

EXHIBIT     A    

**County:** Williamson  
**Parcel:** 7, Parts 1 & 2  
**Project:** Gattis School Road

**PROPERTY DESCRIPTION FOR  
PARCEL 7 PART 1 & 2**

DESCRIPTION OF TWO PARCELS OF LAND TOTALING 0.148 ACRE (6,461 SQUARE FOOT) SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1 (1.90 ACRES), FINAL PLAT OF ECKERD DRUG STORE, SECTION ONE, A SUBDIVISION OF RECORD IN CABINET W, SLIDES 381-382 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED TO MSF ROUND ROCK - L, LLC, RECORDED IN DOCUMENT NO. 2006101689 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.148 ACRE (6,461 SQUARE FOOT) PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS PART 1, CONTAINING 0.077 ACRE (3,349 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.071 ACRE (3,112 SQUARE FEET) OF LAND AND FUTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 (0.077 ACRE 3,349 SQUARE FEET)**

**COMMENCING** at an X cut in concrete found 85.04 feet right of proposed Gattis School Road Baseline Station 40+84.18, being in the easterly boundary line of Lot 1, Block A of the Final Plat of Provident Crossings, Section II, a subdivision of record in Cabinet FF, Slides 79-80 of the Plat Records of Williamson County, Texas, same being the westerly boundary line of said Lot 1 of Eckerd Drug Store subdivision;

**THENCE**, with the common boundary line of said Lot 1, Block A and said Lot 1, N 01°32'34" W, for a distance of 17.96 feet to an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10154256.85, E=3139226.78 TxSPC Zone 4203), 67.09 feet right of proposed Gattis School Road Baseline Station 40+83.76, being in the proposed southerly right-of-way (ROW) line of Gattis School Road, (ROW width varies), for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said common boundary line, **N 01°32'34" W**, for a distance of **20.00** feet to a Mag Nail with washer stamped "Chapparral" found in the existing southerly ROW line of Gattis School Road, (ROW width varies), being the northeasterly corner of said Lot 1, Provident Crossings, same being the northwesterly corner of said Lot 1, Eckerd Drug Store subdivision, for the northwesterly corner of the herein described tract;
- 2) **THENCE**, departing said Lot 1, of Provident Crossings subdivision, with the northerly boundary line of said Lot 1 of Eckerd Drug Store subdivision, same being the said existing southerly ROW line of Gattis School Road, **N 88°19'14" E**, for a distance of **145.25** feet to a calculated point, being the point of intersection of said existing southerly ROW line of Gattis School Road and the existing westerly ROW line of A.W. Grimes Boulevard (ROW width varies);
- 3) **THENCE**, departing said existing southerly ROW line with said existing westerly ROW line of A. W. Grimes Boulevard, same being the northeasterly boundary line of said Lot 1, **S 60°45'46" E**, for a distance of **63.22** feet to an iron rod found with plastic cap stamped "BPI" found 78.54 feet right of proposed Gattis School Road Baseline Station 42+81.39, for the easterly corner of the herein described tract, and from which, a 1/2" iron rod found, being in the northeasterly boundary line of said Lot 1, same being in said westerly ROW line of said A. W. Grimes Boulevard, also being the most northerly corner of said 0.071 acre Part 2 herein bears **S 46°59'51" E**, at a distance of 50.17 feet;

**THENCE**, departing said existing westerly ROW line, with the proposed southerly ROW line of Gattis School Road, through the interior of said Lot 1, the following two (2) courses:

- 4) Along a non-tangent curve to the left, having a delta angle of **26°06'31"**, a radius of **135.00** feet, an arc length of **61.52** feet and a chord which bears **N 79°57'35" W**, for a distance of **60.99** feet to an iron rod with aluminum cap stamped "ROW 4933" set, 66.16 feet right of proposed Gattis School Road Baseline Station 42+21.67, for a point of non-tangency;
- 5) **S 88°21'31" W**, for a distance of **139.82** feet to the **POINT OF BEGINNING**, containing 0.077 acres (3,349 square feet) of land, more or less.

