

EXHIBIT
"A"

EASEMENT AGREEMENT

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

 This Easement Agreement (“Agreement”) is made as of the ____ day of _____, _____, by and between Louis Henna, Jr., Trustee, Billie Sue Cross (BT) Trust, BSH Holdings, LP, Robert Herber, Carol Ruth Henna Herber, and Louis Henna, Jr. (collectively referred to as “Grantor”) and the CITY OF ROUND ROCK, a Texas municipal corporation, whose offices are located at 221 E. Main Street, Round Rock, Williamson County, Texas (“Grantee”).

RECITALS:

 WHEREAS, Grantor owns 46.28 acres of land (the “Property”) located at the southeast corner of the intersection of US 79 and Mays Street, in Round Rock, as depicted on Exhibit “A-1 and A-2”; and

 WHEREAS, Grantor, children and relatives of Louis Henna and Billie Sue Henna, wish to give a portion of the Property for a public park along Brushy Creek, the “Park Parcel”; and

 WHEREAS, Grantee has been negotiating with Grantor over several years for the acceptance, conveyance and use of said Park Parcel consisting of approximately 7.428 acres for a public park and related purposes; and

 WHEREAS, Grantee agrees that the grant of the easement herein described along with the donation and subsequent deed of said Park Parcel as depicted in Exhibit “B” for use as a public park shall fulfill the parkland requirements for the remaining portion of the Property when the remaining portion of the Property is platted in accordance with the subdivision provisions of the City of Round Rock Code of Ordinances; and

 WHEREAS, Grantee acknowledges that regardless of whether it is platted and subdivided by Grantor or Grantor’s successors or assigns, under current ordinances and design criteria, it is possible for a developer of the Property to design a system that contains all of the required stormwater detention capacity necessary for build out of the Property within the boundaries of the 100 year flood plain; and

 WHEREAS, Grantee is constructing a regional park trail system (a hike and bike trail) which will encompass various tracts of land along Brushy Creek for the benefit of its citizens, as more particularly described in Exhibit “C” attached hereto and incorporated herein (“Trail Easement”); and

WHEREAS, until the donation of the Park Parcel has been formally made, it is necessary for Grantee to begin construction of the Project and undertake certain construction activities and use on the Property; and

WHEREAS, in furtherance of the plan and intention of Grantor to donate Park Parcel in memory of their parents for use by the public under the control and supervision of the Grantee, and as a part of the Project, it is agreed that both a trail easement (the "Trail Easement") and a temporary construction and access easement (the "Temporary Easement") (collectively the "Easements") shall be granted, which Easements shall be subject to the terms hereinafter set forth; and

WHEREAS, in furtherance of the plan and intention of Grantor to donate the Park Parcel for a park in memory of their parents for use by the public under the control and supervision of the Grantee, and as a part of the Project, the trail between Georgetown Street and Mays Street within the city limits of Round Rock shall be named the Billie Sue and Louis Henna Heritage Trail; and

WHEREAS, Grantee's acceptance of the Easements shall be a part of the initial construction of the work necessary for the eventual completion of a public park in memory of Grantor's parents, the specifications of which shall be agreed upon and set forth in subsequent documents between the parties. It is understood that the subsequent documents will provide that Grantor shall retain a reasonable right of access through the public park from the parent tract to Brushy Creek.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby GRANTS AND CONVEYS to Grantee the Trail Easement for the Project and the Temporary Easement for construction and access to do all such activities necessary to accomplish completion of the Project, all of which rights herein granted being solely for the benefit and enjoyment of the public; this grant being expressly subject to the following terms and conditions:

I. EASEMENTS

1.1 Easement Property. The Trail Easement herein granted is a 2.293 tract of land, fifty (50) feet in width, being more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof for all purposes.

See "Sketch to Accompany Description" attached hereto and made a part hereof for all intents and purposes hereunto and in any wise pertaining, showing such easement.

1.2 Trail Easement Purpose. For the ingress to and egress by means of an approximately fifty (50) foot wide hike and bike trail including the disassembling, removal, take

down and clearing away of any fences, barricades or other structures which obstruct, prevent or hinder Grantee's ingress and egress across Grantor's Property; and clearing away fences, trees and shrubbery, and the grading for, construction, maintaining and using said trail and related facilities on and across the Property as Grantee may deem necessary in the exercise of the right of ingress and egress.

1.3 Exceptions to Warranty. This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described Property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas.

1.4 Grant of Trail Easement. Grantor, for the consideration and subject to the Exceptions to Warranty, grants and conveys to Grantee and Grantee's heirs, successors, and assigns a perpetual easement in, upon, over and under, above and across the Easement Property for the purposes described herein, together with all and singular the rights and appurtenances thereto in any way belonging to Grantor, to have and to hold the Trail Easement to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Trail Easement in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Trail Easement or any part of the Trail Easement, except as to the Exceptions to Warranty, to the extent that such claim arises by, through, or under Grantor but not otherwise.

1.5 Temporary Construction and Access Easement. In addition to the foregoing, and for the consideration set forth above, Grantor grants and conveys unto Grantee, the Temporary Easement for temporary construction and access in, under, over, above and across the Temporary Easement Property. Said Temporary Easement across the Temporary Easement Property herein granted shall be as shown in Exhibit "D" described as _____, and shall include that portion of the Property necessary to construct that portion of the hike and bike trail on the Trail Easement, including temporary use of the Temporary Easement Property for access, storage of equipment and supplies and all necessary activities involved in the designing, grading, filling, erecting and completing such hike and bike trail. Grantor grants such temporary construction and access easement to Grantee, its agents and employees, with necessary equipment, to enter upon and have access to the Property owned by Grantor, subject to the provisions of this Easement. The duration of this Temporary Construction Easement shall be two years from the date of execution of this agreement.

II. TERMS AND CONDITIONS

The following terms and conditions apply to the Trail Easement and Temporary Easement (collectively, the "Easements") granted by this agreement:

2.1 Character of Easements. The Easements are exclusive. The Easements are for the benefit of Grantee and Grantee's heirs, successors, and assigns. Grantee agrees to allow Grantor to review and provide input for the design of the construction plan for the trail. Grantor shall take reasonable safeguards to protect the integrity of Grantee's rights of ingress and egress.

It is understood that the rights herein granted are for public purposes to be used in connection with Grantee's authority to provide parks, open spaces and playgrounds to benefit members of the general public. Upon completion of the hike and bike trail and termination of the temporary construction easement, there shall be no use of Grantor's Property authorized under this agreement except for the Trail Easement Property covered by the Trail Easement granted herein.

2.2 Duration of Easement. The duration of the Trail Easement is perpetual, provided however, that said easement, rights and privileges shall cease and revert to Grantor in the event the said hike and bike trail is abandoned, or shall cease to be used, for a period of two (2) consecutive years. Upon cessation of use or upon abandonment, all rights granted herein to Grantee shall cease and the Trail Easement shall terminate. The Temporary Easement shall begin upon the date construction of the trail on the Trail Easement begins and continue as long as Grantee is engaged in construction activities to complete the hike and bike trail. Upon completion of said Project, the Temporary Easement shall terminate when all equipment, supplies and material placed upon Grantor's Property shall be removed and the surface of said land restored to the condition it was in prior to construction activities. The expiration of the Temporary Easement shall not otherwise affect any of Grantee's easement rights.

2.3 Maintenance. Grantee agrees that it will provide the maintenance, cleaning, upkeep and repairs necessary to keep the hike and bike trail in good and useable condition. Grantee shall also be responsible for and provide the security necessary to assure that the hike and bike trail is built and maintained in a safe and clean condition for those members of the public who desire to use and enjoy the facilities. Grantee further agrees that the hike and bike trail will be limited to non-motorized vehicles, with the exception of wheelchairs and Grantee's maintenance vehicles, and that no use will be permitted which creates excessive noise or pollution. It is understood that the Grantee is obligated to fence the Trail Easement which will limit and control any access to and from the Property. Grantor may choose to remove the fencing at their expense upon giving written notice to the Grantee. Nothing shall prevent Grantor or Grantor's heirs, successors, and assigns from having access to the hike and bike trail at all times.

