

# EXHIBIT

## "A"

### 15 Foot Wide Right-Of-Way Acquisition

#### METES AND BOUNDS DESCRIPTION OF A

#### 0.016 ACRE TRACT OF LAND

#### LOCATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING A 0.016 ACRE (717 SQUARE FOOT) TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS; SAID 0.016 ACRE TRACT BEING A PORTION OF LOT 1A, BLOCK A, AMENDED PLAT OF THE REPLAT OF LOT 1, BLOCK A, OAKMONT CENTRE, SECTION SEVEN AND THE REPLAT OF LOT 1, OAKMONT CENTRE, SECTION FOUR, FILED ON MARCH 6, 2007, AND RECORDED IN CABINET DD, SLIDES 40-41 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.016 ACRE TRACT ALSO BEING A PORTION OF LOT 1A DESCRIBED IN A SPECIAL WARRANTY DEED TO WALTRUST PROPERTIES, INC., FILED ON APRIL 1, 2008, AND RECORDED IN DOCUMENT NO. 2008024812 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.016 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2-inch iron rod with plastic orange cap stamped "Baker-Aicklen & Assoc. Round Rock, TX" for the northernmost northwest corner of said Lot 1A, and marking the northerly end of a curving corner clip at the intersection of the southerly right-of-way (R.O.W.) line of University Boulevard (a variable width R.O.W.) and the easterly R.O.W. line of Oakmont Drive (a 60 foot wide R.O.W.), for the westernmost northeast corner of the herein described tract;

**THENCE** (L1) North 69° 07' 17" East, with the common northerly line of said Lot 1A and the southerly R.O.W. line of said University Boulevard, a distance of 9.28 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for the easternmost northeast corner of the herein described tract, and from which a 1/2-inch iron rod found marking the northeast corner of said Lot 1A bears North 69° 07' 17" East, at a distance of 210.21 feet;

**THENCE** departing the southerly R.O.W. line of said University Boulevard, and traveling across the interior of said Lot 1A, the following five calls:

- 1) (L2) South 20° 52' 43" East, a distance of 15.00 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for a corner of the herein described tract;
- 2) (L3) South 69° 07' 17" West, a distance of 9.09 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for a corner of the herein described tract and being the beginning of a curve to the left;
- 3) (C1) In a Southwesterly direction, 15.73 feet along the arc of said curve to the left, having a radius of 10.00 feet, a central angle of 90° 07' 00", and a chord bearing and distance of South 24° 03' 18" West – 14.16 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for a corner of the herein described tract and being the end of said curve to the left;

**Exhibit "A" continued**  
**Description of a 0.016 acre tract**

- 4) (L4) South 21° 00' 12" East, a distance of 11.21 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for the southeast corner of the herein described tract;
- 5) (L5) South 69° 05' 56" West, a distance of 15.02 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" for the southwest corner of the herein described tract, said point also being on the common westerly line of said Lot 1A and the easterly R.O.W. line of said Oakmont Drive, and from which a 1/2-inch iron rod with plastic orange cap stamped "Baker-Aicklen & Assoc. Round Rock, TX" found marking the southwest corner of said Lot 1A bears South 20° 54' 04" East, at a distance of 275.52 feet;

**THENCE (L6)** North 20° 54' 04" West, with the common westerly line of said Lot 1A and the easterly R.O.W. line of said Oakmont Drive, a distance of 11.40 feet to cut "X" set in concrete for a corner of the herein described tract and being the beginning of a curve to the right, same marking the southerly end of said curving corner clip at the intersection of the southerly R.O.W. line of said University Boulevard and the easterly R.O.W. line of said Oakmont Drive;

**THENCE (C2)** In a Northeasterly direction, 38.92 feet along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 89° 11' 43", and a chord bearing and distance of North 24° 05' 38" East - 35.11 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 0.016 acre (717 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, A CP&Y Company, Round Rock, Texas in 2015.

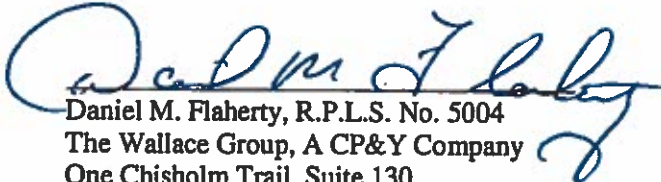
**Basis of Bearings:** Bearings are based on the Texas State Plane Coordinate System (Central Zone - NAD 83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

This metes and bounds description is accompanied by an exhibit drawing.

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

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-4866 attached hereto 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 direction and supervision.

