

EXHIBIT

"A"

Variable Width Right-Of-Way Acquisition

METES AND BOUNDS DESCRIPTION OF A

0.566 ACRE TRACT OF LAND

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

BEING A 0.566 ACRE (24,662 SQUARE FOOT) TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS; SAID 0.566 ACRE TRACT BEING A PORTION OF LOT 2A, BLOCK A, REPLAT OF LOT 2 EAST CHANDLER RETAIL CENTER, FILED ON NOVEMBER 2, 2006, AND RECORDED IN CABINET CC, SLIDES 230-233 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.566 ACRE TRACT ALSO BEING A PORTION OF LOT 2A DESCRIBED IN A SPECIAL WARRANTY DEED TO INLAND AMERICAN ROUND ROCK UNIVERSITY OAKS LIMITED PARTNERSHIP, FILED ON MAY 6, 2010, AND RECORDED IN DOCUMENT NO. 2010029662 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.566 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod with plastic yellow cap stamped "CS LTD" for the northwest corner of said Lot 2A, same marking the easternmost northeast corner of Lot 1, Block A, East Chandler Retail Center, filed on December 1, 2005, and recorded in Cabinet BB, Slides 62-65 of the P.R.W.C.T., and being on the southerly right-of-way line (R.O.W.) of University Boulevard (variable width R.O.W.), for the northwest corner of the herein described tract;

THENCE with the common northerly line of said Lot 2A and the southerly R.O.W. line of said University Boulevard, the following two calls:

- 1) (L1) North 69° 18' 14" East, a distance of 74.82 feet to a calculated point for an angle point of the herein described tract;
- 2) (L2) North 24° 21' 38" East, a distance of 32.21 feet to a cut "X" found in concrete for the common northernmost corner of said Lot 2A and the westernmost northwest corner of Lot 2E, Block A, of said Replat of Lot 2 East Chandler Retail Center, for the northeast corner of the herein described tract;

THENCE (L3) South 20° 41' 53" East, with the easterly line of said Lot 2A and the westerly line of said Lot 2E, a distance of 14.16 feet to a cut "X" set in concrete for an angle point of the herein described tract;

THENCE traveling across the interior of said Lot 2A, the following two calls:

- 1) (L4) South 24° 18' 09" West, a distance of 4.75 feet to a cut "X" set in concrete for an angle point of the herein described tract,
- 2) South 20° 42' 30" East, a distance of 248.66 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" on the easterly line of said Lot 2A and the westerly line of Lot 2H, Block A, of said Replat of Lot 2 East Chandler Retail Center, for an angle point of the herein described tract;

Exhibit "A" continued
Description of a 0.566 acre tract

THENCE (L5) South 24° 18' 07" West, with the easterly line of said Lot 2A, and with the westerly line of said Lot 2H, a distance of 24.41 feet to a found 1/2-inch iron rod with plastic yellow cap stamped "CS LTD" for the most southerly southeast corner of the herein described tract;

THENCE (L6) South 69° 11' 27" West, traveling across the interior of said Lot 2A, a distance of 76.96 feet to a set 1/2-inch iron rod with aluminum cap stamped "CORR ROW" on the westerly line of said Lot 2A and the easterly line of said Lot 1 for the southwest corner of the herein described tract;

THENCE North 20° 43' 04" West, with the westerly line of said Lot 2A and the easterly line of said Lot 1, a distance of 260.84 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 0.566 acre (24,662 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 April 2017.

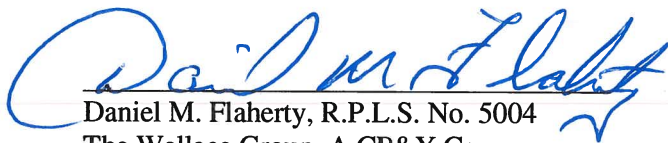
Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System (Central Zone – NAD 83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

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

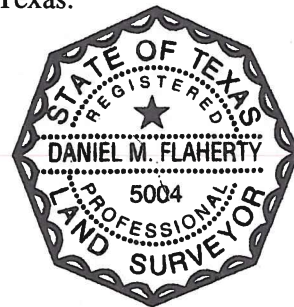
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-4864 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.



