

EXHIBIT 'A'

Page 1 of 3

County: Williamson
Parcel: 1
Highway: Kenney Fort Blvd.

Page 1 of 3
April 14, 2016
Revised: July 20, 2016

EXHIBIT _____ PROPERTY DESCRIPTION

DESCRIPTION OF A 5.511 ACRE (240,052 SQUARE FOOT), TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 78.41 ACRE TRACT OF LAND (EXHIBIT A, TRACT 1) CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.511 ACRE (240,052 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, being in the easterly boundary line of Legends Village, Section 2, Phase 4, a subdivision of record in Document No. 2010074432 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of that called 4.680 acre tract of land conveyed to the City of Round Rock, Texas by instrument recorded in Document No. 2014027063 of the Official Public Records of Williamson County, Texas, also being an angle point in the westerly boundary line of said 78.41 acre tract, and from which a 1/2" iron rod found, being the northeasterly corner of said Legends Village, Section 2, Phase 4, same being an ell corner in the westerly boundary line of said 78.41 acre tract, bears N 09°58'06" E at a distance of 1163.76 feet, and also from which a 1/2" iron rod with plastic surveyors cap stamped "Diamond Surveying", being an angle point in the common boundary line said Legends Village, Section 2, Phase 4 and said 4.680 acre tract, bears S 10°00'27" W at a distance of 61.38 feet;

THENCE, departing said Legends Village, Section 2, Phase 4, with the common boundary line of said 4.680 acre tract and said 78.41 acre tract, N 87°40'54" E, for a distance of 84.07 feet to an iron rod with aluminum cap stamped "CORR-5050" in the proposed northerly Right of Way (ROW) line, for the southwesterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said 4.680 acre tract, with said proposed northerly ROW line, through the interior of said 78.41 acre tract, the following three (3) courses:

- 1) along a curve to the right, having a delta angle of 25°50'19", a radius of 955.00 feet, an arc length of 430.67 feet and a chord which bears N 64°13'10" E for a distance of 427.03 feet, to an iron rod with aluminum cap stamped "CORR-5050" set, for a point of tangency;
- 2) N 77°08'19" E for a distance of 349.55 feet to an iron rod with aluminum cap stamped "CORR-5050" set, for a point of curvature to the left;
- 3) along said curve to the left, having a delta angle of 77°48'09", a radius of 1010.00 feet, an arc length of 1371.49 feet and a chord which bears N 38°14'15" E, for a distance of 1268.52 feet to an iron rod with aluminum cap stamped "CORR-5050" set in the easterly boundary line of said 78.41 acre tract, same being the westerly boundary line of the remainder of that called 71.110 acre tract of land conveyed to the City of Round Rock by instrument recorded in Volume 1760, Page 475 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, and from which a calculated point in the ostensible northerly line of said P. A. Holder Survey, same being the ostensible southerly line of the Willis Donaho Survey, Abstract No. 173, also being the northeasterly corner of said 78.41 acre tract, the northwesterly corner of said remainder of 71.110 acre tract, the southeasterly corner of Jackie Thomison Subdivision, a subdivision of record in Cabinet I, Slide 94-96 of the Plat Records of Williamson County, Texas and the southwesterly corner of that called 75.074 acre tract of land conveyed to the City of Round Rock by instrument recorded in Document No. 2004059024 of the Official Public Records of Williamson County, Texas, bears N 00°39'49" W at a distance of 939.37 feet;
- 4) THENCE, with the easterly boundary line of said 78.41 acre tract and the westerly boundary line of said remainder of 71.110 acre tract and that called 9.258 acre tract of land conveyed to the City of Round Rock by instrument recorded in Document No. 2014056270 of the Official Public Records of Williamson County, Texas, S 00°39'49" E, for a distance of 528.68 feet to an iron rod with aluminum cap stamped "CORR-5050" set, for the southeasterly corner of the herein described tract;

THENCE, departing said 9.258 acre tract, with the proposed southerly ROW line, through the interior of said 78.41 acre tract, the following three (3) courses:

- 5) along a curve to the right, having a delta angle of 50°10'22", a radius of 1140.00 feet, an arc length of 998.28 feet and a chord which bears S 52°03'08" W, for a distance of 966.69 feet, to an iron rod with aluminum cap stamped "CORR-5050" set, for a point of tangency;
- 6) S 77°08'19" W for a distance of 84.49 feet to an iron rod with aluminum cap stamped "CORR-5050" set, for a point of curvature to the left;

EXHIBIT 'A'

Page 2 of 3

County: Williamson
Parcel: 1
Highway: Kenney Fort Blvd.

Page 2 of 3
April 14, 2016
Revised: July 20, 2016

- 7) along said curve to the left, having a delta angle of $24^{\circ}37'29''$, a radius of 1020.00 feet, an arc length of 438.38 feet and a chord which bears $S\ 64^{\circ}49'35''\ W$, for a distance of 435.01 feet to an iron rod with aluminum cap stamped "CORR-5050" set in the westerly boundary line of said 78.41 acre tract, same being the easterly boundary line of said 4.680 acre tract of land, for the southeasterly corner of the herein described tract, and from which a 3/8" iron rod found, for an angle point in the common boundary line of said 78.41 acre tract and said 4.680 acre tract bears $S\ 11^{\circ}14'08''\ E$ at a distance of 140.30 feet;

THENCE, with said common boundary line, the following two (2) courses:

- 8) $N\ 11^{\circ}14'08''\ W$ for a distance of 79.20 feet to a 3/8" iron rod found, for the northeasterly corner of said 4.680 acre tract;
- 9) $S\ 87^{\circ}40'54''\ W$ for a distance of 262.96 feet to the POINT OF BEGINNING, containing 5.511 acres, (240,052 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.



Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200



Date



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

- ⊙

1/2" IRON PIPE FOUND

⊙

IRON ROD WITH CAP FOUND

●

1/2" IRON ROD FOUND
UNLESS NOTED

○

IRON ROD SET W/ ALUMINUM
CAP STAMPED "CORR-5050"

△

CALCULATED POINT

⌒

PROPERTY LINE

D.R.W.C.T.

DEED 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
- P.U.E.

PUBLIC UTILITY EASEMENT
- P.O.B.

POINT OF BEGINNING
- P.O.C.

POINT OF COMMENCEMENT
- ()

RECORD INFORMATION
- ⊗

WATER VALVE
- ⊗

GAS METER
- ⌒

POWER POLE
- OE—

OVERHEAD UTILITY
- ⚡

DENOTES COMMON OWNERSHIP
- ⚡

DISTANCE BREAK

NO.	BEARING	DISTANCE
L1	S10°00'27"W	61.38'
L2	N87°40'54"E	84.07'
L3	S77°08'19"W	84.49'
L4	N11°14'08"W	79.20'
L5	S87°40'54"W	262.96'

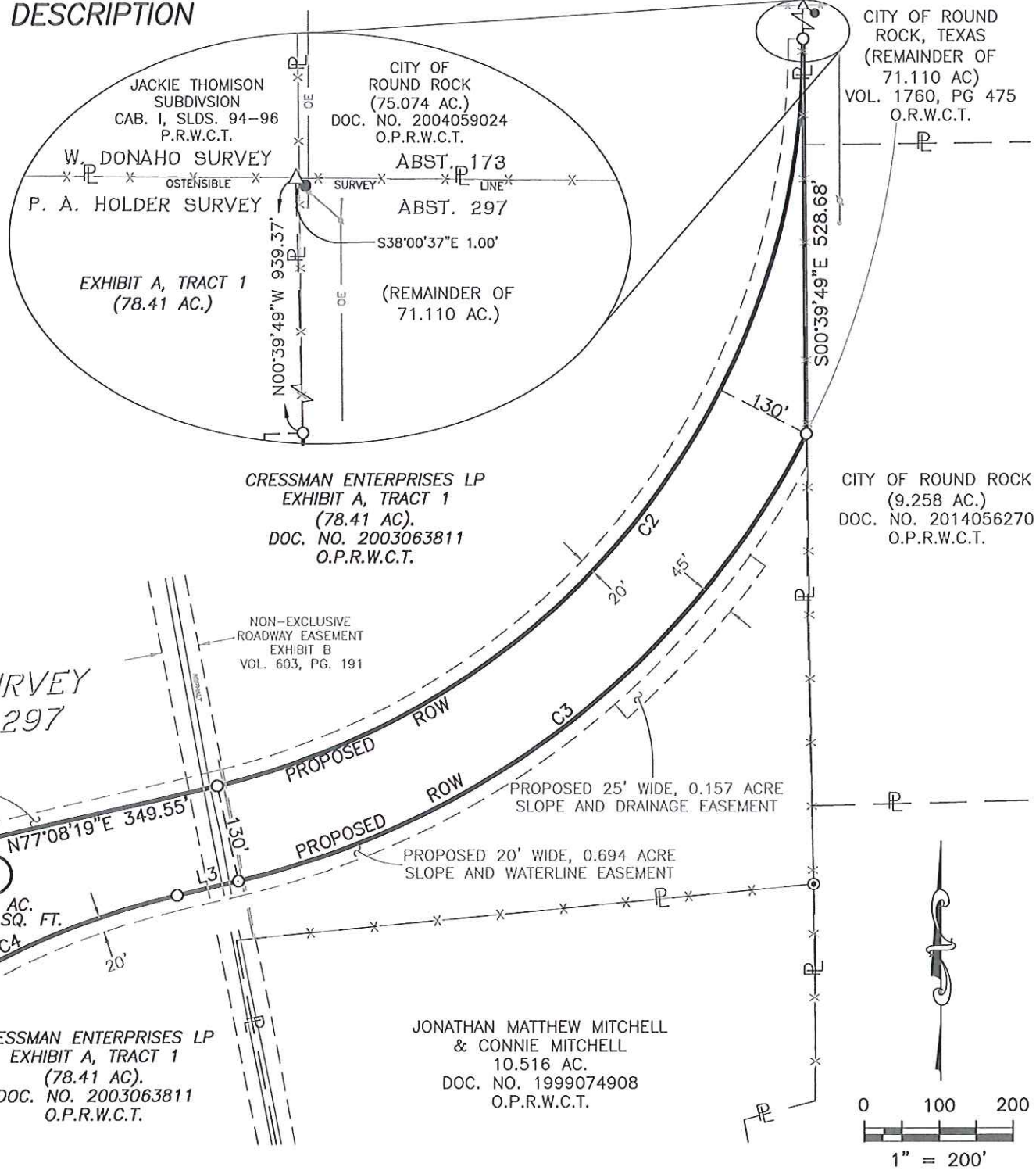
NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	25°50'19"	955.00'	430.67'	427.03'	N64°13'10"E
C2	77°48'09"	1010.00'	1371.49'	1268.52'	N38°14'15"E
C3	50°10'22"	1140.00'	998.28'	966.69'	S52°03'08"W
C4	24°37'29"	1020.00'	438.38'	435.01'	S64°49'35"W

- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
- 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

	ACRES	SQUARE FEET
ACQUISITION	5.511	240,052
CALC/DEED AREA	78.41	3,415,540
REMAINDER AREA	72.899	3,175,488



RIGHT-OF-WAY TRACT
5.511 ACRES
240,052 SQUARE FEET



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

LAWRENCE M. RUSSO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

