

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.065 ACRE (2,846 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE WILLIS DONAHO SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, (0.992 ACRES), OF WHITNEY TRACT PHASE 1, FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012040973 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO TOP FAMILY, INC., RECORDED IN DOCUMENT NO. 2012015076 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.065 ACRE (2,846 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an X cut in concrete set, having grid coordinates of N=10,173,066.14 E=3,152,150.21, in the proposed northerly right-of-way (ROW) line of County Road (C.R.) 113 (Old Settlers Blvd.) (variable width ROW), same being in the easterly boundary line of that called 2.97 acre tract of land described in a Special Warranty Deed to City of Round Rock recorded in Document No. 2019119502 of the Official Public Records of Williamson County, Texas, same being in the westerly boundary line of said Lot 1, for an angle point and **POINT OF BEGINNING** of the herein described parcel and from which a capped iron rod with plastic cap stamped "Austin Surveyors" found, being the common corner of said 2.97 acre tract and said Lot 1, also being the southerly boundary line of Lot 13 of the Final Plat of Settlers Crossing, Section 3, a subdivision of record in Cabinet AA, Slides 375-376 of the Plat Records of Williamson County, Texas bears N 02°40'50" W, at a distance of 265.14 feet;

THENCE, departing said 2.97 acre tract, with said proposed ROW line, through the interior of said Lot 1, the following 2 (two) courses:

- 1) **N 77°41'59" E**, for a distance of **102.42** feet to an X cut in concrete set, for an angle point hereof;
- 2) **N 55°28'52" E**, for a distance of **53.43** feet to an iron rod with aluminum cap stamped "CORR ROW" set, being in the existing westerly ROW line of County Road (C.R.) 122 (Redbud Lane) (variable width ROW), same being the easterly boundary line of said Lot 1, for the northeasterly corner hereof and from which an iron rod with aluminum cap stamped "CORR" found, being in said existing ROW line of C.R. 122, same being the southeasterly corner of Lot 29 of said Settlers Crossing, Section 3, also being the northeasterly corner of said Lot 1 bears N 06°00'55" E, at a distance of 224.16 feet;
- 3) **THENCE**, departing said proposed ROW line, with the easterly boundary line of said Lot 1, same being the existing ROW line of said County Road (C.R.) 122, **S 06°00'55" W**, for a distance of **16.78** feet to a calculated angle point, being the cutback of the existing northerly ROW line of C.R. 113 (Old Settlers Blvd.) (variable width ROW), for angle point hereof,
- 4) **THENCE**, with the cutback of said C.R. 113 (Old Settlers Blvd.) and said C.R. 122 (Redbud Lane), same being the easterly boundary line of said Lot 1, **S 45°12'10" W**, for a distance of **58.46** feet to a 1/2 iron rod found in the existing northerly ROW line of said C.R. 113, for the southeasterly corner hereof;
- 5) **THENCE**, with the northerly ROW line of said C.R. 113, being the southerly boundary line of said Lot 1, **S 87°19'10" W**, for a distance of **100.47** feet to a Mag Nail with "JPH Land Surveying" found, being the southeasterly corner of said 2.97 acre tract, same being the southwesterly corner of said Lot 1, for the southwesterly corner hereof,

06-13-22
Page 2 of 4

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

WILLIS DONAHO SURVEY
ABSTRACT NO. 173

DRAINAGE & STORM
SEWER EASEMENT
DOC. NO. 2012015609
O.P.R.W.C.T.

FINAL PLAT
SETTLERS CROSSING
SECTION 3
CAB. AA, SLDS, 375-376
P.R.W.C.T.

WASTEWATER
LINE EASEMENT
0.007 ACRE
DOC. NO. 2012033793
O.P.R.W.C.T.

CITY OF ROUND
ROCK, TEXAS
2.97 ACRES
DOC. NO. 2019119502
O.P.R.W.C.T.

ACCESS EASEMENT
0.258 ACRE
DOC. NO. 2012015610
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES:
N=10,173,066.14
E=3,152,150.21

WATERLINE EASEMENT
0.006 ACRE
DOC. NO. 20130055399
O.P.R.W.C.T.

WHITNEY TRACT
PHASE 1 FINAL PLAT
DO. NO. 2012040973
O.P.R.W.C.T.

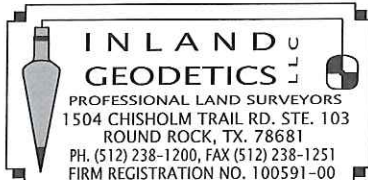
TOP FAMILY, INC.
DOC. NO. 2012015076
O.P.R.W.C.T.

E. OLD SETTLERS BLVD.
(C.R. 113)
(R.O.W. WIDTH VARIES)
DOC. NO. 2006050655
O.P.R.W.C.T.

STORM SEWER &
DRAINAGE EASEMENT
0.061 ACRE
DOC. NO. 2012033794
O.P.R.W.C.T.

N. RED BUD LN.
(C.R. 122)
(R.O.W. WIDTH VARIES)
DOC. NO. 2006050655
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S06° 00' 55" W	16.78'
L2	N02° 40' 50" W	10.50'



PARCEL PLAT SHOWING PROPERTY OF

TOP FAMILY, INC.

SCALE
1" = 40'

PROJECT
COUNTY ROAD 122 (REDBUD LANE)



COUNTY
WILLIAMSON

PARCEL 2
0.065 ACRES
2,846 Sq. Ft.

PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

▲	MAG NAIL FOUND		LINE BREAK
○	IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
X	X CUT IN CONCRETE SET	P.R.W.C.T.	PLAT RECORDS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS
ℙ	PROPERTY LINE	WILLIAMSON COUNTY, TEXAS	
	DENOTES COMMON OWNERSHIP	O.P.R.W.C.T.	OFFICIAL PUBLIC 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.

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.

3) Building lines shown hereon are based on Chapter 46, Zoning, City of Round Rock Ordinance.

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 23 June 2022
M. STEPHEN TRUESDALE DATE
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

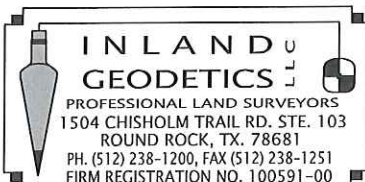


PARCEL PLAT SHOWING PROPERTY OF

TOP FAMILY, INC.

06/13/2022

PARCEL 2
0.065 ACRES
2,846 Sq. Ft.



SCALE
1" = 40'

PROJECT
COUNTY ROAD 122 (REDBUD LANE)

COUNTY
WILLIAMSON

PAGE 4 OF 4