III. GENERAL PROVISIONS

3.1 Equitable Rights of Enforcement. These Easements may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefitted by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

3.2 Attorney's Fees. If either party retains an attorney to enforce this Agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

3.3 Binding Effect. This Agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

3.4 Choice of Law. This Agreement will be construed under the laws of the State of Texas. Venue is in Williamson County.

3.5 Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

3.6 Waiver of Default. It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Agreement does not preclude pursuit of other remedies in this Agreement or provided by law.

3.7 Further Assurances. Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this Agreement and all transactions contemplated by this Agreement.

3.8 Indemnity. Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this Agreement by the indemnifying party.

3.9 Integration. This Agreement contains the complete Agreement of the parties and cannot be varied except by written Agreement of the parties. The parties agree that there are no oral Agreements, representations, or warranties that are not expressly set forth in this Agreement.

3.10 Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

3.11 Notices. Any notice required or permitted under this Agreement must be in writing. Any notice required by this Agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective

when actually received. Any address for notice may be changed by written notice delivered as provided herein.

3.12 Recitals. Any recitals in this Agreement are represented by the parties to be accurate, and constitute a part of the substantive Agreement.

3.13 Time. Time is of the essence. Unless otherwise specified, all references to “days” mean calendar days. Business days exclude Saturdays, Sundays, and legal public holidays. If the date for performance of any obligation falls on a Saturday, Sunday, or legal public holiday, the date for performance will be the next following regular business day.

GRANTOR:

THE BILLIE SUE CROSS (BT) TRUST

By: _____
Louis Henna, Jr., Trustee

BSH HOLDINGS, LP

By: _____
Louis Henna, Jr., _____

Robert Herber

Carol Ruth Henna Herber

Louis Henna, Jr.

GRANTEE:

CITY OF ROUND ROCK,
a Texas municipal corporation

By:_____

Name:_____

Title:_____

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2020, by Louis Henna, Jr. as Trustee of The Billie Sue Cross (BT) Trust.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2020, by Louis Henna, Jr., _____ of BSH Holdings, L.P.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2020, by Robert Herber.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2020, by Carol Ruth Henna Herber.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on this the ____ day of _____,
2020, by Louis Henna, Jr.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on this the ____ day of _____,
2020, by _____ as _____ of the City of Round Rock.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Dietz & Jarrard, P.C.
106 Fannin Ave. E.
Round Rock, TX 78664

AFTER RECORDING RETURN TO:

Dietz & Jarrard, P.C.
Attn: R. Mark Dietz
106 Fannin Ave. E.
Round Rock, TX 78664

c12ee56e-edf8-4bda-a99a-0b95079a9eb5

PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B,
CONSISTENT WITH SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYING ACT.

LOCATION MAP (NOT TO SCALE)



NOTES:
THE MEASUREMENTS IN SUBJECT TO:
1. THIS PROJECT HAS BEEN DESIGNED WITHOUT THE AID
2. ALL MEASUREMENTS ARE BASED ON THE TOWN CORNER
3. ALL MEASUREMENTS ARE BASED ON THE TOWN CORNER

LEGEND
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County: Williamson
Parcel: PARCEL 2 (Herber 5.83 Acres)
Project: Heritage Trail

Page 1 of 4
July 30, 2020

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 2.356 ACRE (102,617 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.83 ACRE TRACT OF LAND CONVEYED TO ROBERT HERBER BY INSTRUMENT RECORDED IN VOLUME 580, PAGE 647 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.356 ACRE (102,617 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Capped Iron Rod stamped "Inland 4933" set in the westerly boundary line of said 5.83 acre tract, same being in the easterly boundary line of that called 6.58 acre tract of land conveyed to Louis M. Henna, Jr., Trustee Billie Sue Cross (BT) Trust by instrument recorded in Document No. 2018070604 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described tract, from which a Capped Iron Rod stamped "Forest 1847" found, being the northwesterly corner of said 5.83 acre tract, same being the northeasterly corner of said 6.58 acre tract, bears N 15°26'10" W at a distance of 471.62 feet;

THENCE, departing said easterly boundary line of said 6.58 acre tract, through the interior of said 5.83 acre tract, **N 54°38'00" E** for a distance of **401.80** feet to a Capped Iron Rod stamped "Inland 4933" set in the easterly boundary line of said 5.83 acre tract, same being in the westerly boundary line of an extension of the southerly boundary line of that called 29.23 acre tract of land conveyed to BSH Holdings, L.P. by instrument recorded in Document No. 1998010912 of the Official Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Capped Iron Rod stamped "Inland 4933" set, being an angle point in the common boundary line of said 5.83 acre tract and said 29.23 acre tract bears N 16°10'10" W at a distance of 149.41 feet;

THENCE, with said common boundary line, **S 16°10'10" E** for a distance of **286.76** feet to a calculated point in the record approximate calculated centerline of Brushy Creek, being the southeasterly corner of said 5.83 acre tract, same being the southwesterly corner of said southerly extension of said 29.23 acre tract, for the southeasterly corner hereof;

THENCE, with said centerline of Brushy Creek, same being the southerly boundary line of said 5.83 acre tract, **S 59°26'50" W** for a distance of **395.08** feet for area calculations only, to a calculated point being the southwesterly corner of said 5.83 acre tract, same being the southeasterly corner of said 6.58 acre tract, for the southwesterly corner hereof;

County: Williamson
Parcel: PARCEL 2 (Herber 5.83 Acres)
Project: Heritage Trail

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July 30, 2020

THENCE, with said common boundary line, **N 15°26'10" W** for a distance of **252.80** feet to the **POINT OF BEGINNING**, containing 2.356 acres (102,617 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

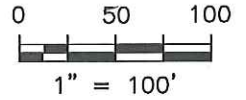
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

10 AUG 2020

Date



PLAT TO ACCOMPANY DESCRIPTION

WILEY HARRIS SURVEY
ABSTRACT NO. 298

LOUIS M. HENNA, JR., TRUSTEE
BILLIE SUE CROSS (BT) TRUST
(6.58 AC.)
DOC. NO. 2018070604
O.P.R.W.C.T.

ROBERT HERBER
(5.83 AC.)
VOL. 580, PG. 647
D.R.W.C.T.

BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 443-446
O.R.W.C.T.

P.O.B.
INLAND 4933

2
2.356 AC.
102,617 SQ. FT.

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T.

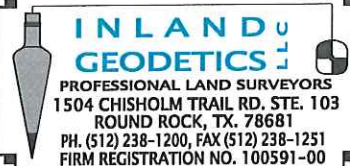
PROPOSED TRAIL
EASEMENT
0.651 ACRES

SEE NOTE
#3

SEE NOTE
#3

BRUSHY

S59°26'50"W 395.08'
CREEK



PARCEL 2
ACQUISITION
2.356 ACRES
102,617 SQUARE FEET

JULY 30, 2020
PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

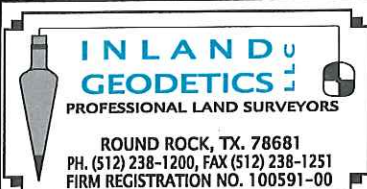
NOTES:

- 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.
- 3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 10 AUG 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 2
ACQUISITION
2.356 ACRES
102,617 SQUARE FEET

JULY 30, 2020
PAGE 4 OF 4

County: Williamson
Parcel: PARCEL 3, Part 1 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 1 of 4
July 30, 2020

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 3, PART 1

DESCRIPTION OF A 0.197 ACRE (8,575 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 29.23 ACRE TRACT OF LAND CONVEYED TO BSH HOLDINGS, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 1998010912 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.197 ACRE (8,575 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Capped Iron Rod stamped "Inland 4933" set in the easterly boundary line of an extension of the southerly boundary line of said 29.23 acre tract, same being in the westerly boundary line of that called 4.56 acre tract of land conveyed to Louis M. Henna, Jr. and Rosanne Harrison Henna by instrument recorded in Volume 672, Page 818 of the Deed Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, from which a Capped Iron Rod stamped "Inland 4933" set being an angle point in the common boundary line of said 29.23 acre tract and said 4.56 acre tract, bears N 16°10'09" W at a distance of 135.20 feet;

