, having a delta angle of **02°17'10"**, a radius of **1065.00** feet, an arc length of **42.49** feet, and a chord which bears **S 46°59'31" W** for a distance of **42.49** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 12) **S 45°39'54" W** for a distance of **107.42** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set;
- 13) Along a curve to the right, having a delta angle of **10°37'30"**, a radius of **1075.00** feet, an arc length of **199.35** feet, and a chord which bears **S 59°10'37" W** for a distance of **199.06** feet to a 5/8" iron rod with aluminum cap stamped "CORR-ROW" set, being in the existing right-of-way line of Creek Bend Boulevard per said final plat, being in the westerly boundary line of said remainder tract, for the southeasterly corner of the herein described tract and from which a capped iron rod stamped "AUSTIN SURVEYORS" found, being the northeasterly corner of Lot 1, Block B, per said final plat, same being the southeasterly corner of said right-of-way bears **S 20°32'37" E**, at a distance of **6.25** feet;
- 14) **THENCE**, departing said proposed right-of-way line, with the westerly boundary line of said remainder tract, with in part said existing right-of-way line of Creek Bend Boulevard, and in part said Lot 1, Block A, **N 20°32'37" W**, passing at a distance of **115.26** feet a capped iron rod stamped "AUSTIN SURVEYORS" found, being the northeasterly corner of said existing right-of-way, same being the southeasterly corner of said Lot 1, Block A, and continuing for a total distance of **140.61** feet to the **POINT OF BEGINNING**, containing **5.331** acres (232,240 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

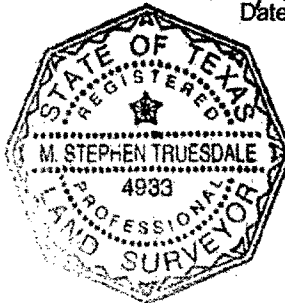
KNOW ALL MEN BY THESE PRESENTS:

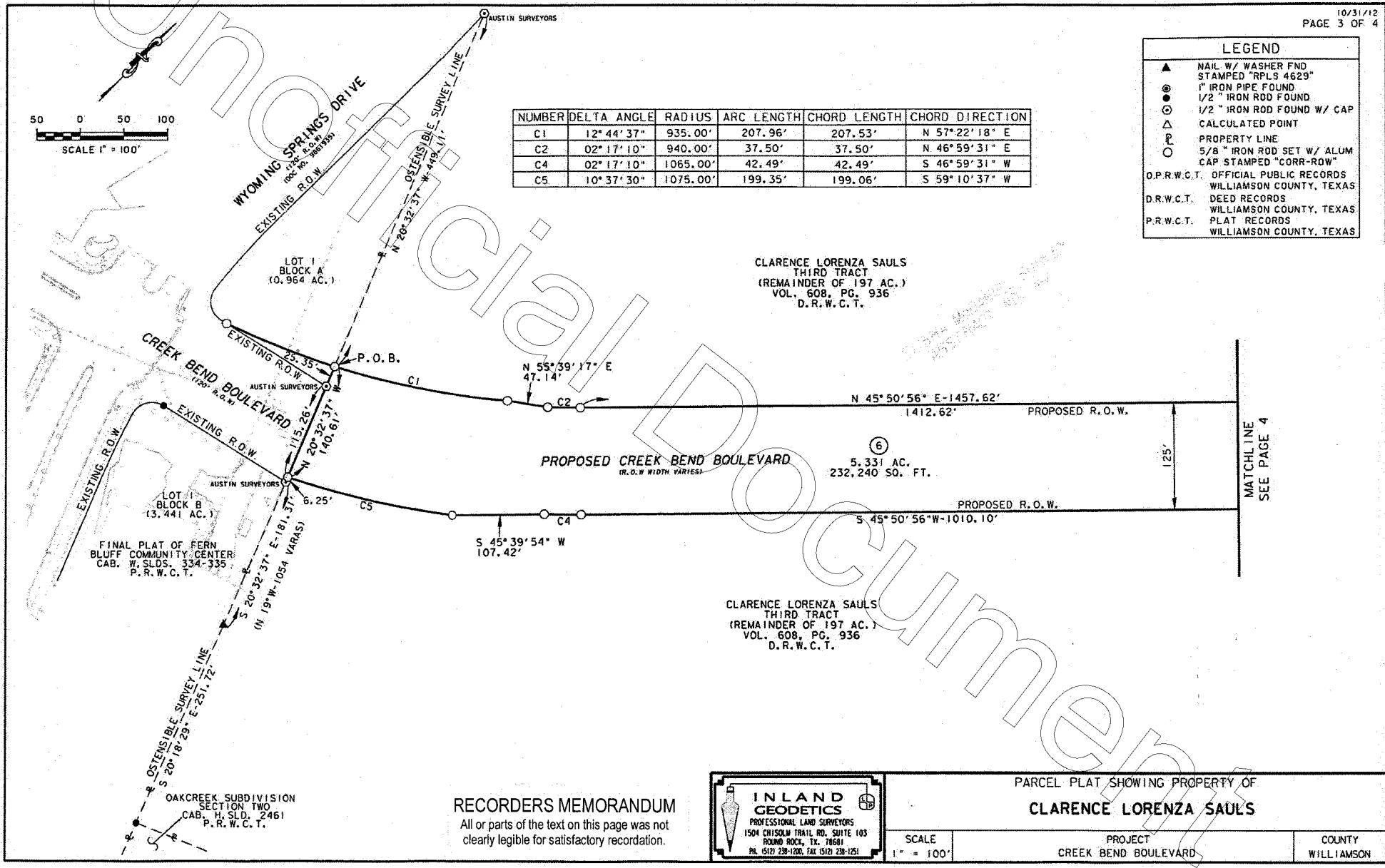
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

