

EXHIBIT

"A"

PARCEL 6

Variable Width Right-of-Way Acquisition

METES AND BOUNDS DESCRIPTION OF A
1.93 ACRE TRACT OF LAND OUT OF THE
JOHN N. PAUL TRACT
LOCATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING A 1.93 ACRE TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 11.12 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JOHN N. PAUL AND RECORDED IN DOCUMENT NO. 9867726 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 1.93 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 11.12 acre tract, being on the east line of called 41.153 acre tract of land as described in a deed to the State of Texas and recorded as Parcel No. 2, Part 6 in Volume 1970, Page 515 of the Official Records of said County, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE with the common west line of said 11.12 acre tract and the east line of said 41.153 acre tract, with the arc of a curve to the **left**, having a radius of **2,982.29 feet**, an arc length of **336.78 feet**, a central angle of **006° 28' 13"**, and a chord which bears, **North 28° 11' 28" West**, a distance of **336.60 feet** to a 1/2-inch iron rod found for the south corner of a called 147.076 acre tract of land as described in a deed to Round Rock Real Estate Investments, Ltd. and recorded as Tract 3 in Volume 2418, Page 51 of the Official Records of said County, for an angle point hereof;

THENCE with the common west line said 11.12 acre tract and the east line of said 147.076 acre tract, the following two (2) courses and distances:

- 1) **North 30° 10' 24" East**, a distance of **5.10 feet** to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **North 01° 41' 52" West**, a distance of **145.55 feet** to a 1/2-inch iron rod found for the common northwest corner of said 11.12 acre tract and the southwest corner of a called 10.785 acre tract of land as described in a deed to Brian James Graver and Sheila Joy Offutt and recorded in Document No. 2004060159 of the Official Public Records of said County, for the northwest corner hereof;

THENCE with the common north line said 11.12 acre tract and the south line of said 10.785 acre tract, **North 87° 49' 23" East**, a distance of **151.23 feet** to a 1/2-inch iron rod with aluminum cap stamped "C.O.R.R. R.O.W." set for the northeast corner hereof;

THENCE through the interior of said 11.12 acre tract, the following two (2) courses and distances:

- 1) with the arc of a curve to the **left**, having a radius of **2,922.00 feet**, an arc length of **348.41 feet**, a central angle of **006° 49' 54"**, and a chord which bears, **South 20° 19' 18" East**, a distance of **348.20 feet** to a calculated point for a point of tangency hereof, and
- 2) **South 23° 57' 12" East**, a distance of **179.93 feet** to a 1/2-inch iron rod found on the south line of said 11.12 acre tract, for the common northwest corners of Lot 48 and Lot 49, Block A, Rolling Ridge Section 1-B, a subdivision recorded in Cabinet L, Slides 394 – 395 of the Plat Records of said County, for the southeast corner hereof;


THENCE with the south line of said 11.12 acre tract, the following three (3) courses and distances:

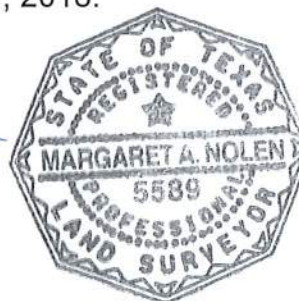
- 1) **South 88° 03' 28" West**, a distance of **33.99 feet** to a calculated point for an angle point hereof,
- 2) **North 89° 22' 01" West**, a distance of **16.91 feet** to a calculated point for an angle point hereof,
- 3) **North 73° 28' 07" West**, a distance of **139.21 feet** to the **POINT OF BEGINNING** and containing 1.93 acres of land and based on the survey and exhibit drawing made by CP&Y, Inc.

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

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

Surveyed in the field during January and February, 2018.

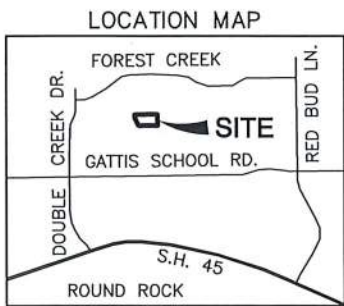

Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 1500603



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EXHIBIT "A" PARCEL 6

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 1.93 ACRE TRACT OF LAND
IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 30°10'24" E	5.10'
L-2	N 01°41'52" W	145.55'
(L-1)	(N 33°12'47" E)	(5.04')
(L-2)	(N 00°44'23" E)	(145.74')

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "C.O.R.R. R.O.W." SET
- △ = CALCULATED POINT
- P.R.W.C.T. = PLAT 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

GENERAL NOTES:

- ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- BEARINGS ARE BASED ON THE TEXAS CENTRAL STATE PLANE COORDINATE SYSTEM NAD '83 (HARN '93), WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

P. A. HOLDER SURVEY
ABSTRACT NO. 297

CALLED 10.785 ACRES
BRIAN JAMES GRAVER AND
SHEILA JOY OFFUTT
DOC. NO. 2004060159
O.P.R.W.C.T.

SCALE: 1" = 150'

CALLLED 41.153 ACRE
STATE OF TEXAS
PARCEL NO. 2 PART 6
VOL. 1970, PG. 515 O.R.W.C.T.

SEE DETAIL
UPPER LEFT

R=2,982.29'
L=336.78'
Δ=006°28'13"
CD=336.60'
CB=N 28°11'28" W
(N 25°53'23" W - 337.40')

FIELD NOTE
POINT OF
BEGINNING

N 73°28'07" W - 139.21'
(N 71°14'18" W - 138.72')
N 89°22'01" W - 16.91'
(N 87°08'12" W - 16.91')
S 88°03'28" W - 33.99'
(N 89°43' W)

R=2,922.00'
L=348.41'
Δ=006°49'54"
CD=348.20'
CB=S 20°19'18" E

CALLLED 11.12 ACRES
JOHN N. PAUL
DOCUMENT NO. 9867726
O.P.R.W.C.T.

BLOCK A
ROLLING RIDGE
SECTION 1-B
CAB. L,
SLIDES 394-395
P.R.W.C.T.

LOT 49
LOT 48



1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125

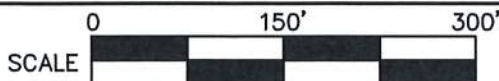
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT
THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR
LAND SURVEYS IN THE STATE OF TEXAS.

SURVEYED DURING:
JANUARY AND FEBRUARY, 2018

MARGARET A. NOLEN, R.P.L.S. NO. 5589



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PLAT NO. A-5127 DRAFT DATE 03/09/2018 DRAWN BY MAN
WORK ORDER NO. 1500603 FIELDBOOK 303 TAB # A-5127
DIGITAL FILE 1500603R PARCEL 6 F/N # 1500603R PARCEL 6