

EXHIBIT
"B"

(Zoning Exhibit)
Robert McNutt Survey, Abstract No. 422



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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 8.7982 ACRES (383,250 SQUARE FEET) OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 4.46 ACRE TRACT, CONVEYED TO DUVAL C. JARL, RECORDED IN VOLUME 792, PAGE 319 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING OUT OF THE REMAINDER OF A CALLED 161.11 ACRE TRACT, CONVEYED TO CHESTER MADSEN & JOYCE MADSEN, TRUSTEES OF THE MADSEN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT #2012088599 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING OUT OF A CALLED 4.86 ACRE TRACT, CONVEYED TO RONALD R. & JANETTE M. MADSEN, RECORDED IN VOLUME 745, PAGE 671 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 8.7982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of N. Red Bud Lane (right-of-way varies), and being the southwest corner of a called 4.46 acres tract conveyed to Duval C. Jarl in Volume 792, Page 319 (D.R.W.C.T.), and being the northwest corner of a called 2.00 acre tract, described as Tract II, conveyed to Lonestar Preschools, LLC, recorded in Document #2018077903 (O.P.R.W.C.T.), and being the most northerly southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found at the intersection of the east right-of-way line of said N. Red Bud Lane, with the north right-of-way line of Country Road 122 (right-of-way varies), and being the southwest corner of a called 2.00 acre tract, described as Tract I, conveyed to said Lonestar Preschools LLC, recorded in Document #2018077903 (O.P.R.W.C.T.) bears S01°19'08"E, a distance of 240.83 feet to a 1/2-inch iron rod found for a common westerly corner of Tract I and Tract II of said Lonestar Preschool tracts, and being a point in the east right-of-way line of said N. Red Bud Lane, and S01°43'26"E, a distance of 273.63 feet;

THENCE, with the east right-of-way line of N. Red Bud Lane, and with the west line of said Jarl tract, **N01°34'24"W**, a distance of **496.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the west line of said Jarl tract, and being the most southerly corner of Lot 1 (N. Red Bud Lane), said Lot 1 dedicated as right-of-way by plat of Paloma Lake, N. Red Bud Ln., recorded in Document #2007061555 (O.P.R.W.C.T.), also recorded in Cabinet "DD", Slide 227-228 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE, with the east right-of-way line of said N. Red Bud Lane, in part with a north line of said Jarl tract, in part with the west line of said Madsen Revocable trust tract the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **1,000.00** feet, whose arc length is **69.68** feet and whose chord bears **N14°40'32"E**, a distance of **69.67** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N56°03'21"E**, a distance of **44.12** feet to a Mag Nail with "4Ward-Boundary" washer set for

the northwest corner hereof, from which a Mag Nail with "4Ward-Boundary" washer set bears, N56°03'21"E, a distance of 38.03 feet;

THENCE, leaving the east right-of-way line of said N. Red Bud Lane, over and across said remainder of Madsen Revocable trust tract, in part said Madsen 4.86 acres tract, in part said Jarl tract the following seven (7) courses and distances:

- 1) **S48°30'55"E**, a distance of **223.73** feet to a calculated point for an angle point hereof,
- 2) **S33°20'08"E**, a distance of **131.50** feet to a calculated point for an angle point hereof,
- 3) **S50°54'44"E**, a distance of **202.05** feet to a calculated point for an angle point hereof,
- 4) **S66°39'11"E**, a distance of **283.95** feet to a calculated point for an angle point hereof,
- 5) **S76°29'08"E**, a distance of **94.32** feet to a calculated point for the northeast corner hereof,
- 6) **S14°09'12"W**, a distance of **133.22** feet to a calculated point for an angle point hereof,
- 7) **S16°43'49"E**, a distance of **249.89** feet to a calculated point for the most northerly southeast corner hereof, being in the south line of said remainder of Madsen Revocable trust tract, and being in the north right-of-way line of County Road 122 (no dedication of right-of-way found for this section of roadway, offsets from subdivision plats on the south side of said road, were used to establish this right-of-way line location, no fences exist along this portion of said County road either);

THENCE, with the established north right-of-way line of said County Road 122, continuing over and across said 161.11 acre Madsen tract, **S73°16'32"W**, a distance of **186.96** feet to a calculated point for an angle point hereof, and

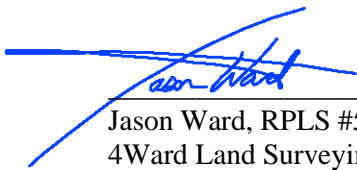
THENCE, continuing with the north row line of said County Road 122, with the south line of said 4.86 acre Madsen tract, **S73°46'53"W**, a distance of **282.15** feet to a 3/4-inch iron rod found for the most southerly southwest corner hereof, said point being the southwest corner of said 4.86 acre Madsen tract, and being the southeast corner of said Lonestar Preschools Tract I, and being in the north right-of-way line of said County Road 122;

THENCE, leaving the north right-of-way line of said County Road 122, with the west line of said 4.86 acre Madsen tract, and with the east line of said Lonestar Preschools Tract I and Tract II, **N02°39'06"W**, a distance of **442.02** feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of said Lonestar Preschools Tract II, and being the southeast corner of said 4.46 acre Jarl tract, and being in the west line of said 4.86 acre Madsen tract;