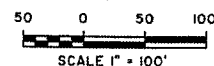
*M. Stephen Truesdale*  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LP  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*2 Nov 2012*  
Date



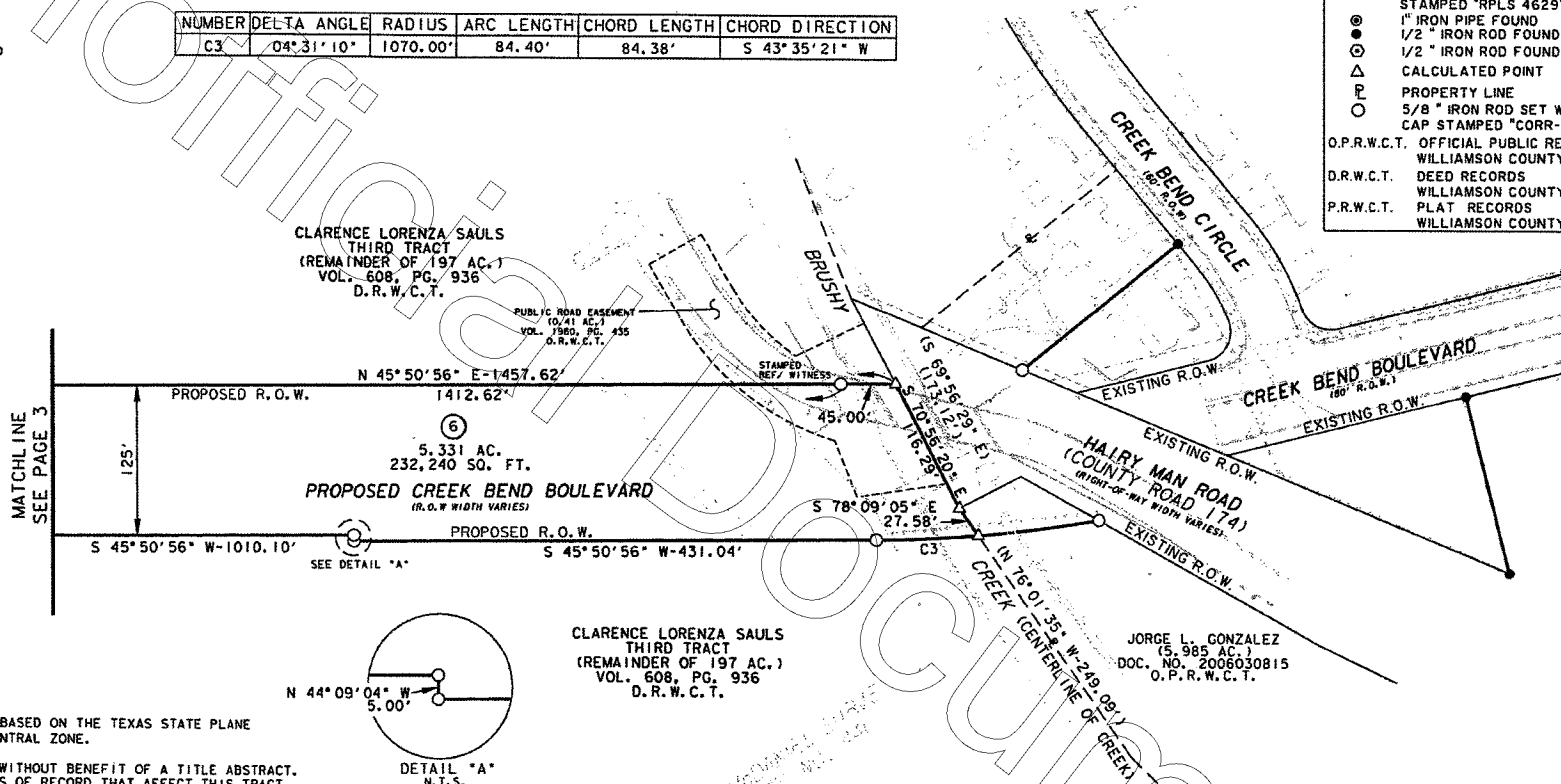


10/31/12  
PAGE 4 OF 4

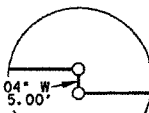


NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C3	04°31'10"	1070.00'	84.40'	84.38'	S 43°35'21" W

LEGEND	
▲	NAIL W/ WASHER FND STAMPED "RPLS 4629"
●	1" IRON PIPE FOUND
○	1/2" IRON ROD FOUND
△	1/2" IRON ROD FOUND W/ CAP
△	CALCULATED POINT
—	PROPERTY LINE
○	5/8" IRON ROD SET W/ ALUM CAP STAMPED "CORR-ROW"
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS



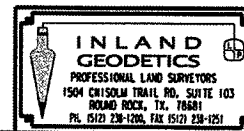
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
- 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 2 Nov 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681



ACQUISITION			
ACQUISITION	ACRES	SQUARE FEET	
APPROXIMATE CALC/DEED AREA	5.331	232,240	
REMAINDER AREA	96.1	4,186,116	
	90.8	3,953,876	

SCALE 1" = 100'

PROJECT CREEK BEND BOULEVARD

COUNTY WILLIAMSON

RECORDERS MEMORANDUM  
All or parts of the text on this page was not clearly legible for satisfactory recordation.

①

Texas American Title Company

715 Discovery Blvd., Ste. 205  
Cedar Park, TX 78613



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2014092339

*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

November 18, 2014 10:34 AM

FEE: \$45.00 DPEREZ

Unofficial Document

**Exhibit “B”**

Annexation Petition

## ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE  
CITY OF ROUND ROCK, TEXAS:

The undersigned owner of the hereinafter described tracts of land hereby petitions your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

Tract 1

