

METES & BOUNDS DESCRIPTION OF:

TRACT 1 - 149.343 ACRES

BEING A 149.343 ACRE (6,505,392 SQUARE FEET) TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT 284, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 523.74 ACRE TRACT OF LAND CALLED TRACT 2(A) AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 1994019807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 4748" FOUND APPROXIMATELY 50 FEET SOUTHEAST OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 16, PAGE 622 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THIS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 79°49'02" EAST, A DISTANCE OF 58.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 79°21'27" EAST, A DISTANCE OF 51.20 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 172 (CALLED 120' RIGHT-OF-WAY WIDTH) AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 1160, PAGE 547 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 172 AND THE EAST BOUNDARY LINE OF SAID 523.74 ACRE TRACT, THE FOLLOWING THE EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 20°09'04" EAST, A DISTANCE OF 825.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 20°26'04" EAST, A DISTANCE OF 996.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE OF THIS TRACT;
3. IN A SOUTHEASTERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 21°34'00", A RADIUS OF 2040.19 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 9°39'04" EAST, 763.42 FEET, AND A TOTAL ARC LENGTH OF 767.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 1°07'56" WEST, A DISTANCE OF 568.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE OF THIS TRACT;
5. IN A SOUTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 7°22'06", A RADIUS OF 3720.44 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 2°33'22" EAST, 478.13 FEET, AND A TOTAL ARC LENGTH OF 478.46 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
6. SOUTH 1°09'03" EAST, A DISTANCE OF 104.85 FEET TO A TXDOT MONUMENT (BRASS DISK) FOUND FOR A POINT OF CURVATURE FOR THIS TRACT;
7. IN A SOUTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 1°34'56", A RADIUS OF 3080.81 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 9°12'07" EAST, 85.08 FEET, AND A TOTAL ARC LENGTH OF 85.08 FEET TO A POINT IN SAID COUNTY ROAD 172;

THENCE, NORTH 87°41'30" WEST, OVER AND ACROSS SAID 184.435 ACRE TRACT, A DISTANCE OF 2987.97 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, FOR A SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 27°50'19" EAST, A DISTANCE OF 601.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 27°51'47" EAST, A DISTANCE OF 1421.30 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 69°12'10" EAST, A DISTANCE OF 158.33 FEET TO A 1 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
4. NORTH 20°47'50" WEST, A DISTANCE OF 139.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 28°12'10" EAST, A DISTANCE OF 630.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
6. IN A NORTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 12°10'37", A RADIUS OF 6131.80 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°12'20" EAST, 1300.73 FEET, AND A TOTAL ARC LENGTH OF 1303.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 149.343 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.9998881092209. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



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EXHIBIT "A"
LEGAL DESCRIPTION OF
TRACT A - 149.343 ACRES
BEING A PORTION OF THE
JACOB M. HARRELL SURVEY, ABSTRACT 284
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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