

EXHIBIT

"A"

PARCEL 5

Variable Width Right-of-Way Acquisition

METES AND BOUNDS DESCRIPTION OF A
1.08 ACRE TRACT OF LAND OUT OF THE
BRIAN JAMES GRAVER AND SHEILA JOY OFFUTT TRACT
LOCATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING A 1.08 ACRE TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS; BEING A PORTION 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; SAID 1.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail in fence post marked "SURVEY MARK LANDESIGN" found for the common northwest corner of said 10.785 acre tract and the southwest corner Lot 86, Block A, The Preserve at Dyer Creek Final Plat Phase One, a subdivision recorded in Cabinet DD, Slides 274 – 276 of the Plat Records of said County, being on the east line 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 the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the common north line said 10.785 acre tract and the south line of said Lot 86, **North 87° 41' 05" East**, a distance of **65.00 feet** to a 1/2-inch iron rod with yellow cap stamped "RJ SURVEYING" found for the common southeast corner of said Lot 86 and the southwest corner of Lot 28, Block A, of said The Preserve at Dyer Creek Final Plat Phase One, for the northeast corner hereof;

THENCE through the interior of said 10.785 acre tract, with the arc of a curve to the **left**, having a radius of **2,922.00 feet**, an arc length of **468.75 feet**, a central angle of **009° 11' 29"**, and a chord which bears, **South 12° 18' 36" East**, a distance of **468.24 feet** to a 1/2-inch iron rod with

aluminum cap stamped "C.O.R.R. R.O.W." set on the common south line of said 10.785 acre tract and the north line of a called 11.12 acre tract of land and recorded in Document No. 9867726 of the Official Public Records of said County, for the southeast corner hereof;


THENCE with the common south line of said 10.785 acre tract and the north line of said 11.12 acre tract, **South 87° 49' 23" West**, a distance of **151.23 feet** to a 1/2-inch iron rod found for the common southwest corner of said 10.785 acre tract and the northwest corner of said 11.12 acre tract, being on the east line of said 147.076 acre tract, for the southwest corner hereof;

THENCE with the common west line of said 10.785 acre tract and the east line of said 147.076 acre tract, **North 01° 41' 52" West**, a distance of **460.80 feet** to the **POINT OF BEGINNING** and containing 1.08 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

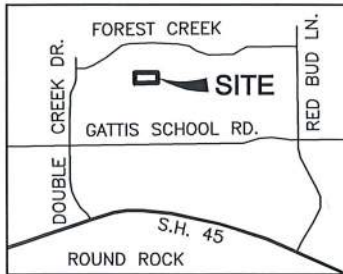


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EXHIBIT "A"
PARCEL 5

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 1.08 ACRE TRACT OF LAND
IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LOCATION MAP



P. A. HOLDER SURVEY
ABSTRACT NO. 297

SCALE: 1" = 150'

FIELD NOTE
POINT OF
BEGINNING

CALLED 147.076 ACRES
ROUND ROCK REAL ESTATE
INVESTMENTS, LTD.
TRACT 3
VOL. 2418, PAGE 51
O.R.W.C.T.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L-1 | N 87°41'05" E | 65.00' |

LEGEND

- = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD WITH YELLOW CAP
STAMPED "RJ SURVEYING" FOUND
- ▲ = 60d NAIL IN FENCE POST MARKED
"SURVEY MARK LANDESIGN" FOUND
- = 1/2" IRON ROD WITH ALUMINUM CAP
STAMPED "C.O.R.R. R.O.W." SET

R.O.W. = RIGHT-OF-WAY

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:

- 1) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS
AND CONDITIONS THAT MAY BE APPLICABLE.
- 3) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 4) 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.

BLOCK A
THE PRESERVE AT DYER CREEK
FINAL PLAT PHASE ONE
CAB. DD, SL. 274-276
P.R.W.C.T.

VARIABLE WIDTH
RIGHT-OF-WAY ACQUISITION
1.08 ACRES

R=2,922.00'
L=468.75'
Δ=009°11'29"
CD=468.24'
CB=S 12°18'36" E

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

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



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

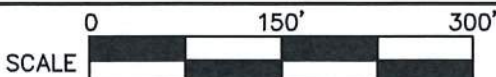
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT
THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR
LAND SURVEYS IN THE STATE OF TEXAS.

SURVEYED DURING:
JANUARY AND FEBRUARY, 2018

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



3 OF 3



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PLAT NO. A-5126 DRAFT DATE 03/08/2018 DRAWN BY MAN
WORK ORDER NO. 1500603 FIELDBOOK 303 TAB # A-5126
DIGITAL FILE 1500603R PARCEL 5 F/N # 1500603R PARCEL 5