5.331 acres out of the Elisha McDaniel Survey, Abstract No. 441, conveyed to the City of Round Rock by Special Warranty Deed in Document No. 2014092339 of the Official Public Records of Williamson County, Texas

Tract 2

0.51 acres of Creek Bend Boulevard right-of-way dedicated in the Fern Bluff Community Center Final Plat, a subdivision recorded in Document No. 2002091724 of the Official Public Records of Williamson County, Texas

Tract 3

0.034 acres of Creek Bend Boulevard right-of-way described as being a portion of Lot 1, Block A of the Fern Bluff Community Center Final Plat, a subdivision recorded in Document No. 2002091724 of the Official Public Records of Williamson County, Texas

Tract 4

0.067 acres out of the Elisha McDaniel Survey, Abstract No. 441, conveyed to the City of Round Rock by Deed in Document No. 2014078757 of the Official Public Records of Williamson County, Texas

Tract 5

0.51 acres out of the Elisha McDaniel Survey, Abstract No. 441

And being more particularly described in Exhibit "A," attached hereto and made a part hereof for all purposes.


- (1) The City of Round Rock is the true and only owner of the above-described tracts of land, and
- (2) The above-described tracts of land, as described in Exhibit "A," are contiguous and adjacent to the current city limits of the City of Round Rock, Texas.

City of Round Rock, Texas

Date: 10-23-13

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Brad Wiseman this 13<sup>th</sup>  
day of October, 2023.

A circular notary seal for Cecilia Chapa, a Notary Public in the State of Texas. The seal features a five-pointed star in the center. The text around the star reads "CECILIA CHAPA" at the top, "NOTARY PUBLIC" below it, "STATE OF TEXAS" below that, and "ID. 13301437-0" and "EXP. 04-02-2025" at the bottom. The entire seal is enclosed in a decorative border.

  
Notary Public, State of Texas