

Legal Description

BEING a 1.643 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and out of the Asa Thomas Survey, Abstract Number 609, Williamson County, Texas, and being a portion of the called 14.801 acre tract of land described in the Warranty Deed to Hickerson Round Rock Land, LP recorded under Document Number 2009070070 of the Official Public Records of Williamson County, Texas; said 1.643 acre tract of land being more particularly described as follows with bearing referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING at the point of intersection of the southerly right-of-way line of Gattis School Road (public right-of-way width varies) with the westerly right-of-way line of Joyce Lane (public right-of-way width varies) for the most northerly northeast corner of said 14.801 acre tract and the herein described tract;

THENCE with the easterly line of said 14.801 acre tract and the westerly right-of-way line of said Joyce Lane, the following four (4) courses and distances:

- 1.) Southeasterly with a non-tangent curve to the right having a radius of 15.00 feet and a delta angle of $86^{\circ}08'46''$, an arc distance of 22.55 feet (the chord of said curve bears South $47^{\circ}37'09''$ East a distance of 20.49 feet) to a point for corner;
- 2.) South $02^{\circ}00'25''$ East a distance of 100.92 feet to a point for corner and the beginning of a non-tangent curve to the right;
- 3.) Southwesterly with said non-tangent curve to the right having a radius of 370.00 feet and a delta angle of $13^{\circ}20'25''$, an arc distance of 86.15 feet (the chord of said curve bears South $04^{\circ}53'03''$ West a distance of 85.95 feet) to a point for corner;
- 4.) South $11^{\circ}37'36''$ West a distance of 43.70 feet to a point for the southeast corner of the herein described tract;

THENCE departing said westerly right-of-way line of Joyce Lane, over and across said 14.801 acre tract the following five (5) courses and distances:

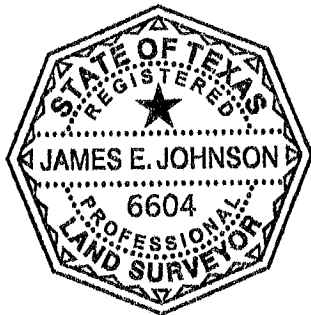
- 1.) South $89^{\circ}55'24''$ West a distance of 265.76 feet to a point for the most southerly southwest corner of the herein described tract;
- 2.) North $49^{\circ}08'06''$ West a distance of 10.68 feet to a point for corner;
- 3.) North $40^{\circ}51'54''$ East a distance of 12.53 feet to a point for corner;
- 4.) North $00^{\circ}58'32''$ East a distance of 146.24 feet to a point for corner;
- 5.) North $65^{\circ}34'20''$ West a distance of 163.50 feet to a point in the southerly right-of-way line of said Gattis School Road, same being the northerly line of said 14.801 acre tract for the northwest corner of the herein described tract;

THENCE with the northerly line of said 14.801 acre tract and the southerly right-of-way line of said Gattis School Road, North 88°09'30" East a distance of 409.68 feet to the POINT OF BEGINNING and CONTAINING an area of 1.643 acres of land.

"This document was prepared under 22 TAC 663.21, 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 political subdivision for which it was prepared."

I, James E. Johnson, a Registered Professional Land Surveyor, do hereby certify that this metes & bounds accurately describes the boundaries of an annex tract for Williamson County Public Utility District No. 56.

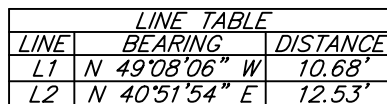
WITNESS MY HAND AND SEAL this 22nd day of May, 2018.



James E. Johnson
5/22/2018

GATTIS SCHOOL ROAD
(R.O.W. VARIES)

Δ CALCULATED POINT
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.00'	22.55'	86°08'46"	S 47°37'09" E	20.49'
C2	370.00'	86.15'	13°20'25"	S 04°53'03" W	85.95'



Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
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