## **PART 2 (0.071 ACRE 3,112 SQUARE FEET)**

**COMMENCING** at an X cut in concrete found, 357.05 feet right of proposed Gattis School Road Baseline Station 42+64.15, being in the southerly boundary line of said Lot 1 of Eckerd Drug Store subdivision, same being in the northerly boundary line of Lot 1, Block A of Final Plat of Provident Crossings, Section III, a subdivision of record in Document No. 2013031488 of the Official Public Records of Williamson County, Texas;

**THENCE**, with the common boundary line of said Lot 1, Eckerd Drug Store and said Lot 1, Provident Crossings, **N 85°39'21" E**, for a distance of 78.13 feet to an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10153977.27, E=3139495.33 TxSPC Zone 4203), 353.41 feet right of proposed Gattis School Road Baseline Station 43+42.20, being in the proposed westerly right-of-way line of A. W. Grimes Boulevard, (ROW width varies), for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said Lot 1, Provident Crossings, Section III, with said proposed westerly ROW line, through the interior of said Lot 1 of Eckerd Drug Store subdivision, the following three (3) courses:

- 1) Along a non-tangent curve to the right, having a delta angle of **03°53'35"**, a radius of **2482.00** feet, an arc length of **168.64** feet and a chord which bears **N 04°26'16" W**, for a distance of **168.61** feet to an iron rod with aluminum cap stamped "ROW 4933" set, 185.00 feet right of proposed Gattis School Road Baseline Station 43+34.06 for a point of tangency;
- 2) **N 02°29'28" W**, for a distance of **16.93** feet an iron rod with aluminum cap stamped "ROW 4933" set 168.06 feet right of proposed Gattis School Road Baseline Station 43+33.82, for a point of non-tangency;
- 3) Along a non-tangent curve to the left, having a delta angle of **32°48'59"**, a radius of **100.50** feet, an arc length of **57.56** feet and a chord which bears **N 18°50'08" W**, for a distance of **56.78** feet to a 1/2" iron rod found, being in the northeasterly boundary line of said Lot 1, same being in the existing westerly ROW line of said A. W. Grimes (ROW width varies), 113.81 feet right of proposed Gattis School Road Baseline Station 43+17.07, for the northerly corner of the herein described tract, and from which, an iron rod with plastic cap stamped "BPI" found, being in the said northeasterly boundary line of said Lot 1, same being in the westerly ROW line of said A. W. Grimes, also being the easterly corner of said 0.077 acre Part 1 herein bears **N 46°59'51" W**, at a distance of 50.17 feet;

**THENCE**, with said existing westerly ROW line, same being the northeasterly and easterly boundary lines of said Lot 1, the following three (3) courses:



- 4) **S 33°24'50" E**, for a distance of **63.29** feet to a calculated angle point;
- 5) **S 02°29'48" E**, for a distance of **89.76** feet to a calculated point of curvature of a non-tangent curve to the left;
- 6) Along said non-tangent curve to the left, having a delta angle of **02°33'08"**, a radius of **2143.48** feet, an arc length of **95.48** feet and a chord which bears **S 03°46'22" E**, for a distance of **95.47** feet to an X cut in concrete found, being the southeasterly corner of said Lot 1, same being the northeasterly corner of said Lot 1, Block A of Provident Crossings, Section III, for the southeasterly corner of the herein described tract;
- 7) **THENCE**, departing said existing westerly ROW line, with the common boundary line of said Lot 1, Eckerd Drug Store and said Lot 1, Provident Crossings, **S 85°39'21" W**, for a distance of **12.97** feet to the **POINT OF BEGINNING**, containing 0.071 acres (3,112 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 to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