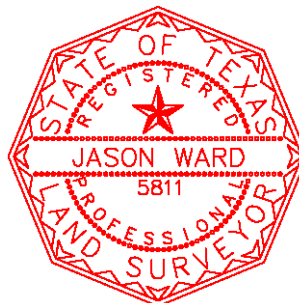
THENCE, with the south line of said 4.46 acre Jarl tract, and with the north line of said Lonestar Preschools Tract II, **S88°34'13"W**, a distance of **358.77** feet to the **POINT OF BEGINNING**, and containing 8.7982 Acres (383,250 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000120668897. See attached sketch (reference drawing: 00879_MF1.dwg)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

1/27/2020



REMAINDER OF A
CALLED 161.11 ACRES
CHESTER MADSEN &
JOYCE MADSEN
AS TRUSTEES OF THE
MADSEN FAMILY
REVOCABLE TRUST
DOC. # 2012088599
O.P.R.W.C.T.
IDENTICAL M&B'S AS
CALLED 161.11 AC
VOL, 434, PG. 176

ZONING EXHIBIT
8.7982 ACRE(S)
383,250 SQUARE FEET

S88°34'13"W 358.77'
[[S88°52'30"E 358.83']]
((N88°47'00"W 359.13'))

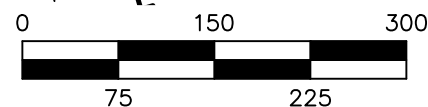
P.O.B.

[E] GRID N: 10,175,385.47
GRID E: 3,152,303.26

APPROXIMATE LOCATION
OF SURVEY LINE

CALLED 2.00 ACRES
(TRACT I)
LONESTAR
PRESCHOOLS, LLC
DOC. # 2018077903
O.P.R.W.C.T.

S77°23'53"W 374.35'
[[S79°57'00"W 374.41']]



8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	1/27/2020
Project:	00879
Scale:	1" = 150'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°03'21"E	44.12'
L2	S48°30'55"E	223.73'
L3	S33°20'08"E	131.50'
L4	S50°54'44"E	202.05'
L5	S66°39'11"E	283.95'
L6	S76°29'08"E	94.32'
L7	S14°09'12"W	133.22'
L8	S16°43'49"E	249.89'
L9	S73°16'32"W	186.96'
L10	S73°46'53"W	282.15'
L11	N02°39'06"W	201.51'
L12	N02°39'06"W	240.52'
L13	N56°03'21"E	38.03'
L14	N56°03'21"E	82.15'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L10]	S76°32'00"W	282.13'
[[L11]]	N00°05'30"W	201.35'
[[L12]]	N00°05'30"W	240.72'
(L14)	S58°57'11"W	82.15'

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120668897.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	69.68'	1,000.00'	3°59'33"	N14°40'32"E	69.67'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	69.68'	1,000.00'	3°59'34"	N17°34'22"E	69.67'

8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas



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 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	1/27/2020
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Scale:	NA
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2019
Sheet:	2 OF 3

**[A]
WILLIS DONAHO
SURVEY
ABSTRACT NO. 173**

**[B]
ROBERT McNUTT
SURVEY
ABSTRACT NO. 422**

**[C]
CALLED 4.46 ACRES
DUVAL C. JARL
VOL. 792, PG. 319
D.R.W.C.T.**

**[D]
CALLED 4.86 ACRES
RONALD R. & JANETTE M. MADSEN
VOL. 745, PG. 671
D.R.W.C.T.**

**[E]
CALLED 2.00 ACRES
(TRACT II)
LONESTAR PRESCHOOLS, LLC
DOC. # 2018077903
O.P.R.W.C.T.**

**[F]
PALOMA LAKE BLVD.
(65' R.O.W. WIDTH)**

**[G]
N. RED BUD LANE
(R.O.W. WIDTH VARIES)**

**[H]
COUNTY ROAD 117
(R.O.W. WIDTH VARIES)**

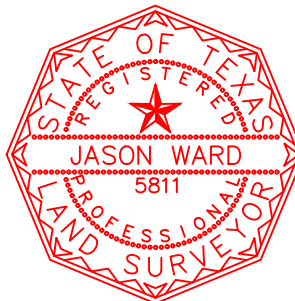
**[I]
COUNTY ROAD 122
(R.O.W. WIDTH VARIES)**

**8.7982 ACRES
ZONING EXHIBIT
City of Round Rock,
Williamson County,
Texas**

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	MAG WITH "4WARD BOUNDARY" WASHER SET
	IRON ROD WITH "RJ SURVEY" CAP FOUND
	MAG NAIL FOUND
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT CAB. DD SLD. 227-228
[.....]	RECORD INFORMATION PER VOL. 745, PG. 671
((.....))	RECORD INFORMATION PER VOL. 792, PG. 319
[[.....]]	RECORD INFORMATION PER DOC. NO. 2018077903

**[J]
ATHEA LANE
(50' R.O.W. WIDTH)**



1/27/2020



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TBPLS FIRM #10174300

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