THENCE, with said common boundary line, **S 16°10'09" E** for a distance of **284.96** feet to a calculated point in the record approximate calculated centerline of Brushy Creek, being the southeasterly corner of said southerly extension of said 29.23 acre tract, same being the southwesterly corner of said 4.56 acre tract, for the southeasterly corner hereof;

THENCE, with said centerline of Brushy Creek, same being the southerly boundary line of said southerly extension of said 29.23 acre tract, **S 51°36'50" W** for a distance of **32.40** feet for area calculations only, to a calculated point being the southwesterly corner of said southerly extension of said 29.23 acre tract, same being the southeasterly corner of that called 5.83 acre tract of land conveyed to Robert Herber by instrument recorded in Volume 580, Page 647 of the Deed Records of Williamson County, Texas, for the southwesterly corner hereof;

THENCE, with the common boundary line of said 29.23 acre tract and said 5.83 acre tract, **N 16°10'10" W** for a distance of **286.77** feet to a Capped Iron Rod stamped "Inland 4933" set for the northwesterly corner hereof, from which a Capped Iron Rod stamped "Inland 4933" set being an angle point in said common boundary line of 29.23 acre and 5.83 acre tracts, bears N 16°10'10" W at a distance of 149.41 feet;

County: Williamson
Parcel: PARCEL 3, Part 1 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 2 of 4
July 30, 2020

THENCE, departing said easterly boundary line of said 5.83 acre tract, through the interior of said 29.23 acre tract, **N 54°38'00" E** for a distance of **31.77** feet to the **POINT OF BEGINNING**, containing 0.197 acres (8,575 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

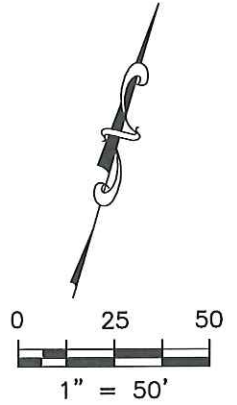
10 AUG 2020

Date



PLAT TO ACCOMPANY DESCRIPTION

WILEY HARRIS SURVEY
ABSTRACT NO. 298



BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 435-438
O.R.W.C.T.

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T.

ROBERT HERBER
(5.83 AC.)
VOL. 580, PG. 647
D.R.W.C.T.

PROPOSED TRAIL
EASEMENT
0.130 ACRES

N16°10'10"W 286.77'
BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.

S16°10'09"E 284.96'

SEE NOTE
#3

LOUIS M. HENNA, JR. AND
ROSANNE HARRISON HENNA
(4.56 AC.)
VOL. 672, PG. 818
D.R.W.C.T.

3
PART 1
0.197 AC.
8,575 SQ. FT.

SEE NOTE
#3

BRUSHY

CREEK

S51°36'50"W
32.40'

PARCEL 3-PART 1
ACQUISITION
0.197 ACRES
8,575 SQUARE FEET

JULY 30, 2020
PAGE 3 OF 4



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.
- 3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 10 AUG 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 3-PART 1
ACQUISITION
0.197 ACRES
8,575 SQUARE FEET

JULY 30, 2020
PAGE 4 OF 4



County: Williamson
Parcel: PARCEL 3, Part 2 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 1 of 4
July 30, 2020

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 3, PART 2

DESCRIPTION OF A 0.187 ACRE (8,160 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 29.23 ACRE TRACT OF LAND CONVEYED TO BSH HOLDINGS, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 1998010912 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.187 ACRE (8,160 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Capped Iron Rod stamped "Inland 4933" set in the easterly boundary line of said 29.23 acre tract, same being in the westerly boundary line of Lot 3 of Heritage Center, a subdivision of record in Cabinet F, Slides 294-295 of the Plat Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Mag Nail found in retaining wall, being in said easterly boundary line of said 29.23 acre tract, same being the northwesterly corner of said Lot 3, bears N 10°18'55" W at a distance of 384.85 feet;

THENCE, with the common boundary line of said 29.23 acre tract and said Lot 3, **S 10°18'55" E** for a distance of **46.19** feet to a Capped Iron Rod stamped "Inland 4933" set being the most easterly southeast corner of said 29.23 acre tract, same being the northeasterly corner of that called 4.56 acre tract of land conveyed to Louis M. Henna, Jr. and Rosanne Harrison Henna by instrument recorded in Volume 672, Page 818 of the Deed Records of Williamson County, Texas, also being in said westerly boundary line of said Lot 3, for the southeasterly corner hereof;

THENCE, departing said westerly boundary line of said Lot 3 with the common boundary line of said 29.23 acre and 4.56 acre tracts, **N 77°04'09" W** for a distance of **202.42** feet to a Capped Iron Rod stamped "Inland 4933" set in said common boundary line, for the southwesterly corner hereof, from which a Fence Corner Post found, being an angle point in said common boundary line of said 29.23 acre and 4.56 acre tracts, bears N 77°04'09" W at a distance of 148.16 feet;

THENCE, departing said northerly boundary line of said 4.56 acre tract, through the interior of said 29.23 acre tract, the following two (2) courses:

- 1) **N 13°11'24" E** for a distance of **42.00** feet to a Capped Iron Rod stamped "Inland 4933" set for an ell corner in the northerly boundary line hereof;

County: Williamson
Parcel: PARCEL 3, Part 2 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 2 of 4
July 30, 2020

- 2) **S 77°12'27" E** for a distance of **184.00** feet to the **POINT OF BEGINNING**, containing 0.187 acres (8,160 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

10 AUG 2020

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

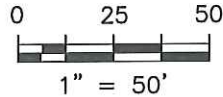
Date



PLAT TO ACCOMPANY DESCRIPTION

NO.	BEARING	DISTANCE
L1	S10°18'55"E	46.19'
L2	N13°11'24"E	42.00'

BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.



LOT 3

HERITAGE CENTER
CAB. F, SLIDE 294-295
P.R.W.C.T.

15' PUBLIC UTILITY EASEMENT PER PLAT

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 427-430
O.R.W.C.T.

20' SEWER EASEMENT PER PLAT

WILEY HARRIS SURVEY
ABSTRACT NO. 298

LOUIS M. HENNA, JR. AND
ROSANNE HARRISON HENNA
(4.56 AC.)
VOL. 672, PG. 818
D.R.W.C.T.

PROPOSED TRAIL
EASEMENT
0.032 ACRES

CITY OF ROUND ROCK
10' UTILITY EASEMENT
VOL. 555, PG. 189
D.R.W.C.T.

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 431-434
O.R.W.C.T.

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T.

SEE NOTE
#3

SEE NOTE
#3

DRAINAGE AND PUBLIC
UTILITY EASEMENT
PER PLAT

BRUSHY CREEK

PARCEL 3-PART 2
ACQUISITION
0.187 ACRES
8,160 SQUARE FEET

JULY 30, 2020
PAGE 3 OF 4



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

▲	MAG NAIL FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
✱	FENCE POST	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
⌒	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		

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.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 10 AUG 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 3-PART 2
ACQUISITION
0.187 ACRES
8,160 SQUARE FEET

JULY 30, 2020
PAGE 4 OF 4



EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 2.948 ACRE (128,412 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO LOUIS M. HENNA, JR. AND ROSANNE HARRISON HENNA BY INSTRUMENT RECORDED IN VOLUME 672, PAGE 818 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.948 ACRE (128,412 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Capped Iron Rod stamped "Inland 4933" set in the westerly boundary line of said 4.56 acre tract, same being in the easterly boundary line of an extension of the southerly boundary line of that called 29.23 acre tract of land conveyed to BSH Holdings, L.P. by instrument recorded in Document No. 1998010912 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described tract, from which a Capped Iron Rod stamped "Inland 4933" set being an angle point in the common boundary line of said 4.56 acre tract and said 29.23 acre tract, bears N 16°10'09" W at a distance of 135.20 feet;