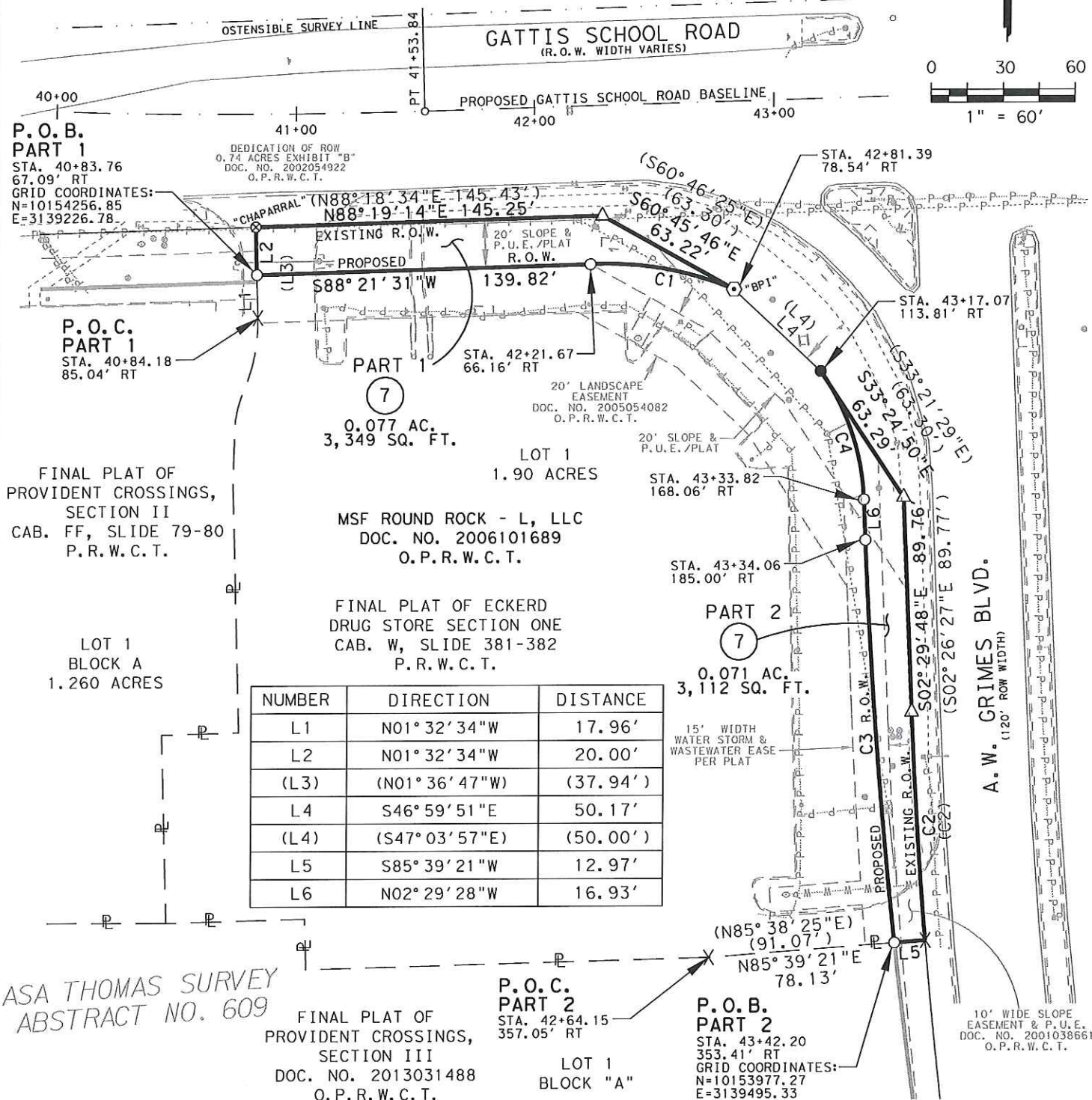
*M. Stephen Truesdale*  
 M. Stephen Truesdale  
 Registered Professional Land Surveyor No. 4933  
 Licensed State Land Surveyor  
 Inland Geodetics, LLC  
 Firm Registration No: 100591-00  
 1504 Chisholm Trail Road, Suite 103  
 Round Rock, TX 78681

*27 AUG 2020*

Date



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	26° 06' 31"	135.00'	61.52'	60.99'	N79° 57' 35"W
C2	02° 33' 08"	2143.48'	95.48'	95.47'	S03° 46' 22"E
(C2)	(02° 33' 09")	(2143.48')	(95.49')	(95.48')	(S03° 43' 01"E)
C3	03° 53' 35"	2482.00'	168.64'	168.61'	N04° 26' 16"W
C4	32° 48' 59"	100.50'	57.56'	56.78'	N18° 50' 08"W



