



## EXHIBIT "A"

Page 1 of 7

**METES AND BOUNDS DESCRIPTION OF A  
2.03 ACRE TRACT OF LAND  
SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29  
WILLIAMSON COUNTY, TEXAS**

FOR A 2.03 ACRE TRACT OF LAND SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL A CALLED 2.034 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE AND RECORDED IN DOCUMENT NO. 2002040591 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a PK nail found at the intersection of Sunrise Road (County Road 115) (80' right-of-way) and centerline of Applegate Circle (50' right-of-way), thence **South 20° 29' 19" East** a distance of **49.65 feet** to a 5/8-iron rod with yellow cap stamped "CP&Y" set on a westerly corner of Lot 1, Block "A", St. John Vianney Catholic Church Subdivision, a subdivision recorded in Document No. 2002010354 and Cabinet V, Slide 266, of the Official Public Records of said County, being on the south right-of-way line of Applegate Circle and the east right-of-way line of Sunrise Road,

Thence with common north line of said Lot 1, and the south right-of-way line of Applegate Circle, the following three (3) courses and distances:

- 1) with the arc of a curve to the right, having a radius of 25.00 feet, an arc length of 38.91 feet, a central angle of 89° 10' 31", and a chord which bears, North 24° 06' 14" East a distance of 35.10 feet to a calculated point,

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NOV - 6 2018

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
TBPE # F 1741  
TBPLS # 10194125

(p) 512.248.0065 (f) 512.246.0359  
www.cpyi.com





Partners for a Better Quality of Life

## EXHIBIT "A"

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**METES AND BOUNDS DESCRIPTION OF A  
2.508 ACRE TRACT OF LAND  
SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29  
WILLIAMSON COUNTY, TEXAS**

FOR A 2.508 ACRE TRACT OF LAND SITUATED IN THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.51 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE FOR THE BENEFIT OF ST. JOHN VIANNEY CATHOLIC CHURCH AND RECORDED IN DOCUMENT NO. 2013004531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a called 1/2-inch iron pipe found at the west corner of said 2.51 acre tract and the south corner of a called 2.989 acre tract of land and described in a Deed to Sprovy 7 Applegate TX 1, LLC and recorded in Document No. 2013080189 of the Official Public Records of said County, being on the northeast line of Lot 1, Block "A", St. John Vianney Catholic Church Subdivision, a subdivision recorded in Document No. 2002010354 and Cabinet V, Slide 266, of the Official Public Records of said County, for the west corner and **POINT OF BEGINNING** hereof;

**THENCE** with the common north line of said 2.51 acre tract and the south line of said 2.989 acre tract, **North 68° 58' 12" East**, a distance of **207.55 feet** to a 1/2-inch iron pipe found on the common north corner of said 2.51 acre tract and the west corner of a called 2.505 acre tract of land as described in a Deed to Edward R. Torres and wife, Mary R. Torres and recorded in Volume 1264, Page 12 of the Official Records of said County, for the north corner hereof;

**THENCE** with the common east line of said 2.51 acre tract and the west line of said 2.505 acre tract, **South 21° 25' 29" East**, a distance of 500.95 feet passing a 3/4-iron pipe found on the north line of a 50 foot Ingress/Egress Easement described in Volume 695, Page 97 of the Deed Records of said County, continuing for a total distance of **525.95 feet** to a calculated point in the centerline of said Ingress/Egress Easement, the south corner of said 2.505 acre tract, the west corner of a called 2.00 acre tract of land as described in a Deed to Upstream

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TBPE # F-1741  
TBPLS # 10194125



**EXHIBIT "A"**  
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Learning, LLC and recorded in Document No. 2016050316 of the Official Public Records of the said County, the north corner of a called 2.001 acre tract of land as described in a Deed to Tejeda Investments, L.L.C. and recorded in Document No. 2016095819 of the Official Public Records of said County, for the east corner hereof;

**THENCE** with the common south line of said 2.51 acre tract and the north line of said 2.001 acre tract, **South 68° 39' 24" West**, a distance of **207.54 feet** to a calculated point in the centerline of said Ingress/Egress Easement, and the west corner of said 2.001 acre tract, for the south corner hereof;

**THENCE** with the common west line of said 2.51 acre tract, in part with the east line of a called 1.849 acre tract of land as described a Deed to Immanuel Church of Austin and recorded in Document No. 2010082573 of the Official Public Records of the said County, **North 21° 25' 29" West**, a distance of 25.00 feet passing a 5/8-iron rod with yellow cap stamped "CP&Y" set on the north line of said Ingress/Egress Easement and continuing for a total distance of **330.26 feet** to a 5/8-iron rod with yellow cap stamped "CP&Y" set for the common north corner of said 1.849 acre tract and east corner of said Lot 1;

**THENCE** with the common west line of said 2.51 acre tract and the east line of said Lot 1, **North 21° 25' 29" West**, a distance of **196.82 feet** to the **POINT OF BEGINNING** hereof and containing 2.508 acres of land.

