

EXHIBIT A
PROPERTY DESCRIPTION FOR TRACT 6

DESCRIPTION OF A 0.650 ACRE (28,331 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 17.1253 ACRE TRACT OF LAND (LOT 5-A) DEPICTED ON STEEPLECHASE DOWNS, A SUBDIVISION OF RECORD IN CABINET N, SLIDE 136-137 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED IN SPECIAL WARRANTY DEED TO CIRCLE 77, LLC (A 64.91% INTEREST) AND CIRCLE 77 WR, LLC (A 35.09% INTEREST) RECORDED IN DOCUMENT NO. 2018073860 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAID 0.650 ACRE (28,331 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly boundary line of said Lot 5-A, same being in the easterly boundary line of Lot 3 of Heritage Center, a subdivision of record in Cabinet E, Slide 294-295 of the Plat Records of Williamson County, Texas and cited as being Lot(s) 3 and 4, Heritage Center in Special Warranty Deed to the City of Round Rock, Texas recorded in Document No. 2014046645 of the Official Public Records of Williamson county, Texas, for the northwesterly corner of the herein described parcel, from which a 5/8" iron rod found, being a point on a 60 foot radius cul-de-sac at the southerly terminus of Heritage Center Circle (100' Right-of-Way (ROW) width), being the common corner of said Lot 4 and Lot 5-A bears, with said westerly boundary line of said Lot 5-A, same being in the easterly boundary line of Lot 3, N 05°09'05" W, at a distance of 333.90 feet, a calculated angle point, and continuing N 60°42'06" W, at a distance of 101.12 feet;

THENCE, departing said Lot 3, through the interior of said Lot 5-A, the following five (5) courses:

- 1) **N 89°02'44" E**, for a distance of **182.10** feet, to a calculated angle point;
- 2) **N 70°39'53" E**, for a distance of **144.72** feet, to a calculated angle point;
- 3) **N 65°02'20" E**, for a distance of **113.40** feet, to a calculated angle point;
- 4) **N 40°09'58" E**, for a distance of **102.71** feet, to a calculated angle point;
- 5) **N 60°13'56" E**, for a distance of **24.42** feet, to a calculated point in the easterly boundary line of said Lot 5-A, same being the westerly boundary line of Lot 9B, as depicted on Replat Of Lot 9 Heritage Center Subdivision, a subdivision of record in Cabinet GG, Slide 27-28 of the Plat Records of Williamson County, Texas and cited in Special Warranty Deed to the City of Round Rock, Texas recorded in Volume 2078, Page 886 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel, from which an iron rod with plastic cap stamped "Forest 1847" found in the existing southerly ROW line of U. S. Highway 79 (variable width ROW), being the northeasterly corner of said Lot 5-A, same being the northwesterly corner of said Lot 9B, bears, with said common boundary line, N 05°19'06" W at a distance of 884.30 feet
- 6) **THENCE**, with said common boundary line, **S 05°19'06" E**, for a distance of **58.37** feet to the calculated southeasterly corner of the herein described parcel;

THENCE, departing said Lot 9B, through the interior of said Lot 5-A, the following four (4) courses:

- 7) **S 40°09'58" W**, for a distance of **95.75** feet, to a calculated angle point;
- 8) **S 65°02'20" W**, for a distance of **126.88** feet, to a calculated angle point;
- 9) **S 70°39'53" W**, for a distance of **155.26** feet, to a calculated angle point;
- 10) **S 89°02'44" W**, for a distance of **186.52** feet, to a calculated point in said westerly boundary line of said Lot 5-A, same being said easterly boundary line of Lot 3, for the southwesterly corner of the herein described parcel;

County: Williamson
Parcel: TRACT 6 (Circle 77, LLC, Et. Al. 0.650Acres)
Project: Heritage Trail

Page 2 of 3
Oct. 28, 2020

11) **THENCE**, with said common boundary, **N 05°09'05" W**, for a distance of **50.13** feet to the **POINT OF BEGINNING**, containing 0.650 acres, (28,331 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
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



EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

CIRCLE 77, LLC (64.91% INT.)
CIRCLE 77 WR, LLC (35.09% INT.)
(17.1253 AC.)
DOC. 2018073860
O.P.R.W.C.T.

STEEPLECHASE DOWNS
(LOT 5-A)
CAB. N, SLIDE 136-137
P.R.W.C.T.

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

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

DRAINAGE EASEMENT &
PUBLIC UTIL. EASE.
PER HERITAGE CENTER
CAB. E, SLIDE 294-295
P.R.W.C.T.

20' SEWER EASEMENT
PER HERITAGE CENTER
CAB. E, SLIDE 294-295
P.R.W.C.T.

REPLAT OF LOT 9
HERITAGE CENTER SUBDIVISION
(LOT 9B)
CAB. 66, SLIDE 27-28
P.R.W.C.T.

U.S. HIGHWAY 79
(VARIABLE WIDTH ROW)

FOREST 1847

HERITAGE CENTER CIRCLE
(100' ROW WIDTH)
(60' CUL-DE-SAC RADIUS)

(N68°12'44"W
101.18')
(N60°42'06"W
101.12')

30' P.U.E
PER PLATS

LOT 3

LOT 4

CITY OF ROUND ROCK, TEXAS
(LOTS 3 & 4, HERITAGE CENTER)
DOC. 2014046645
O.P.R.W.C.T.

P.O.B.

(N12°38'28"W
506.61')

(N89°02'44"E
182.10')

(N70°39'53"E
144.72')

(S70°39'53"W
155.26')

(S89°02'44"W
186.52')

(S79°02'02"W
122.22')

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430.25')

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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
⌚	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 29 OCT 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



EASEMENT
0.650 ACRES
28,331 SQUARE FEET

OCT. 28, 2020
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