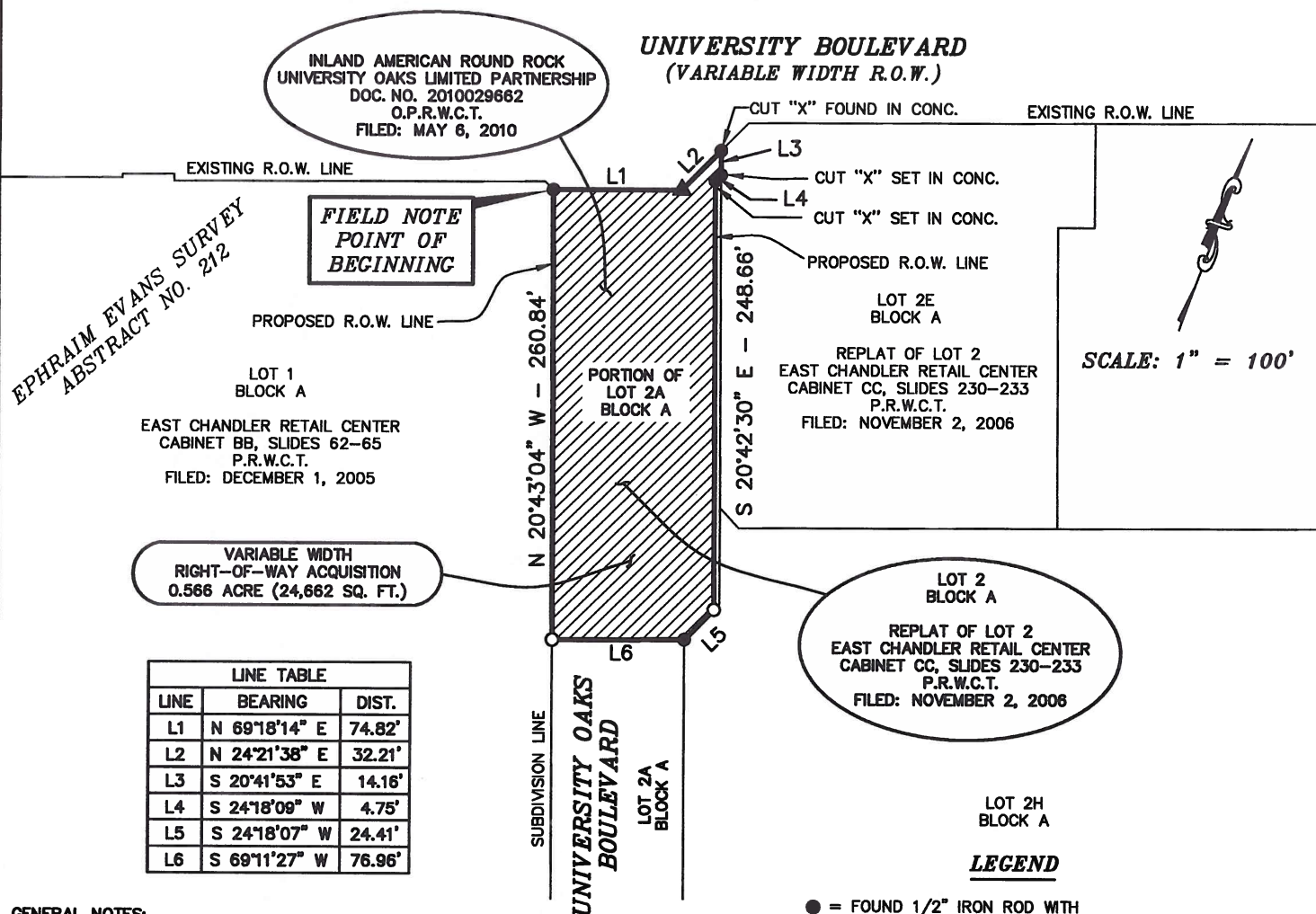
Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group, A CP&Y Company
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
See attached Plat No. A-4864
22824-FN23.doc



04-19-2017
Date

EXHIBIT "A"

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.566 ACRE (24,662 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.

- = FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "CS LTD" 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

WACO KILLEEN DALLAS ROUND ROCK

TBPLS 10051701

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 19TH DAY OF APRIL, 2017.

OCTOBER, 2014
SURVEYED: APRIL, 2017

DANIEL M. FLAHERTY, RPLS NO. 5004



3 OF 3



SCALE

PLAT NO. A-4864

DRAFT DATE 04-19-2017

DRAWN BY RDB

WORK ORDER NO. 22824

FIELDBOOK/PG. 278/17

TAB # A-4864

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DIGITAL FILE 22824R-PARCELS

F/N # 22824-FN23

EXHIBIT B

Variable Width Public Utility Easement

METES AND BOUNDS DESCRIPTION

OF A

0.010 ACRE TRACT OF LAND

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

BEING A 0.010 ACRE (415 SQUARE FOOT) TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, WILLIAMSON COUNTY, TEXAS; SAID 0.010 ACRE TRACT BEING A PORTION OF LOT 2H, BLOCK A, REPLAT OF LOT 2 EAST CHANDLER RETAIL CENTER, FILED ON NOVEMBER 2, 2006, AND RECORDED IN CABINET CC, SLIDES 230-233 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.010 ACRE TRACT ALSO BEING A PORTION OF LOT 2H DESCRIBED IN A SPECIAL WARRANTY DEED TO INLAND AMERICAN ROUND ROCK UNIVERSITY OAKS LIMITED PARTNERSHIP, FILED ON MAY 6, 2010, AND RECORDED IN DOCUMENT NO. 2010029662 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.010 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point for the northwest corner of the herein described tract, and from which a 1/2-inch iron rod with yellow plastic cap stamped "CS LTD" found marking the westernmost northeast corner of said Lot 2H bears North 20° 41' 11" West, at a distance of 11.71 feet, same being the northeast corner of Lot 2G of said Block A, said iron rod also being on the southerly right-of-way (R.O.W.) line of University Boulevard (a variable width R.O.W.);

THENCE North 69° 11' 00" East, traveling across the interior of said Lot 2H, a distance of 40.21 feet to a calculated point for the northeast corner of the herein described tract, said point being on the common easterly line of said Lot 2H and the westerly line of Lot 1, Block A, Oakmont Centre Section Two, filed on October 4, 1984, and recorded in Cabinet F, Slide 174, P.R.W.C.T., and from which a 1/2-inch iron rod with orange plastic cap stamped "Waterloo RPLS 4324" found marking the easternmost northeast corner of said Lot 2H bears North 20° 54' 30" West, at a distance of 11.62 feet, said iron rod also marking an angle point on the southerly R.O.W. line of said University Boulevard;

THENCE South 20° 54' 30" East, with the common easterly line of said Lot 2H and the westerly line of said Lot 1, a distance of 10.38 feet to a calculated point for the southeast corner of the herein described tract;

THENCE South 69° 18' 05" West, traveling across the interior of said Lot 2H, a distance of 40.25 feet to a calculated point for the southwest corner of the herein described tract, said point being on a westerly line of said Lot 2H, same being the easterly line of said Lot 2G;

THENCE North 20° 41' 11" West, with a westerly line of said Lot 2H, same being the easterly line of said Lot 2G, a distance of 10.29 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 0.010 acre (415 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 September of 2015.

Exhibit [B] continued
Description of a 0.010 acre tract


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-4713 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.