THENCE, departing said easterly boundary line of said 29.23 acre tract, through the interior of said 4.56 acre tract, the following two (2) courses;

- 1) **N 54°38'00" E** for a distance of **428.42** feet to a Capped Iron Rod stamped "Inland 4933" set for an ell corner in the northerly boundary hereof;
- 2) **N 69°21'11" W** for a distance of **120.21** feet to a Capped Iron Rod stamped "Inland 4933" set in the northerly boundary line of said 4.56 acre tract, same being in the southerly boundary line of said 29.23 acre tract, for the most northerly angle point hereof;

THENCE, with said common boundary line of said 4.56 acre and 29.23 acre tracts, **S 77°04'09" E** for a distance of **202.23** feet to Capped Iron Rod stamped "Inland 4933" set being the northeasterly corner of said 4.56 acre tract, same being the most easterly southeast corner of said 29.23 acre tract, also being in the westerly boundary line of Lot 3 of Heritage Center, a subdivision of record in Cabinet F, Slides 294-295 of the Plat Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Mag Nail found in retaining wall, being in said easterly boundary line of said 29.23 acre tract, same being the northwesterly corner of said Lot 3, bears N 10°18'55" W at a distance of 431.04 feet;

County: Williamson
Parcel: PARCEL 4 (Henna 4.56 Acres)
Project: Heritage Trail

Page 2 of 4
July 30, 2020

THENCE, with the common boundary line of said 4.56 acre tract and said Lot 3, **S 10°18'55" E** for a distance of **211.31** feet to a calculated point in the record approximate calculated centerline of Brushy Creek, same being in the westerly boundary line of said Lot 3, for the southeasterly corner hereof;

THENCE, with said centerline of Brushy Creek, same being the southerly boundary line of said 4.56 acre tract, **S 51°36'51" W** for a distance of **500.68** feet for area calculations only, to a calculated point being the southwesterly corner of said 4.56 acre tract, same being the southeasterly corner of said southerly extension of said 29.23 acre tract, for the southwesterly corner hereof;

THENCE, with the common boundary line of said 4.56 acre and 29.23 acre tracts, **N 16°10'09" W** for a distance of **284.96** feet to the **POINT OF BEGINNING**, containing 2.948 acres (128,412 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

10 AUG 2020

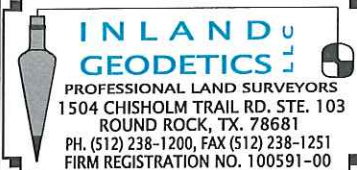
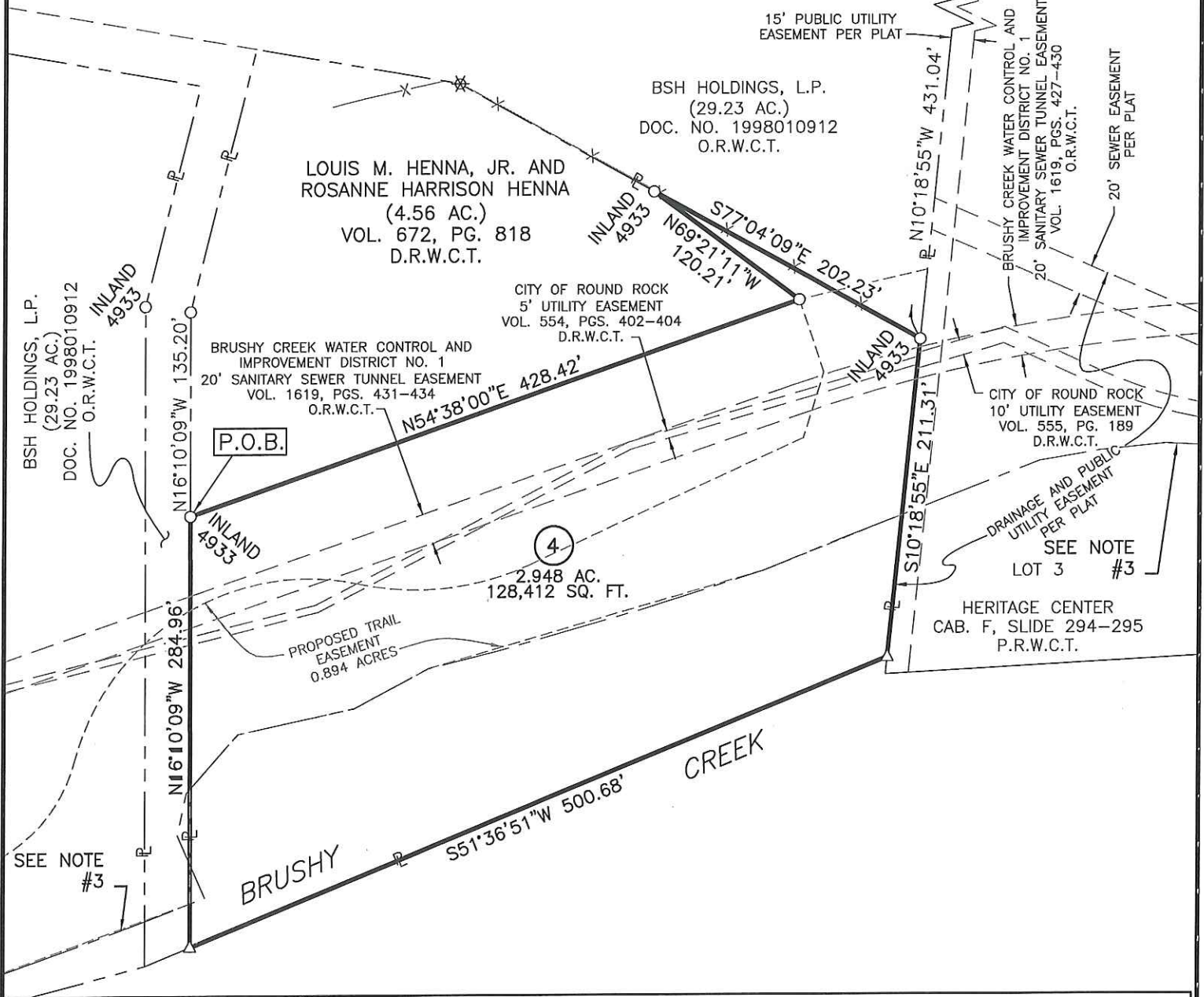
Date



PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°27'15"	160.41'	116.06'	N65°26'34"E	113.54'
C2	36°52'20"	181.16'	116.58'	N67°44'02"E	114.58'

WILEY HARRIS SURVEY
ABSTRACT NO. 298



PARCEL 4
ACQUISITION
2.948 ACRES
128,412 SQUARE FEET

JULY 30, 2020
PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD WITH CAP SET	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
▲	MAG NAIL FOUND	P.O.B.	POINT OF BEGINNING
⌚	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.
- 3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 10 AUG 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 4
ACQUISITION
2.948 ACRES
128,412 SQUARE FEET

JULY 30, 2020
PAGE 4 OF 4

County: Williamson
Parcel: PARCEL 1 (Henna 6.58 Acres)
Project: Heritage Trail

Page 1 of 3
April 15, 2020

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.586 ACRE (25,529 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 6.58 ACRE TRACT OF LAND CONVEYED TO LOUIS M. HENNA, JR., TRUSTEE BILLIE SUE CROSS (BT) TRUST BY INSTRUMENT RECORDED IN DOCUMENT NO. 2018070604 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.586 ACRE (25,529 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly boundary line of said 6.58 acre tract, same being in the existing easterly Right-of-Way (R.O.W.) line of Mays Street formerly known as U.S. Highway 81 (variable width R.O.W.), for the northwesterly corner of the herein described tract, from which a Type I TxDOT concrete marker found in said common boundary and R.O.W. line bears N 23°45'01" E at a distance of 227.21 feet;

THENCE, departing said easterly R.O.W. line of Mays Street, through the interior of said 6.58 acre tract, the following two (2) courses;