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

  
Daniel M. Flaherty, R.P.L.S. No. 5004  
The Wallace Group, A CP&Y Company  
One Chisholm Trail, Suite 130

Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10051701  
See attached Plat No. A-4866  
22824-FN25.doc

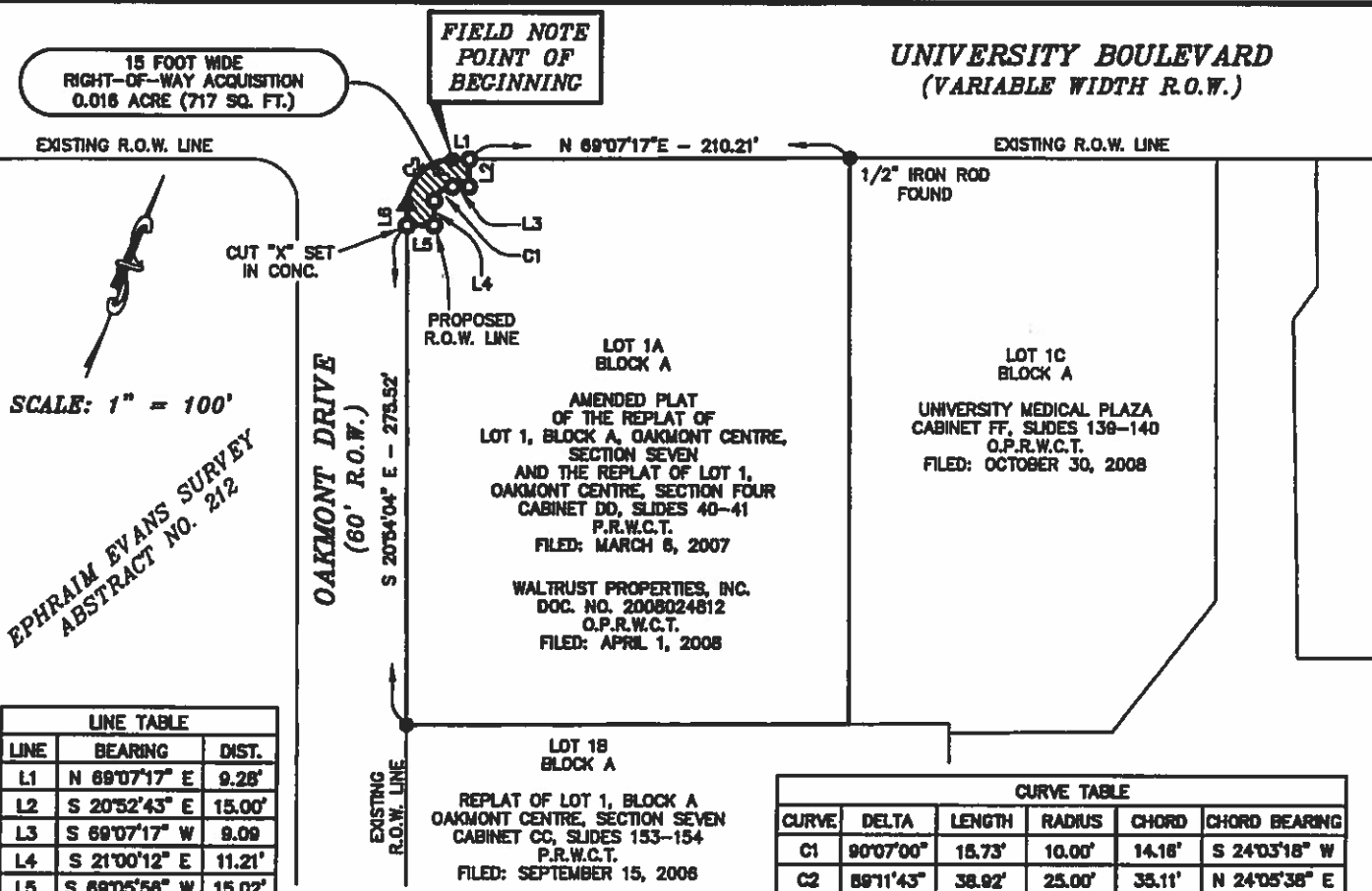


11-04-2015  
Date

# EXHIBIT "A"

## (15 FOOT WIDE RIGHT-OF-WAY ACQUISITION)

### DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 0.016 ACRE (717 SQ. FT.) TRACT OF LAND IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



#### GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

- LEGEND**
- = FOUND 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAKER-AICKLEN & ASSOC. ROUND ROCK, TX" UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW"
  - ▲ = CALCULATED POINT
  - P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
  - O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



**THE WALLACE GROUP**  
engineers architects surveyors  
A CP&Y COMPANY

TBPLS 10051701

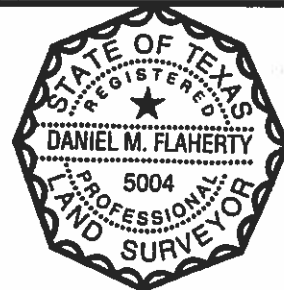
WACO KILLEEN DALLAS ROUND ROCK  
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | (512) 248-0065

TBPE F-54

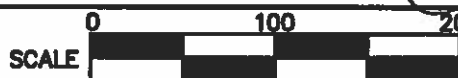
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 4TH DAY OF NOVEMBER, 2015.

OCTOBER, 2014  
SURVEYED: NOVEMBER, 2015

DANIEL M. FLAHERTY, RPLS NO. 5004



3 OF 3



© 2015 ALL RIGHTS RESERVED

PLAT NO. A-4886 DRAFT DATE 11-04-2015 DRAWN BY TAB  
WORK ORDER NO. 22824 FIELDBOOK/PG. 228/68 TAB # A-4886  
DIGITAL FILE 22824R-PARCELS F/N # 22824-FN25