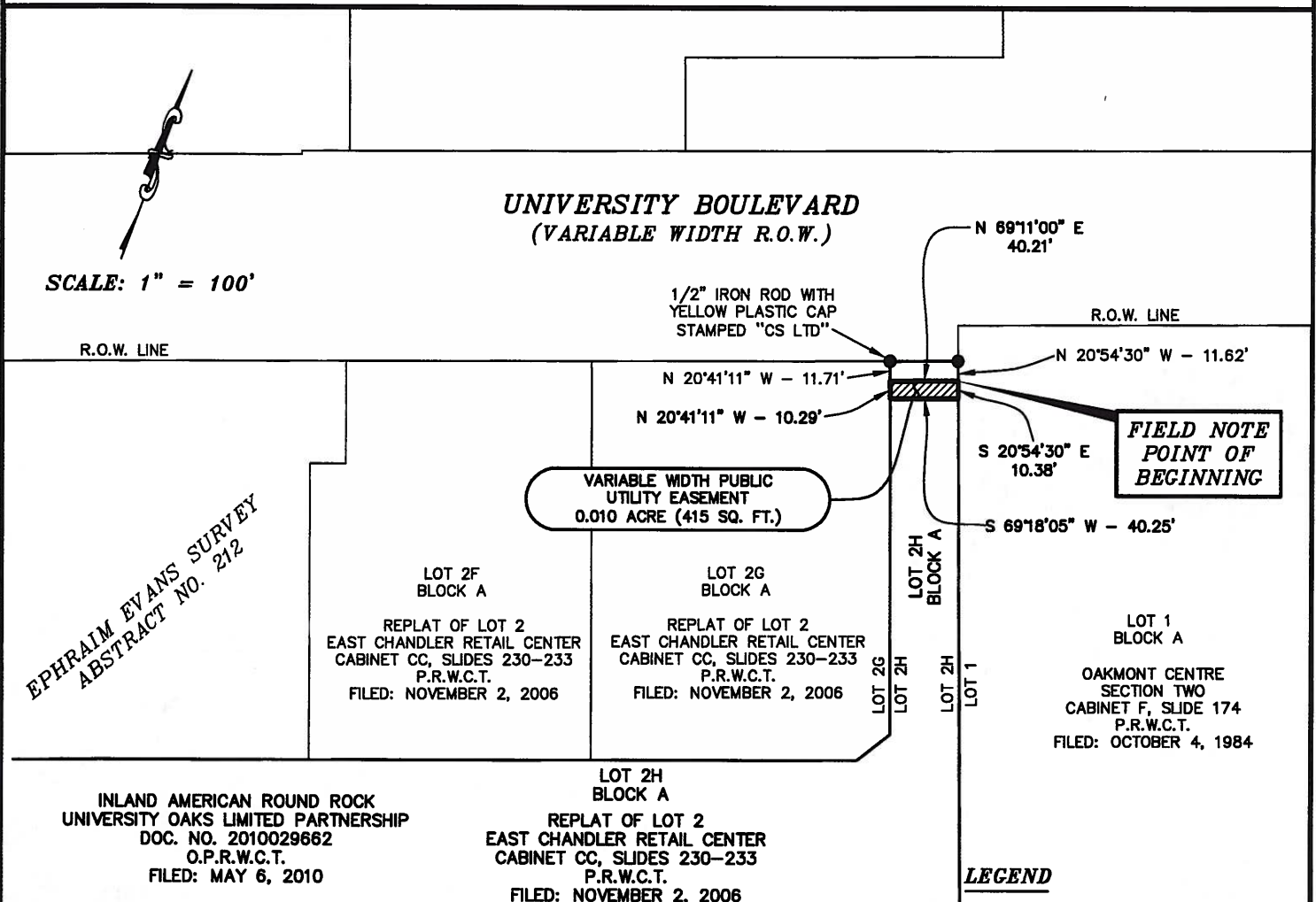
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group, A CP&Y Company
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Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
See attached Plat No. A-4713
22824-FN14.doc



09-30-2015
Date

EXHIBIT "B"
(VARIABLE WIDTH PUBLIC UTILITY EASEMENT)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.010 ACRE (415 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.

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 - = SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "CORR ROW"
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O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



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TBPE F-54

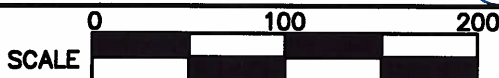
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 30TH DAY OF SEPTEMBER, 2015.

SURVEYED: OCTOBER, 2014

DANIEL M. FLAHERTY, RPLS NO. 5004



3 OF 3



PLAT NO. A-4713

DRAFT DATE 09-30-2015

DRAWN BY DV

WORK ORDER NO. 22824

FIELDBOOK/PG. 195/9

TAB # A-4713

DIGITAL FILE 22824R-PARCELS

F/N # 22824-FN14

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