

EXHIBIT A

County: Williamson  
Parcel: 25  
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 25

DESCRIPTION OF A 0.114 ACRE (4,970 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO NATHAN LEISTICO AND KENT LEISTICO RECORDED IN VOLUME 2074, PAGE 716 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.114 ACRE (4,970 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found, 391.16 feet left of proposed Gattis School Road Baseline Station 81+51.73, being the northeasterly corner of said remainder of the 2.00 acre tract, same being the northwesterly corner of that called 2.00 acre tract of land described in Warranty Deed to Spiritual Assembly of Bahais of Round Rock, Inc. recorded in Document No. 9623250 of the Official Records of Williamson County, Texas;

**THENCE**, with the common boundary line of said remainder of the 2.00 acre tract and said 2.00 acre tract, S 02°43'14" E, for a distance of 312.83 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154573.15, E=3143302.04 TxSPC Zone 4203), 78.68 feet left of proposed Gattis School Road Baseline Station 81+65.05 in the proposed northerly Right-of-Way (ROW) line (ROW width varies) of said Gattis School Road, for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed northerly ROW line, continuing with said common boundary line, S 02°43'14" E, for a distance of **25.80** feet to a 1/2" iron rod found, being an ell corner in the existing northerly ROW line of said Gattis School Road (ROW width varies), same being the southeasterly corner of said remainder of the 2.00 acre tract, for the southeasterly corner of the herein described tract, and from which, a 5/8" iron rod found, being the southwesterly corner of said 2.00 acre tract, same being an ell corner in said existing northerly ROW line of said Gattis School Road bears, with the common line of said 2.00 acre tract and said existing ROW line, S 02°30'09" E, at a distance of 28.91 feet;

**THENCE**, departing said 2.00 acre tract, with, in part, said existing northerly ROW line of Gattis School Road and, in part, the existing easterly ROW line of Double Creek Drive (ROW width varies), the following three (3) courses:

- 2) **S 88°04'10" W**, for a distance of **158.80** feet to an iron rod with plastic cap (unknown) found, for the point of beginning of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right transitioning from said existing northerly ROW line of Gattis School Road to said existing easterly ROW line of Double Creek Drive, having a delta angle of **90°09'44"**, a radius of **30.00** feet, an arc length of **47.21** feet and a chord which bears **N 46°47'32" W**, for a distance of **42.49** feet to a calculated point of non-tangency;
- 4) **N 02°01'02" W**, for a distance of **20.55** feet to an iron rod with aluminum cap stamped "ROW 4933" set 102.02 feet left of proposed Gattis School Road Baseline Station 79+79.47, being said proposed northerly ROW line of Gattis School Road, for the northwesterly corner of the herein described tract;

**THENCE**, departing said existing easterly ROW line of Double Creek Drive, with said proposed northerly ROW line, through the interior of said remainder of the 2.00 acre tract, the following two (2) courses:

- 5) **S 46°58'31" E**, for a distance of **35.38** feet to an iron rod with aluminum cap stamped "ROW 4933" set 77.00 feet left of proposed Gattis School Road Baseline Station 80+04.49, for an angle point;
- 6) **N 88°01'29" E**, for a distance of **163.40** feet to the **POINT OF BEGINNING**, containing 0.114 acre (4,970 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*

*22 APR 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 PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 09' 44"	30.00'	47.21'	42.49'	N46° 47' 32"W
(C1)	(89° 52' 29")	(30.00')	(47.06')	(42.38')	(N46° 57' 39"W)

RONALD D. LUTZ, JR. AND WIFE,  
SARA L. LUTZ  
(1.00 AC.)  
VOL. 2538, PG. 358  
O.R.W.C.T.

MICHAEL W. MILLARD  
AND WIFE,  
ANGELA KELLY MILLARD  
(1.00 AC.)  
VOL. 2430, PG. 260  
O.R.W.C.T.

P.O.C.  
STA. 81+51.73  
391.16' LT

P. A. HOLDER SURVEY  
ABSTRACT No. 297

NATHAN LEISTICO and  
KENT LEISTICO  
(REMAINDER OF 2.00 AC.)  
VOL. 2074, PG. 716  
O.R.W.C.T.

