

EXHIBIT "A-1"

Legal Description of Parcel A

METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.676 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of a called 0.169-acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **110.21 feet**, said curve having a radius of **3062.12 feet**, a central angle of **02°03'44"** and having a chord which bears **S 69°08'20" W** for a distance of **110.20 feet** to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve;

THENCE with the southerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **293.09 feet**, said curve having a radius of **2700.08 feet**, a central angle of **06°13'10"** and having a chord which bears **S 65°08'07" W** for a distance of **292.95 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner hereof, from which an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, bears **S 61°23'59" W** for a distance of 59.00 feet;

THENCE departing said northerly right-of-way line of the UNION PACIFIC RAILROAD, through the interior of said 0.8791-acre CITY OF ROUND ROCK tract and said E. BAGDAD AVENUE, the following five (5) courses and distances:

1. With a curve to the left an arc length of **72.22 feet**, said curve having a radius of **252.00 feet**, a central angle of **16°25'15"**, and having a chord which bears **N 46°21'49" E** for a distance of **71.98 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
2. **N 38°09'12" E** for a distance of **126.42 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
3. With said curve to the right passing at an arc length of **48.94 feet** a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting said southerly right-of-way line of E. BAGDAD AVENUE and the northerly boundary line of said 0.8791 acre CITY OF ROUND ROCK tract, in all a total arc length of **154.89 feet**, said curve having a radius of **267.00 feet**, a central angle of **33°14'21"** and having a chord which bears **N 54°46'22" E** for a distance of **152.73 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
4. **N 71°23'33" E** for a distance of **82.49 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
5. **S 19°25'28" E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

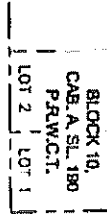
THENCE **S 19°25'28" E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract and the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 0.676 acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

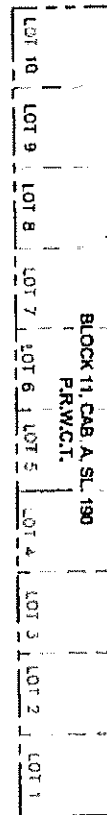
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 288, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

SCALE: 1" = 50'



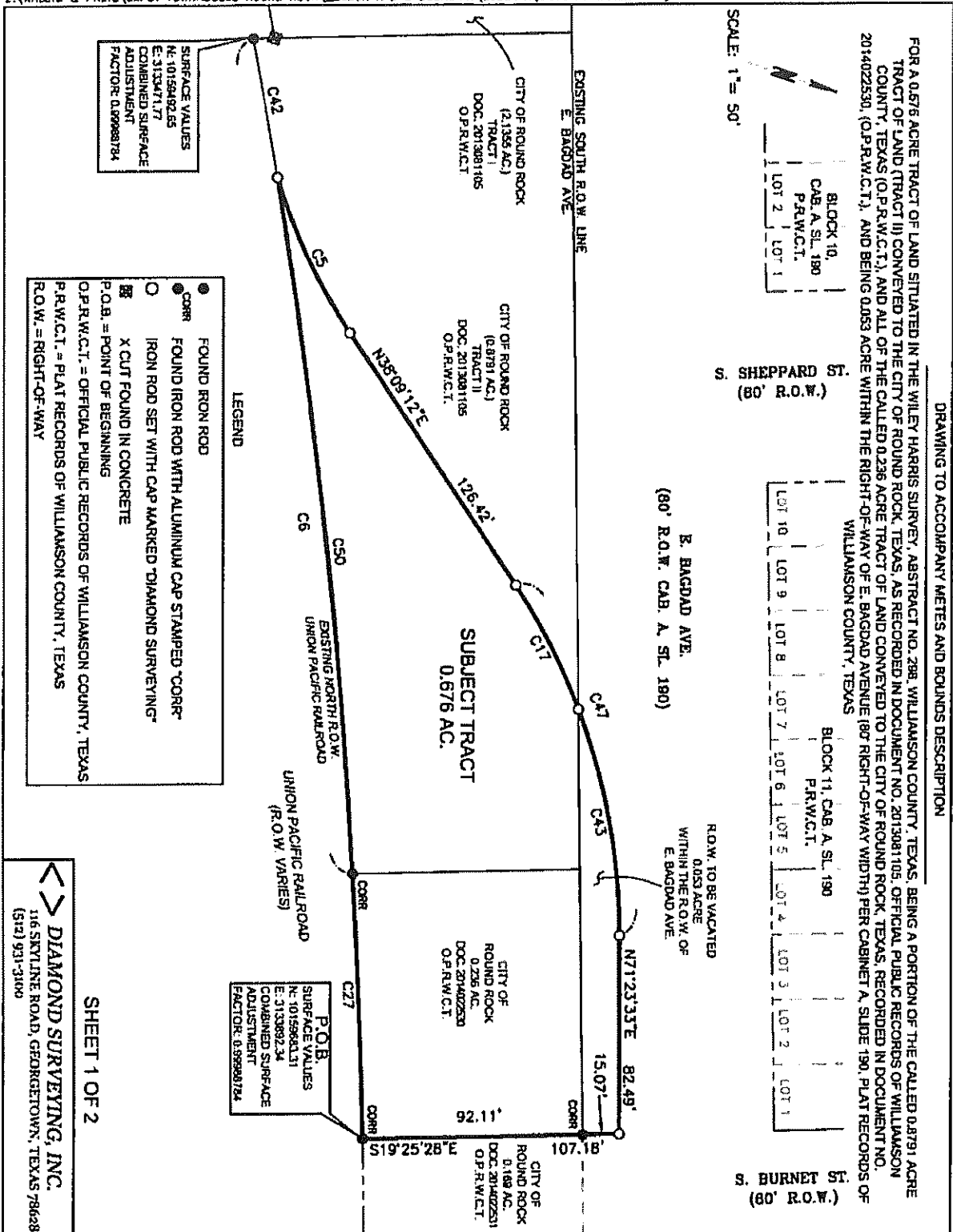
S. SHEPPARD ST.
(80' R.O.W.)



E. BAGDAD AVE.
(80' R.O.W. CAB. A. SL. 190)

R.O.W. TO BE VACATED
0.053 ACRE
WITHIN THE R.O.W. OF
E. BAGDAD AVE.

S. BURNET ST.
(80' R.O.W.)



SHEET 1 OF 2

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.063 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

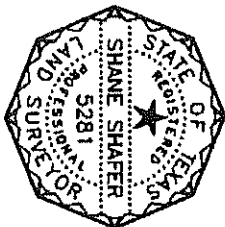
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	72.22'	252.00'	16°25'15"	N46°21'49"E	71.98'
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C17	48.94'	287.00'	10°30'09"	N43°24'17"E	48.87'
C27	110.21'	3,062.12'	2°03'44"	S69°06'20"W	110.20'
C42	59.00'	2,700.08'	1°15'07"	S61°23'59"W	59.00'
C43	98.23'	287.00'	20°38'57"	N61°04'04"E	95.71'
C47	154.89'	287.00'	33°14'21"	N54°46'22"E	152.73'
C50	293.09'	2700.08'	6°13'10"	S65°06'07"W	292.95'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

Shane Shafer, R.P.L.S. NO. 5281

APRIL 10, 2017
DATE

<> DIAMOND SURVEYING, INC.
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