MSF ROUND ROCK - L, LLC

PARCEL 7  
PART 1 & 2

SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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## LEGEND PLAT TO ACCOMPANY PARCEL DESCRIPTION

01/31/19  
REV: 08/26/20  
PAGE 5 OF 5

- 1/2" IRON ROD FOUND, UNLESS NOTED
- ⊙ IRON SET W/ PLASTIC CAP  
STAMPED "INLAND-4933"
- ⊙ IRON ROD FOUND W/PLASTIC  
CAP, AS NOTED
- ⊙ COTTON GIN SPINDLE FOUND
- ⊙ 1/2" IRON PIPE FOUND, UNLESS NOTED
- X X CUT FOUND
- ⊗ MAG NAIL FOUND W/ WASHER
- ▲ 60/D NAIL FOUND
- △ MAG NAIL SET
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP  
STAMPED "ROW-4933" SET  
(UNLESS NOTED OTHERWISE)
- ℄ CENTER LINE
- ℄ PROPERTY LINE
- ( ) RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- STMSE STORM SEWER EASEMENT
- SSE SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1920232-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10, 2019.

1. RESTRICTIVE COVENANTS: CABINET W, SLIDE 381-382, OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2002073319, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10E. 20 FOOT SLOPE AND PUBLIC UTILITY EASEMENT ALONG THE NORTH AND NORTHEASTERLY PROPERTY LINES AND TRAVERSING INTO THE SUBJECT PROPERTY AN UNDETERMINED WIDTH BY 7 FOOT IN DEPTH LOCATED IN THE MOST NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN ON PLAT, AFFECTS AS SHOWN.

F. 10 FOOT IN WIDTH SLOPE AND PUBLIC UTILITY EASEMENT ALONG THE EAST PROPERTY LINE AS SHOWN ON PLAT, AFFECTS AS SHOWN.

G. 15 FOOT WATERLINE, STORM SEWER AND WASTEWATER EASEMENT ALONG THE EAST PROPERTY LINE AND TRAVERSING INTO THE SUBJECT PROPERTY AN UNDETERMINED WIDTH BY 10 FOOT IN DEPTH LOCATED IN THE MOST SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN ON PLAT, AFFECTS AS SHOWN.

H. TERMS, CONDITIONS AND STIPULATIONS OF CITY ORDINANCE NO. Z-99-03-25-9C2 ADOPTED BY THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2000011425, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I. TERMS, CONDITIONS AND STIPULATIONS OF CITY ORDINANCE NO. Z-02-01-24-8B1 ADOPTED BY THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2002035296, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. TERMS, CONDITIONS AND STIPULATIONS OF POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSE AS APPROVED BY THE CITY OF ROUND ROCK BY RESOLUTION RECORDED UNDER DOCUMENT NO. 2002042747, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

K. TERMS, CONDITIONS AND STIPULATIONS OF EASEMENT AGREEMENT EXECUTED BY AND BETWEEN TODAY PRA HICKERSON, L.P. AND RB-3 ASSOCIATES, ET AL, RECORDED UNDER DOCUMENT NO. 2002073318, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

L. TERMS, CONDITIONS AND STIPULATIONS OF MUTUAL ACCESS EASEMENT AND RESTRICTIVE COVENANT AGREEMENT EXECUTED BY AND BETWEEN TODAY PRA HICKERSON, L.P. AND RB-3 ASSOCIATES, ET AL, RECORDED UNDER DOCUMENT NO. 2002073319, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale* 27 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, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION PART 1	0.077	3,349
ACQUISITION PART 2	0.071	3,112
TOTAL ACQUISITION	0.148	6,461
DEED AREA	1.90	82,764
REMAINDER AREA	1.752	76,303

PARCEL PLAT SHOWING PROPERTY OF

MSF ROUND ROCK - L, LLC

PARCEL 7  
PART 1 & 2

SCALE

1" = 60'

PROJECT

GATTIS SCHOOL ROAD

COUNTY

WILLIAMSON