SPIRITUAL ASSEMBLY OF  
BAHAIS OF ROUND ROCK, INC.  
(2.00 AC.)  
DOC. NO. 9623250  
O.R.W.C.T.

CITY OF ROUND ROCK, TEXAS  
10' WIDE P.U.E.  
DOC. NO. 2012023738  
O.P.R.W.C.T.

STA. 79+79.47  
102.02' LT

STA. 80+04.49  
77.00' LT

(25)  
0.114 AC.  
4,970 SQ. FT.

P.O.B.  
STA. 81+65.05  
78.68' LT  
GRID COORDINATES:  
N=10154573.15  
E=3143302.04

TEXAS POWER & LIGHT CO. &  
SOUTHWESTERN BELL TELE. CO.  
2' WIDE EASEMENT  
VOL. 699, PG. 907  
D.R.W.C.T.

THE CITY OF ROUND ROCK, TEXAS  
15' WIDE P.U.E.  
VOL. 1347, PG. 60  
D.R.W.C.T.

CITY OF ROUND ROCK, TEXAS  
0.554 ACRE ROW TRACT  
DOC. NO. 2003052657 & CORRECTED IN  
DOC. NO. 2003081118  
O.P.R.W.C.T.

EXISTING R.O.W.

OSTENSIBLE SURVEY LINE

81+00 PROPOSED GATTIS SCHOOL ROAD BASELINE  
82+00

GATTIS SCHOOL ROAD  
(R.O.W. WIDTH VARIES)

NUMBER	DIRECTION	DISTANCE
L1	S02° 43' 14"E	25.80'
L2	S02° 30' 09"E	28.91'
(L2)	(S02° 40' 34"E)	(29.00')
L3	N02° 01' 02"W	20.55'
L4	S46° 58' 31"E	35.38'



PARCEL PLAT SHOWING PROPERTY OF  
**NATHAN LEISTICO AND  
KENT LEISTICO**

**PARCEL 25**

SCALE  
1" = 60'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/05/19  
PAGE 4 OF 5

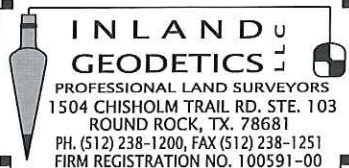
- 1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1920250-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10, 2019.

1. RESTRICTIVE COVENANTS: VOLUME 674, PAGE 33, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10A. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 420, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS LOCATION CAN NOT BE LOCATED.
- B. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 451, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- C. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 455, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- D. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 304, PAGE 573, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- E. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 308, PAGE 31, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- F. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 325, PAGE 621, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, NO RECORD OF DEED FOUND.
- G. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 337, PAGE 364, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS LOCATION CAN NOT BE LOCATED.
- H. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 377, PAGE 240, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 377, PAGE 242, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- J. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 419, PAGE 248, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- K. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 524, PAGE 124, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 544, PAGE 749, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 558, PAGE 90, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- N. ACCESS EASEMENT RECORDED IN VOLUME 583, PAGE 478, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- O. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 699, PAGE 903, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- P. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 699, PAGE 907, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.
- Q. WATER/SEWER/PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF ROUND ROCK, TEXAS RECORDED IN VOLUME 1347, PAGE 601, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- R. PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2012023738, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

PARCEL PLAT SHOWING PROPERTY OF  
**NATHAN LEISTICO AND  
KENT LEISTICO**

**PARCEL 25**



SCALE  
1" = 60'

PROJECT  
GATTIS SCHOOL ROAD

COUNTY  
WILLIAMSON



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/05/19  
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## LEGEND

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

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* 22 APR 2020

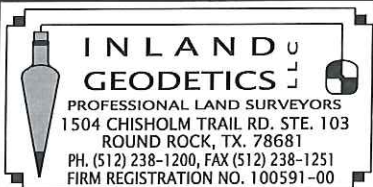
M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.114	4,970
CALC/DEED AREA	1.446	63,000
REMAINDER AREA	1.332	58,030

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GATTIS SCHOOL ROADCOUNTY  
WILLIAMSON