- 1) S 73°55'32" E for a distance of 116.51 feet, to a calculated angle point;
- 2) N 61°08'39" E for a distance of 300.04 feet, to a calculated point in the easterly boundary line of said 6.58 acre tract, same being the westerly boundary line of that called 5.83 acre tract of land conveyed to Robert Herber by instrument recorded in Volume 580, Page 647 of the Deed Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Capped Iron Rod stamped "Forest 1847" found, being the northeasterly corner of said 6.58 acre tract, bears N 15°26'10" W at a distance of 604.72 feet;

THENCE, with the common boundary line of said 6.58 acre tract and said 5.83 acre tract, S 15°26'10" E for a distance of 53.22 feet, to a calculated point in the gradient edge of water line of Brushy Creek on April 15th, 2020, as impounded by Veteran's Park Dam, for the southeasterly corner hereof;

THENCE, departing the westerly boundary line of said 5.83 acre tract, through the interior of said 6.58 acre tract, and with said gradient edge of water line, the following three (3) courses for area calculations only:

- 1) S 59°38'09" W for a distance of 301.84 feet, to a calculated angle point;
- 2) S 65°18'22" W for a distance of 51.25 feet, to a calculated angle point;
- 3) S 35°59'38" W for a distance of 34.22 feet, to a calculated point in said common boundary and R.O.W. line, for the southwesterly corner hereof;

THENCE, with said common boundary and R.O.W. line, N 23°45'01" W, pass at a distance of 69.74 feet a Capped Iron Rod stamped "Civilcorp" found, being in said common boundary and R.O.W. line, for a total distance of 153.43 feet to the **POINT OF BEGINNING**, containing 0.586 acres, (25,529 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, M. Stephen Truesdale, 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.

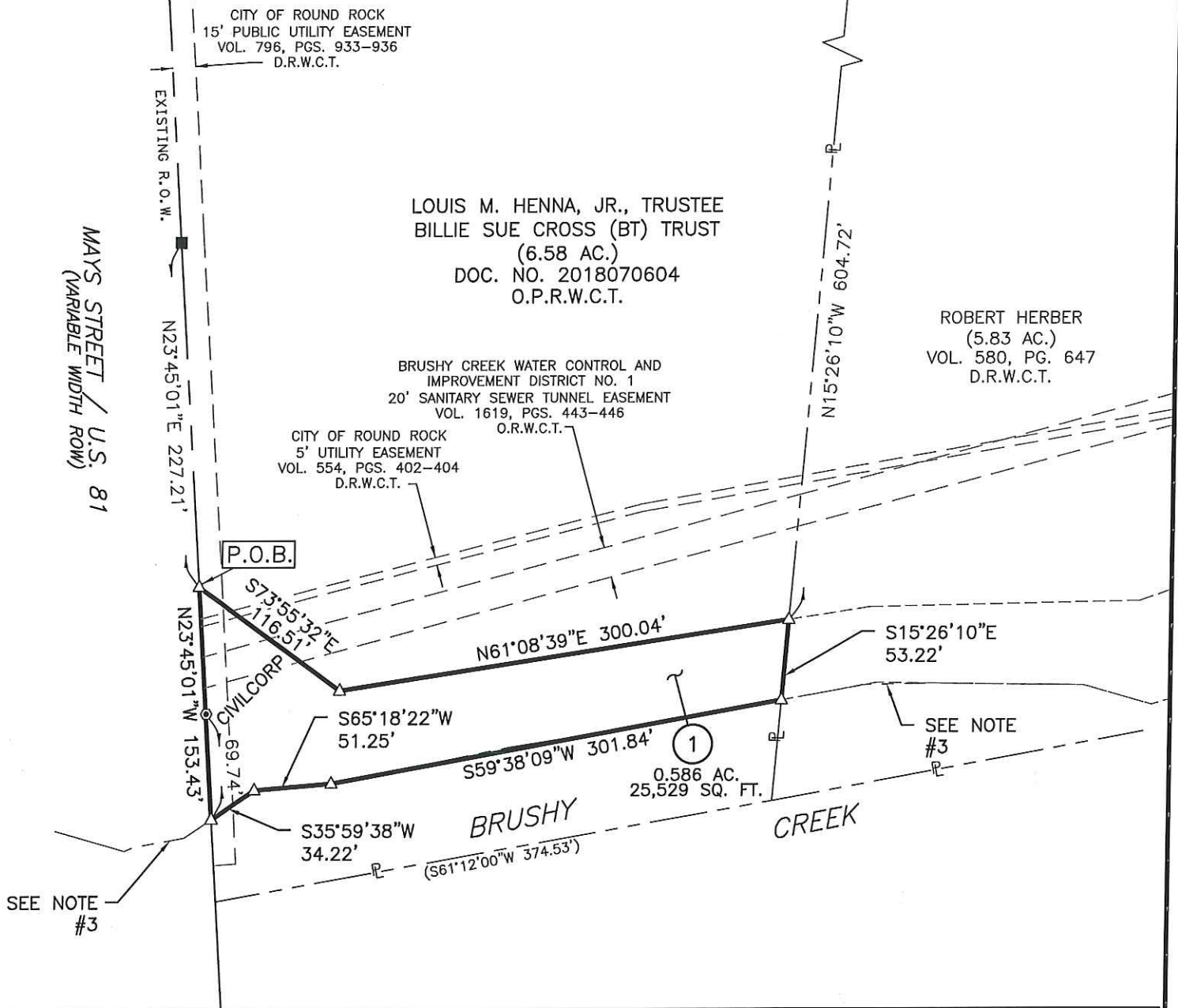
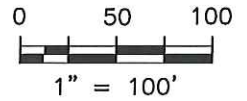
M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

20 APR 2020



PLAT TO ACCOMPANY DESCRIPTION

WILEY HARRIS SURVEY
ABSTRACT NO. 298

PARCEL 1
EASEMENT
0.586 ACRES
25,529 SQUARE FEET

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
■	TxDOT TYPE I MONUMENT	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 20 APR 2020
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 1
EASEMENT
0.586 ACRES
25,529 SQUARE FEET

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.651 ACRE (28,373 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.83 ACRE TRACT OF LAND CONVEYED TO ROBERT HERBER BY INSTRUMENT RECORDED IN VOLUME 580, PAGE 647 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.651 ACRE (28,373 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly boundary line of said 5.83 acre tract, same being in the easterly boundary line of that called 6.58 acre tract of land conveyed to Louis M. Henna, Jr., Trustee Billie Sue Cross (BT) Trust by instrument recorded in Document No. 2018070604 of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described tract, from which a Capped Iron Rod stamped "Forest 1847" found, being the northwesterly corner of said 5.83 acre tract, same being the northeasterly corner of said 6.58 acre tract, bears N 15°26'10" W at a distance of 604.72 feet;

THENCE, departing said easterly boundary line of said 6.58 acre tract, through the interior of said 5.83 acre tract, the following five (5) courses;

- 1) **N 61°08'39" E** for a distance of **54.12** feet, to a calculated angle point;
- 2) **N 68°45'26" E** for a distance of **178.07** feet, to a calculated angle point;
- 3) **N 50°55'51" E** for a distance of **49.91** feet, to a calculated point of curvature at the beginning of a non-tangent curve;
- 4) Along said curve to the left, having a delta angle of **52°20'11"**, a radius of **100.00** feet, an arc length of **91.35** feet and a chord which bears, **N 24°44'29" E** for a distance of **88.20** feet to a calculated point of reverse curvature;
- 5) Along said curve to the right, having a delta angle of **33°09'08"**, a radius of **160.41** feet, an arc length of **92.82** feet and a chord which bears, **N 14°54'37" E** for a distance of **91.53** feet to a calculated point in the easterly boundary line of said 5.83 acre tract, same being in the westerly boundary line of that called 29.23 acre tract of land conveyed to BSH Holdings, L.P. by instrument recorded in Document No. 1998010912 of the Official Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Capped Iron Rod stamped "Inland 4933" set, being an angle point in the common boundary line of said 5.83 acre tract and said 29.23 acre tract, bears N 16°10'10" W at a distance of 222.52 feet;