Surveyed in the field October 24, 2018.

Basis of Bearings is Grid North for the Texas Central State Plane Coordinates NAD '83 (HARN '93)



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. 1800765



# EXHIBIT "A"

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## EXHIBIT "A"

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A  
2.508 ACRE TRACT OF LAND  
LOCATED IN THE N.B. ANDERSON SURVEY, ABSTRACT NO. 29,  
WILLIAMSON COUNTY, TEXAS



POINT OF  
BEGINNING

LOT 1  
BLOCK "A"

ST. JOHN VIANNEY CATHOLIC  
CHURCH SUBDIVISION  
CAB. V, SLIDE 266  
DOCUMENT NO. 2002010354  
O.P.R.W.C.T.

IMMANUEL CHURCH OF AUSTIN  
CALLED 1.849 ACRES  
DOCUMENT NO. 2010082573  
O.P.R.T.C.T.

SPROVY 7 APPLGATE TX 1, LLC  
CALLED 2.989 ACRES  
DOCUMENT NO. 2013080189  
O.P.R.W.C.T.  
N 68°58'12" E - 207.55'

2.508 ACRES

THE MOST REVEREND  
JOE S. VASQUEZ, BISHOP  
THE CATHOLIC DIOCESE OF  
AUSTIN, AND HIS  
SUCCESSORS IN OFFICE  
FOR THE BENEFIT OF  
ST. JOHN VIANNEY  
CATHOLIC CHURCH  
CALLED 2.51 ACRES  
DOCUMENT NO. 2013004531  
O.P.R.T.C.T.

EDWARD R. TORRES AND  
WIFE, MARY R TORRES  
CALLED 2.505 ACRES  
VOL. 1264, PG. 12  
O.R.W.C.T.

### LINE TABLE

LINE	BEARING	LENGTH
L-1	S 21°25'29" E	25.00'
L-2	N 21°25'29" W	25.00'

### LEGEND

- = 1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- = 5/8" IRON ROD SET WITH  
YELLOW CAP STAMPED "CP&Y"
- △ = CALCULATED POINT
- O.R.W.C.T. = OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

50' INGRESS/EGRESS EASEMENT  
VOL. 695, PG. 97  
D.R.W.C.T.

UPSTREAM LEARNING, LLC  
CALLED 2.00 ACRES  
DOCUMENT NO. 2016050316

LAKE DRIVE  
(50' R.O.W.)



1 Chisholm Trail, Suite 130  
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TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

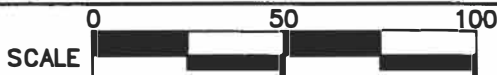
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF  
THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS  
FOR LAND SURVEYS IN THE STATE OF TEXAS.

SURVEYED: 10-24-2018

MARGARET A. NOLEN, RPLS NO. 5589



3 OF 3



SCALE

PLAT NO. A-5168

DRAFT DATE 10-10-2018

DRAWN BY YG

WORK ORDER NO. 1800768

FIELDBOOK/PG. 300/1

TAB # A-5168

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DIGITAL FILE

1800768R-A-5168

F/N #

1800768-A-5168



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- 2) North 68° 41' 46" East, a distance of 223.18 feet to a calculated point, and
- 3) North 68° 44' 29" East, a distance of 262.97 feet to a 5/8-inch iron rod with yellow cap stamped "CP&Y" set on the west line of said 2.034 acre tract, the most northerly corner of said Lot 1, and the south line of a 50 foot wide Roadway Easement described in Volume 698, Page 194 of the Deed Records of said County, being on the west line and **POINT OF BEGINNING** hereof, from which a 3/4-iron rod found bears, South 09° 53' 26" East, a distance of 1.60 feet;

