

**FIELD NOTE DESCRIPTION
OF A
4.680 ACRE TRACT OF LAND
OUT OF THE
P. A. HOLDER SURVEY, ABSTRACT NO. 297,
SITUATED IN CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS**

BEING A 4.680 ACRE (203,849 SQUARE FOOT) TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS: SAID 4.680 ACRE TRACT BEING ALL THAT CERTAIN CALLED 4.728 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JIM TOM ETHEREDGE AND ROSE MARIE ETHEREDGE, HUSBAND AND WIFE, FILED ON SEPTEMBER 17, 2012, AND RECORDED IN DOCUMENT NO. 2012076655, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 4.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 4.728 acre tract and the herein described tract, same being a corner of that certain called 78.41 acre tract of land (Tract 1) described in a Warranty Deed to Cressman Properties, L.P., filed on July 8, 2003, and recorded in Document No. 2003063811, O.P.R.W.C.T., said point also being on the east line of Lot 30, Block E, Legends Village Section 2, Phase 4, an addition to the City of Round Rock, Texas, filed on November 3, 2010, and recorded in Document No. 2010074432, O.P.R.W.C.T.;

THENCE, departing the east line of said Lot 30, Block E, and with the common line of said 4.728 acre tract and said 78.41 acre tract, the following eight (8) calls:

- 1) North 87 degrees 41 minutes 05 seconds East, a distance of 347.00 feet to a 1/2-inch iron rod found marking the northernmost northeast corner said 4.728 acre tract and the herein described tract;
- 2) South 11 degrees 14 minutes 51 seconds East, a distance of 219.54 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 3) North 87 degrees 52 minutes 16 seconds East, a distance of 57.84 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 4) South 01 degrees 48 minutes 19 seconds East, a distance of 136.74 feet to a cotton spindle with washer stamped "Wallace Group" set in asphalt for a corner of the herein described tract;
- 5) South 28 degrees 18 minutes 09 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 6) South 58 degrees 37 minutes 04 seconds East, a distance of 69.40 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 7) South 82 degrees 41 minutes 34 seconds East, a distance of 142.68 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

Field Note Description (continued)

4.680 Acre Tract

- 8) North 85 degrees 51 minutes 37 seconds East, at a distance of 225.51 feet passing a 1/2-inch iron rod found in the west line of a 25 foot wide access easement, and continuing in all a total distance of 250.55 feet to a mag nail found in asphalt for a corner of the herein described tract, said point being on the common easternmost east line of said 4.728 acre tract and the west line of that certain called 10.516 acre tract of land described in a Warranty Deed to Jonathan Matthew Mitchell and wife Connie Mitchell, filed on November 3, 1999, and recorded in Document No. 199974908, O.P.R.W.C.T.;

THENCE, South 11 degrees 14 minutes 21 seconds East, with the common line of said 4.728 acre tract and said 10.516 acre tract, a distance of 28.78 feet to a 60d nail found in asphalt for the easternmost corner of said 4.728 acre tract and the herein described tract, same being the northeast corner of that certain called 2.09 acre tract of land (Tract 2) described in said Warranty Deed to Cressman Properties, L.P., recorded in Document No. 2003063811, O.P.R.W.C.T.;

THENCE, departing the west line of said 10.516 acre tract, and with the common line of said 4.728 acre tract and said 2.09 acre tract, the following two (2) calls:

- 1) South 88 degrees 16 minutes 03 seconds West, a distance of 503.13 feet to a 1/2-inch iron pipe found for a corner of the herein described tract, same being the northwest corner of said 2.09 acre tract;
- 2) South 01 degrees 37 minutes 40 seconds East, at a distance of 44.11 feet passing a 60d nail found, and at a distance of 82.46 feet passing a 1/2-inch iron pipe found, and continuing in all a total distance of 111.27 feet to a calculated point in the channel of Chandler Branch for the southernmost corner of said 4.728 acre tract and the herein described tract, said point also being on the northeast line of that certain called 13.101 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Osama Al Aali, filed on May 6, 2011, and recorded in Document No. 2011029335, O.P.R.W.C.T.;

THENCE, departing the west line of said 2.09 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following two (2) calls:

- 1) North 43 degrees 31 minutes 02 seconds West, a distance of 81.02 feet to a calculated point for a corner of the herein described tract;
- 2) North 21 degrees 06 minutes 40 seconds West, a distance of 75.00 feet to a calculated point for a corner of the herein described tract, same being the northernmost northeast corner of said 13.101 acre tract, said point also being on the south line of that certain called 1.00 acre tract of land (Tract I) described in a Warranty Deed With Vendor's Lien to Mark Zimmerman and Kandace Zimmerman, filed on September 24, 1996, and recorded in Document No. 199650707, Official Records of Williamson County, Texas (O.R.W.C.T.);

Field Note Description (continued)
4.680 Acre Tract

THENCE, with the common line of said 4.728 acre tract and said 1.00 acre tract, the following four (4) calls:

- 1) North 88 degrees 13 minutes 50 seconds East, a distance of 79.03 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the southeast corner of said 1.00 acre tract;
- 2) North 01 degrees 46 minutes 10 seconds West, a distance of 203.43 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the northeast corner of said 1.00 acre tract;
- 3) South 88 degrees 13 minutes 50 seconds West, a distance of 214.13 feet to a calculated point for a corner of the herein described tract, same being the northwest corner of said 1.00 acre tract;
- 4) South 01 degrees 46 minutes 10 seconds East, a distance of 203.43 feet to a calculated point for a corner of the herein described tract, same being the southwest corner of said 1.00 acre tract, said point also marking the northernmost northwest corner of said 13.101 acre tract;

THENCE, departing said 1.00 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following two (2) calls:

- 1) South 68 degrees 18 minutes 20 seconds West, a distance of 90.00 feet to a calculated point for a corner of the herein described tract;
- 2) South 47 degrees 16 minutes 20 seconds West, a distance of 54.10 feet to a calculated point for a corner of the herein described tract, same being on a northeast line of that certain called 15.636 acre tract of land described in a Donation Special Warranty Deed to City of Round Rock, filed on November 16, 2006, and recorded in Document No. 2006100218, O.P.R.W.C.T.;

THENCE, departing said 13.101 acre tract, and with the common line of said 4.728 acre tract and said 15.636 acre tract, the following two (2) calls:

- 1) North 53 degrees 28 minutes 50 seconds West, a distance of 33.02 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 2) South 89 degrees 27 minutes 21 seconds West, a distance of 161.19 feet to a 1/2-inch iron rod found for the westernmost southwest corner of said 4.728 acre tract and the herein described tract;

THENCE, North 09 degrees 58 minutes 34 seconds East, with the westernmost west line of said 4.728 acre tract, partway with the east line of said 15.636 acre tract, partway with the east line of Legends Village Section 2, Phase 1, an addition to the City of Round Rock, Texas, filed on November 2, 2006, and recorded in Document No. 2006096703, O.P.R.W.C.T., and partway with the east line of said Legends Village Section 2, Phase 4, a distance of 519.08 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 4.680 acres (203,849 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc., Round Rock, Texas.

EXHIBIT 'A'

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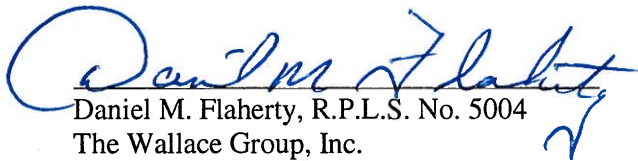
Field Note Description (continued)
4.680 Acre Tract

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

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 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, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
See attached Plat No. D-2083
22962-14_FN01.doc



02-17-2014
Date