THENCE, with said common boundary line, **S 16°10'10" E** for a distance of **183.12** feet, to a calculated point in the gradient edge of water line of Brushy Creek on April 15th, 2020, as impounded by Veteran's Park Dam, for the southeasterly corner hereof;

THENCE, departing the westerly boundary line of said 29.23 acre tract, through the interior of said 5.83 acre tract, and with said gradient edge of water line, the following four (4) courses for area calculations only:

- 1) **S 54°13'56" W** for a distance of **146.40** feet, to a calculated angle point;
- 2) **S 85°58'55" W** for a distance of **46.67** feet, to a calculated angle point;
- 3) **S 70°48'26" W** for a distance of **136.33** feet, to a calculated angle point;

County: Williamson
Parcel: PARCEL 2 (Herber 5.83 Acres)
Project: Heritage Trail

Page 2 of 4
April 15, 2020

- 4) **S 59°38'09" W** for a distance of **64.11** feet, to a calculated point in the westerly boundary line of said 5.83 acre tract, same being in the easterly boundary line of said 6.58 acre tract for the southwesterly corner hereof;

THENCE, with said common boundary line, **N 15°26'10" W** for a distance of **53.22** feet, to the **POINT OF BEGINNING**, containing 0.651 acres, (28,373 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

20 APR 2020

Date

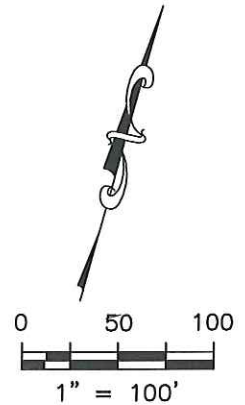


PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	52°20'11"	100.00'	91.35'	N24°44'29"E	88.20'
C2	33°09'08"	160.41'	92.82'	N14°54'37"E	91.53'

NO.	BEARING	DISTANCE
L1	N61°08'39"E	54.12'
L2	S59°38'09"W	64.11'

WILEY HARRIS SURVEY
ABSTRACT NO. 298



LOUIS M. HENNA, JR., TRUSTEE
BILLIE SUE CROSS (BT) TRUST
(6.58 AC.)
DOC. NO. 2018070604
O.P.R.W.C.T.

ROBERT HERBER
(5.83 AC.)
VOL. 580, PG. 647
D.R.W.C.T.

BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 443-446
O.R.W.C.T. 7

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T. 7

SEE NOTE
#3

SEE NOTE
#3

BRUSHY

CREEK

P.O.B.

五

0.651 AC.
28,373 SQ. FT.

654°13'56"

100

2

LL



PARCEL 2
EASEMENT
0.651 ACRES
28,373 SQUARE FEET

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 20 APR 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 2
EASEMENT
0.651 ACRES
28,373 SQUARE FEET

County: Williamson
Parcel: PARCEL 3, Part 1 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 1 of 3
April 15, 2020

EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 3, PART 1

DESCRIPTION OF A 0.130 ACRE (5,683 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 29.23 ACRE TRACT OF LAND CONVEYED TO BSH HOLDINGS, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 1998010912 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.130 ACRE (5,683 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the easterly boundary line of said 29.23 acre tract, same being in the westerly boundary line of that called 4.56 acre tract of land conveyed to Louis M. Henna, Jr. and Rosanne Harrison Henna by instrument recorded in Volume 672, Page 818 of the Deed Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, from which a Capped Iron Rod stamped "Inland 4933" set, being an angle point in the common boundary line of said 29.23 acre tract and said 4.56 acre tract, bears N 16°10'09" W at a distance of 197.18 feet;

THENCE, with said common boundary line, S 16°10'09" E, pass at a distance of 118.30 feet a calculated point in the gradient edge of water line of Brushy Creek on April 15th, 2020, as impounded by Veteran's Park Dam, and continuing with said common boundary line and said gradient edge of water line for area calculations only, for a total distance of 194.02 feet to a calculated angle point for the southeasterly corner hereof;

THENCE, departing the westerly boundary line of said 4.56 acre tract, through the interior of said 29.23 acre tract, and continuing with said gradient edge of water line, S 54°13'56" W for a distance of 31.84 feet to a calculated angle point in the westerly boundary line of said 29.23 acre tract, same being in the easterly boundary line of that called 5.83 acre tract of land conveyed to Robert Herber by instrument recorded in Volume 580, Page 647 of the Deed Records of Williamson County, Texas, for the southwesterly corner hereof;

THENCE, with the common boundary line of said 29.23 acre tract and said 5.83 acre tract, departing said gradient edge of water line, N 16°10'10" W for a distance of 183.12 feet to a calculated point of curvature at the beginning of a non-tangent curve, for the northwesterly corner hereof, from which a Capped Iron Rod stamped "Inland 4933" set, being an angle point in said common boundary line of 29.23 acre and 5.83 acre tracts, bears N 16°10'10" W at a distance of 222.52 feet;

THENCE, departing said easterly boundary line of said 5.83 acre tract, through the interior of said 29.23 acre tract, along said curve to the right, having a delta angle of 13°13'45", a radius of 160.41 feet, an arc length of 37.04 feet and a chord which bears, N 38°06'04" E for a distance of 36.96 feet to the **POINT OF BEGINNING**, containing 0.130 acres, (5,683 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

20 APR 2020

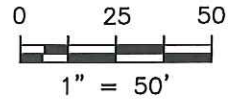
Date



PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°13'45"	160.41'	37.04'	N38°06'04"E	36.96'

WILEY HARRIS SURVEY
ABSTRACT NO. 298



BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 435-438
O.R.W.C.T.

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T.

ROBERT HERBER
(5.83 AC.)
VOL. 580, PG. 647
D.R.W.C.T.

SEE NOTE
#3

LOUIS M. HENNA, JR. AND
ROSANNE HARRISON HENNA
(4.56 AC.)
VOL. 672, PG. 818
D.R.W.C.T.

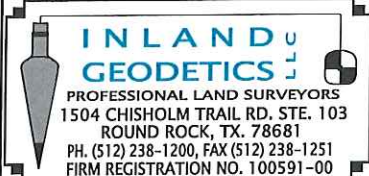
SEE NOTE
#3

3
PART 1
0.130 AC.
5,683 SQ. FT.

BRUSHY

CREEK

PARCEL 3-PART 1
EASEMENT
0.130 ACRES
5,683 SQUARE FEET



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

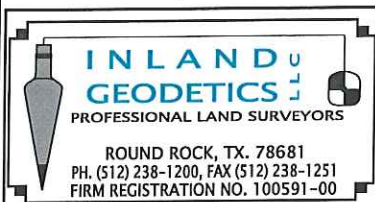
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 20 APR 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 3—PART 1
EASEMENT
0.130 ACRES
5,683 SQUARE FEET

County: Williamson
Parcel: PARCEL 3, Part 2 (BSH Holdings, L.P. 29.23 Acres)
Project: Heritage Trail

Page 1 of 3
April 15, 2020

EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 3, PART 2

DESCRIPTION OF A 0.032 ACRE (1,384 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 29.23 ACRE TRACT OF LAND CONVEYED TO BSH HOLDINGS, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 1998010912 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.032 ACRE (1,384 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the easterly boundary line of said 29.23 acre tract, same being in the westerly boundary line of Lot 3, of Heritage Center, a subdivision of record in Cabinet F, Slides 294-295 of the Plat Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Mag Nail found in retaining wall, being in said easterly boundary line of said 29.23 acre tract, same being the northwesterly corner of said Lot 3, bears N 10°18'55" W at a distance of 384.85 feet;

THENCE, with the common boundary line of said 29.23 acre tract and said Lot 3, S 10°18'55" E for a distance of 46.19 feet, to a calculated point being an ell corner in the easterly boundary line of said 29.23 acre tract, same being the north easterly corner of that called 4.56 acre tract of land conveyed to Louis M. Henna, Jr. and Rosanne Harrison Henna by instrument recorded in Volume 672, Page 818 of the Deed Records of Williamson County, Texas, also being in said westerly boundary of said Lot 3, for the southeasterly corner hereof;

THENCE, departing said westerly boundary line of said Lot 3, with the common boundary line of said 29.23 acre and 4.56 acre tracts, N 77°04'09" W for a distance of 65.23 feet, to a calculated point in said common boundary line, for the most westerly corner hereof, from which a Fence Corner Post found, being an angle point in said common boundary line of said 29.23 acre and 4.56 acre tracts, bears N 77°04'09" W at a distance of 285.15 feet;

THENCE, departing said northerly boundary line of said 4.56 acre tract, through the interior of said 29.23 acre tract, N 60°50'55" E for a distance of 63.33 feet, to the **POINT OF BEGINNING**, containing 0.032 acres, (1,384 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

20 APR 2020

Date

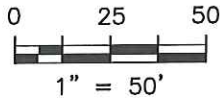
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



PLAT TO ACCOMPANY DESCRIPTION

NO.	BEARING	DISTANCE
L1	S10°18'55"E	46.19'
L2	N77°04'09"W	65.23'
L3	N60°50'55"E	63.33'

WILEY HARRIS SURVEY
ABSTRACT NO. 298



BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.