**THENCE** with the common west line of said 2.034 acre tract, thru said Applegate Circle right-of-way and the right-of-way line of said Roadway Easement, **North 20° 47' 46" West**, a distance of **25.00 feet** to a calculated point on the west line of said 2.034 acre tract, the west corner of said Roadway Easement, for a west corner hereof;

**THENCE** with the common centerline line of said Roadway Easement and the north line of said 2.034 acre tract, **North 68° 48' 19" East**, a distance of **262.31 feet** to a calculated point for the west corner of said 2.034 acre tract, for the north corner hereof;

**THENCE** with the east line of said 2.034 acre tract, **South 21° 16' 36" East**, a distance of 25.00 feet passing a 1/2-iron pipe found on the west corner of a called 2.989 acre tract of land as described in a Deed to Sprovy 7 Applegate TX 1, LLC and recorded in Document No. 2013080189 of the Official Public Records of said County, for a total distance of **335.35 feet** to a 1/2-iron rod found (spinner) on the east corner of said 2.034 acre tract, the west line of said 2.989 acre tract, and the an angle point on the north line of said Lot 1, for the east corner of hereof;

**THENCE** with the common south line of said 2.034 acre tract and the north line of said Lot 1, **South 68° 48' 34" West**, a distance of **265.12 feet** to a 3/4-iron rod found on the south corner of said 2.034 acre tract, and an interior corner of said Lot 1, for the south corner hereof;

**EXHIBIT "A"**  
**Page 6 of 7**

**THENCE** with the common west line of said 2.034 acre tract and the east line of said Lot 1, **North 20° 47' 46" West**, a distance of **310.34 feet** to the **POINT OF BEGINNING** hereof and containing 2.03 acre of land.

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

Surveyed in the field October 24, 2018.

Basis of Bearings is Grid North for the Texas Central State Plane Coordinates NAD '83 (HARN '93)



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Project No. BWAD1800207



## EXHIBIT "A"

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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A  
2.03 ACRE TRACT OF LAND  
LOCATED IN THE N.B. ANDERSON SURVEY, ABSTRACT NO. 29,  
WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	25.00'	38.91'	089°10'31"	N 24°06'14" E	35.10'

LINE TABLE

LINE	BEARING	LENGTH
L-1	N 20°47'46" W	25.00'
L-2	S 21°16'36" E	25.00'

POINT OF COMMENCEMENT

APPLEGATE CIRCLE  
(50' R.O.W.)  
N 68°44'29" E - 262.97'

FIELD NOTE  
POINT OF  
BEGINNING

50' WIDE ROADWAY  
EASEMENT  
VOL. 698, PG. 194  
D.R.W.C.T.

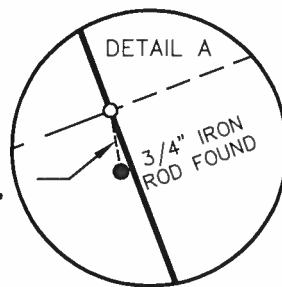
THE MOST REVEREND GREGORY  
M. AYMOND, BISHOP OF THE  
DIOCESE OF AUSTIN, AND HIS  
SUCCESSORS IN OFFICE  
CALLED 2.034 ACRES  
DOCUMENT NO. 2002040591  
O.P.R.W.C.T.

2.03 ACRES

1/2" IRON  
ROD FOUND  
(SPINNER)

## LEGEND

- △ = CALCULATED POINT  
○ = 5/8" IRON ROD WITH YELLOW  
CAP STAMPED "CP&Y" SET  
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
D.R.W.C.T. = DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS



S 09°53'26" E - 1.60'

LOT 1  
BLOCK "A"  
ST. JOHN VIANNEY CATHOLIC CHURCH SUBDIVISION  
CAB. V, SLIDE 266  
DOCUMENT NO. 2002010354  
O.P.R.W.C.T.  
FILED: FEBRUARY 06, 2000  
N.B. ANDERSON SURVEY, ABSTRACT NO. 29

SUNRISE ROAD (C.R. 115)  
(80' R.O.W.)

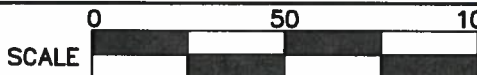


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TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125

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: 10-24-2018

MARGARET A. NOLEN, RPLS NO. 5589



PLAT NO. A-5167

DRAFT DATE 10-10-2018

DRAWN BY YG

WORK ORDER NO. 1800768

FIELD BOOK/PG. 300/1

TAB # A-5167

DIGITAL FILE 1800768R-A-5167

F/N # 1800768-A-5167

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