LOUIS M. HENNA, JR. AND
ROSANNE HARRISON HENNA
(4.56 AC.)
VOL. 672, PG. 818
D.R.W.C.T.

3
PART 2
0.032 AC.
1,384 SQ. FT.

LOT 3
HERITAGE CENTER
CAB. F, SLIDE 294-295
P.R.W.C.T.

15' PUBLIC UTILITY
EASEMENT PER PLAT

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 427-430
O.R.W.C.T.

20' SEWER EASEMENT
PER PLAT

P.O.B.

L3

L2

L1

CITY OF ROUND ROCK
10' UTILITY EASEMENT
VOL. 555, PG. 189
D.R.W.C.T.

BRUSHY CREEK WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1
20' SANITARY SEWER TUNNEL EASEMENT
VOL. 1619, PGS. 431-434
O.R.W.C.T.

CITY OF ROUND ROCK
5' UTILITY EASEMENT
VOL. 554, PGS. 402-404
D.R.W.C.T.

SEE NOTE
#3

BRUSHY CREEK

DRAINAGE AND PUBLIC
UTILITY EASEMENT
PER PLAT

SEE NOTE
#3



PARCEL 3-PART 2
EASEMENT
0.032 ACRES
1,384 SQUARE FEET

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
✱	FENCE POST	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 20 APR 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 3-PART 2
EASEMENT
0.032 ACRES
1,384 SQUARE FEET

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.894 ACRE (38,924 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.56 ACRE TRACT OF LAND CONVEYED TO LOUIS M. HENNA, JR. AND ROSANNE HARRISON HENNA BY INSTRUMENT RECORDED IN VOLUME 672, PAGE 818 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.894 ACRE (38,924 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly boundary line of said 4.56 acre tract, same being in the easterly boundary line of that called 29.23 acre tract of land conveyed to BSH Holdings, L.P. by instrument recorded in Document No. 1998010912 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described tract, from which a Capped Iron Rod stamped "Inland 4933" set, being an angle point in the common boundary line of said 4.56 acre tract and said 29.23 acre tract, bears N 16°10'09" W at a distance of 197.18 feet;

THENCE, departing said easterly boundary line of said 29.23 acre tract, through the interior of said 4.56 acre tract, the following six (6) courses;

- 1) Along a curve to the right, having a delta angle of **41°27'15"**, a radius of **160.41** feet, an arc length of **116.06** feet and chord which bears, **N 65°26'34" E** for a distance of **113.54** feet, to a calculated point of reverse curvature;
- 2) Along said curve to the left, having a delta angle of **36°52'20"**, a radius of **181.16** feet, an arc length of **116.58** feet and a chord which bears, **N 67°44'02" E** for a distance of **114.58** feet, to a calculated point of tangency;
- 3) **N 49°17'52" E** for a distance of **199.06** feet, to a calculated angle point;
- 4) **N 01°19'48" E** for a distance of **45.54** feet, to a calculated angle point;
- 5) **N 35°04'43" W** for a distance of **50.77** feet, to a calculated angle point;
- 6) **N 60°50'55" E** for a distance of **24.08**, to a calculated angle point in the northerly boundary line of said 4.56 acre tract, same being in the easterly boundary line of said 29.23 acre tract, for the most northerly angle point hereof;

THENCE, with said common boundary line of said 4.56 acre and 29.23 acre tracts, **S 77°04'09" E** for a distance of **65.23** feet to a calculated angle point being the northeasterly corner of said 4.56 acre tract, same being an ell corner in the easterly boundary line of said 29.23 acre tract, also being in the westerly boundary line of Lot 3, of Heritage Center, a subdivision of record in Cabinet F, Slides 294-295 of the Plat Records of Williamson County, Texas, for the northeasterly corner hereof, from which a Mag Nail found in retaining wall, being in said easterly boundary line of said 29.23 acre tract, same being the northwesterly corner of said Lot 3, bears N 10°18'55" W at a distance of 431.04 feet;

THENCE, departing the easterly boundary line of said 29.23 acre tract, with the common boundary line of said 4.56 acre tract and said Lot 3, **S 10°18'55" E** for a distance of **116.97** feet, to a calculated point in the gradient edge of water of Brushy Creek on April 15th, 2020, as impounded by Veteran's Park Dam, for the southeasterly corner hereof;

THENCE, departing the westerly boundary line of said Lot 3, through the interior of said 4.56 acre tract, and with said gradient edge of water line, the following five (5) courses for area calculations only:

County: Williamson
Parcel: PARCEL 4 (Henna 4.56 Acres)
Project: Heritage Trail

Page 2 of 4
April 15, 2020

- 1) **S 52°19'14" W** for a distance of **98.93** feet, to a calculated angle point;
- 2) **S 57°54'29" W** for a distance of **231.46** feet, to a calculated angle point;
- 3) **S 46°00'36" W** for a distance of **56.09** feet, to a calculated angle point;
- 4) **S 61°40'14" W** for a distance of **79.14** feet, to a calculated angle point;
- 5) **S 25°10'12" W** for a distance of **47.76** feet, to a calculated point in said common boundary line of said 4.56 acre and 29.23 acre tracts, for the southwesterly corner hereof;

THENCE, with said common boundary line, **N 16°10'09" W** for a distance of **118.30** feet, to the **POINT OF BEGINNING**, containing 0.894 acres, (38,924 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, M. Stephen Truesdale, 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.

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

20 APR 2020

Date



PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD WITH CAP SET	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	P.U.E.	PUBLIC UTILITY EASEMENT
▲	MAG NAIL FOUND	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS		

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.

3) GRADIENT EDGE OF WATER LINE ON APRIL 15, 2020, AS IMPOUNDED BY VETERAN'S PARK DAM.

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.

M. Stephen Truesdale 20 APR 2020

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL 4
EASEMENT
0.894 ACRES
38,924 SQUARE FEET

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 1.460 ACRE (63,582 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING PORTIONS OF THAT CALLED 29.23 ACRE TRACT OF LAND CONVEYED TO BSH HOLDINGS, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 1998010912 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (0.355 ACRE, 15,459 SQUARE FOOT), THAT CALLED 6.58 ACRE TRACT OF LAND CONVEYED TO LOUIS M. HENNA, JR. TRUSTEE BILLIE SUE CROSS (BT) TRUST BY INSTRUMENT RECORDED IN DOCUMENT NO. 2018070604 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (0.244 ACRE, 10,613 SQUARE FOOT), THAT CALLED 5.83 ACRE TRACT OF LAND CONVEYED TO ROBERT HERBER BY INSTRUMENT RECORDED IN VOLUME 580, PAGE 647 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (0.861 ACRE, 37,510 SQUARE FOOT), SAID 1.460 ACRE (63,582 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point being in the westerly boundary line of said 29.23 acre tract, same being in the existing easterly Right-of-Way (R.O.W.) line of Mays Street (variable width R.O.W.), for the northwesterly corner of the herein described parcel, from which a Type I TxDOT concrete marker found in said common R.O.W. and boundary line bears N 17°24'01" W at a distance of 401.62 feet;

1) **THENCE**, departing said R.O.W., across said 29.23 acre tract, **N 48°08'50" E** for a distance of **366.95** feet to a calculated point of curvature at the beginning of a tangent curve to the right;

2) **THENCE**, continuing across said 29.23 acre tract, along said curve to the right, having a delta angle of **20°31'30"**, a radius of **297.32** feet, an arc length of **106.51** feet and a chord which bears **N 58°24'36" E** for a distance of **105.94** feet to a calculated angle point in the northerly boundary line hereof;

3) **THENCE**, continuing across said 29.23 acre tract, **S 22°35'33" E**, pass at a distance of 35.01 feet the common boundary line of said 29.23 acre tract and said 6.58 acre tract, continuing across said 6.58 acre tract for a total distance of **126.48** feet to a calculated ell corner in the northerly boundary line hereof;

4) **THENCE**, continuing across said 6.58 acre tract, **N 67°24'27" E**, pass at a distance of 5.65 feet the common boundary line of said 6.58 acre tract and said 5.83 acre tract, from which a Capped Iron Rod stamped "Forest 1847" found being the northeasterly corner of said 6.58 acre tract, same being the northwesterly corner of said 5.83 acre tract, also being in the southerly boundary line of said 29.23 acre tract, bears N 15°26'10" W at a distance of 91.20 feet, continuing across said 5.83 acre tract for a total distance of **140.00** feet to a calculated point for the northeasterly corner hereof;

5) **THENCE**, continuing across said 5.83 acre tract, **S 22°35'33" E** for a distance of **250.00** feet to a calculated point for the southeasterly corner hereof;

6) **THENCE**, continuing across said 5.83 acre tract, **S 67°24'27" W**, pass at a distance of 165.74 feet the common boundary line of said 5.83 acre tract and said 6.58 acre tract, continuing across said 6.58 acre tract for a total distance of **175.00** feet to a calculated point at a fence corner for an ell corner in the southerly boundary line hereof;

County: Williamson
Parcel: Multiple Tracts TCE
Project: Heritage Trail

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September 10, 2020

7) **THENCE**, continuing across said 6.58 acre tract, **N 22°35'33" W** for a distance of **340.01** feet to a calculated point of curvature at the beginning of a non-tangent curve to the left in the common boundary line of said 6.58 acre tract and said 29.23 acre tract, for an angle point in the southerly boundary line hereof;

8) **THENCE**, with said common boundary line of said 6.58 acre and said 29.23 acre tracts, along said curve to the left, having a delta angle of **13°02'13"**, a radius of **262.32** feet, an arc length of **59.69** feet and a chord which bears **S 54°39'57" W** for a distance of **59.56** feet to a calculated point of tangency in the southerly boundary line hereof;

9) **THENCE**, continuing with said common boundary line, **S 48°08'50" W**, pass at a distance of 250.52 feet the departure from said common boundary line, and continuing across said 6.58 acre tract for a total distance of **382.86** feet to a calculated point in the westerly boundary line of said 6.58 acre tract, same being said existing easterly R.O.W. line of Mays Street, for the southwesterly corner hereof, from which a Type I TxDOT concrete marker found in said common R.O.W. and boundary line bears **S 17°24'01" E** at a distance of 13.58 feet;

10) **THENCE**, along said common R.O.W. and boundary line of said 6.58 acre tract, **N 17°24'01" W**, pass at a distance of 28.70 feet the northwesterly corner of said 6.58 acre tract, same being the southwesterly corner of said 29.23 acre tract, continuing along said common R.O.W. and boundary line of said 29.23 acre tract for a total distance of **38.45** feet to the **POINT OF BEGINNING**, containing 1.460 acres (63,582 square feet) of land.

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, M. Stephen Truesdale, 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.



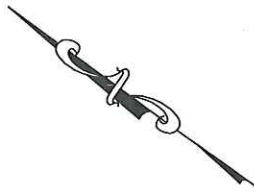
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

10 SEP 2020

Date



PLAT TO ACCOMPANY DESCRIPTION



0 50 100
1" = 100'

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°31'30"	297.32'	106.51'	N58°24'36"E	105.94'
C2	13°02'13"	262.32'	59.69'	S54°39'57"W	59.56'

BSH HOLDINGS, L.P.
(29.23 AC.)
DOC. NO. 1998010912
O.R.W.C.T.
PROPOSED EASEMENT
0.355 ACRE (15,459 SQUARE FOOT)

NO.	BEARING	DISTANCE
L1	S22°35'33"E	35.01'
L2	N67°24'27"E	5.65'
L3	N17°24'01"W	28.70'
L4	N15°26'10"W	91.20'

30' WIDE PRIVATE
ROAD EASEMENT
VOL. 580, PGS. 643-646
D.R.W.C.T.

ROBERT HERBER
(5.83 AC.)
VOL. 580, PG. 647
D.R.W.C.T.
PROPOSED EASEMENT
0.861 ACRE (37,510 SQUARE FOOT)

S22°35'33"E
126.48'

FOREST
184'

L4

SEE
DETAIL A

①
1.460 AC.
63,582 SQ. FT.

N22°35'33"W
340.01'

30' WIDE PRIVATE
ROAD EASEMENT
VOL. 580, PGS. 643-646
D.R.W.C.T.

N48°08'50"E
366.95'

P
250.52'

S48°08'50"W
382.86'

WILEY HARRIS SURVEY
ABSTRACT NO. 298

CITY OF ROUND ROCK
15' PUBLIC UTILITY EASEMENT
VOL. 796, PGS. 933-936
D.R.W.C.T.

LOUIS M. HENNA, JR., TRUSTEE
BILLIE SUE CROSS (BT) TRUST
(6.58 AC.)
DOC. NO. 2018070604
O.P.R.W.C.T.
PROPOSED EASEMENT
0.244 ACRE (10,613 SQUARE FOOT)

N17°24'01"W
401.62'
MAYS STREET
(VARIABLE WIDTH ROW)

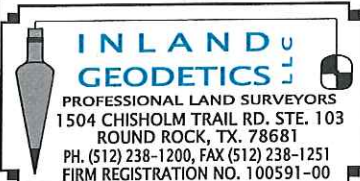
P.O.B.

L3
SEE
DETAIL B

S17°24'01"E
13.58'

N17°24'01"W
38.45'

EXISTING R.O.W.



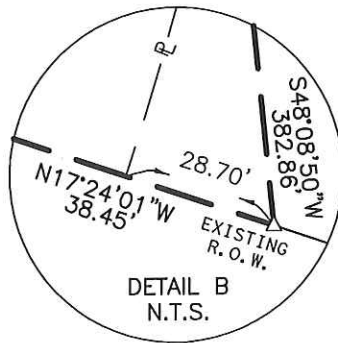
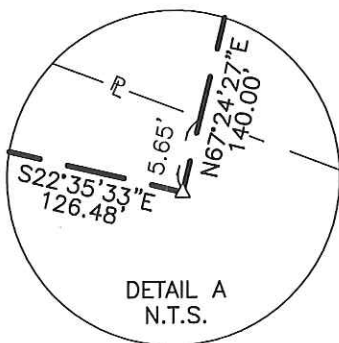
TEMPORARY ACCESS/CONSTRUCTION EASEMENT
1.460 ACRES
63,582 SQUARE FEET

SEPTEMBER 10, 2020
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PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⊙	IRON ROD WITH CAP FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS NOTED	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
■	TxDOT TYPE I MONUMENT	P.U.E.	PUBLIC UTILITY EASEMENT
○	IRON ROD WITH CAP SET	P.O.B.	POINT OF BEGINNING
ℙ	PROPERTY LINE	()	RECORD INFORMATION
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS		



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M. Stephen Truesdale 10 SEP 2020
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



TEMPORARY ACCESS/CONSTRUCTION EASEMENT
1.460 ACRES
63,582 SQUARE FEET

SEPTEMBER 10, 2020
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