

EXHIBIT

"A"

METES AND BOUNDS DESCRIPTION:

TRACT 1 - 18.922 ACRES

BEING A 18.922 ACRE (824,229 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 86.645 ACRE TRACT OF LAND DESCRIBED TO ALICE E. QUICK, LLC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019088826 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF EAST OLD SETTLERS BOULEVARD (VARIABLE R.O.W. WIDTH), AT THE SOUTHEAST CORNER OF THE SETTLEMENT SECTION THREE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME H, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE **POINT OF BEGINNING**, THE SOUTHWEST CORNER OF SAID 86.645 ACRE TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 21°10'42" WEST, DEPARTING SAID EAST OLD SETTLERS BOULEVARD, ALONG THE EAST LINE OF SAID SETTLEMENT SECTION THREE SUBDIVISION AND THE WEST LINE OF SAID 86.645 ACRE TRACT, A DISTANCE OF 148.90 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 5.85 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF ROUND ROCK AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020024792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 5.85 ACRE TRACT AND THIS TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 43°17'00" EAST, A DISTANCE OF 679.74 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 46°00'05" EAST, A DISTANCE OF 18.09 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 33°26'04" EAST, A DISTANCE OF 13.34 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 21°29'44" EAST, A DISTANCE OF 22.99 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 20°16'40" EAST, A DISTANCE OF 33.73 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
6. NORTH 07°11'45" EAST, A DISTANCE OF 20.32 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
7. NORTH 23°53'55" EAST, A DISTANCE OF 36.77 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID 5.85 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
8. NORTH 39°40'20" WEST, A DISTANCE OF 119.37 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.155 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF ROUND ROCK AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020024792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 1.155 ACRE TRACT AND THIS TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 40°44'38" EAST, A DISTANCE OF 91.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 40°58'05" EAST, A DISTANCE OF 119.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 35°17'16" EAST, A DISTANCE OF 151.93 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 31°36'42" EAST, A DISTANCE OF 172.59 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 38°36'14" EAST, A DISTANCE OF 216.56 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
6. NORTH 50°04'55" EAST, A DISTANCE OF 68.42 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;

(CONTINUED ON PAGE 2)

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A" LEGAL DESCRIPTION OF TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
CALLED 86.645 ACRE TRACT OUT OF THE
GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759

Tel. No. (512) 418-1771
www.kimley-horn.com

FIRM # 10194624

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METES AND BOUNDS DESCRIPTION (CONTINUED):

TRACT 1 - 18.922 ACRES

7. NORTH 62°47'53" EAST, A DISTANCE OF 89.18 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
8. NORTH 56°10'12" EAST, A DISTANCE OF 43.19 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
9. NORTH 26°47'27" EAST, A DISTANCE OF 40.64 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF A CALLED 93.74 ACRE TRACT OF LAND DESCRIBED TO ARDALIA E. MARTIN AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2571, PAGE 709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND IN THE NORTHERLY EAST BOUNDARY LINE OF SAID 86.645 ACRE TRACT, FOR THE NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 21°58'29" EAST, ALONG THE NORTHERLY EAST BOUNDARY LINE OF SAID 86.645 ACRE TRACT AND THE WEST LINE OF SAID 93.74 ACRE TRACT, AT 29.21 FEET PASSING 1.50 FEET LEFT OF A 1/2" IRON ROD FOUND FOR A LINE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 129.86 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF A CALLED 26.102 ACRE TRACT OF LAND, DESCRIBED TO QUICK RANCH DEVELOPMENT INC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019106436 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SOUTH CORNER OF SAID 93.74 ACRE TRACT, AND AN INTERIOR CORNER OF SAID 86.645 ACRE TRACT, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, ACROSS SAID 86.645 ACRE TRACT, ALONG THE COMMON BOUNDARY LINE OF SAID 26.102 ACRE TRACT AND THIS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 44°02'16" WEST, A DISTANCE OF 623.65 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 26.102 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 21°25'49" EAST, A DISTANCE OF 357.70 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 26.102 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
3. NORTH 69°02'20" EAST, A DISTANCE OF 991.55 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE AT AN INTERIOR CORNER OF SAID 26.102 ACRE TRACT, FOR THE SOUTHERLY NORTHEAST CORNER OF THIS TRACT;
4. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 02°49'41", A RADIUS OF 990.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 13°01'17" EAST, 48.86 FEET, AND A TOTAL ARC LENGTH OF 48.86 FEET TO A 1/2" IRON ROD WITH A PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE REMAINDER OF SAID 86.645 ACRE TRACT AND THIS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 69°02'19" WEST, A DISTANCE OF 156.41 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 20°57'24" EAST, A DISTANCE OF 286.50 FEET TO A POINT FOR A SOUTHEAST CORNER OF THIS TRACT;
3. SOUTH 69°02'35" WEST, A DISTANCE OF 114.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
4. SOUTH 20°57'25" EAST, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST OLD SETTLERS BOULEVARD AND THE SOUTH BOUNDARY LINE OF SAID 86.645 ACRE TRACT, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 69°02'35" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST OLD SETTLERS BOULEVARD AND THE SOUTH BOUNDARY LINE OF SAID 86.645 ACRE TRACT, A DISTANCE OF 1690.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.922 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A"
LEGAL DESCRIPTION OF
TRACT 1 - 18.922 ACRES

BEING A PORTION OF A

CALLED 86.645 ACRE TRACT OUT OF THE
GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
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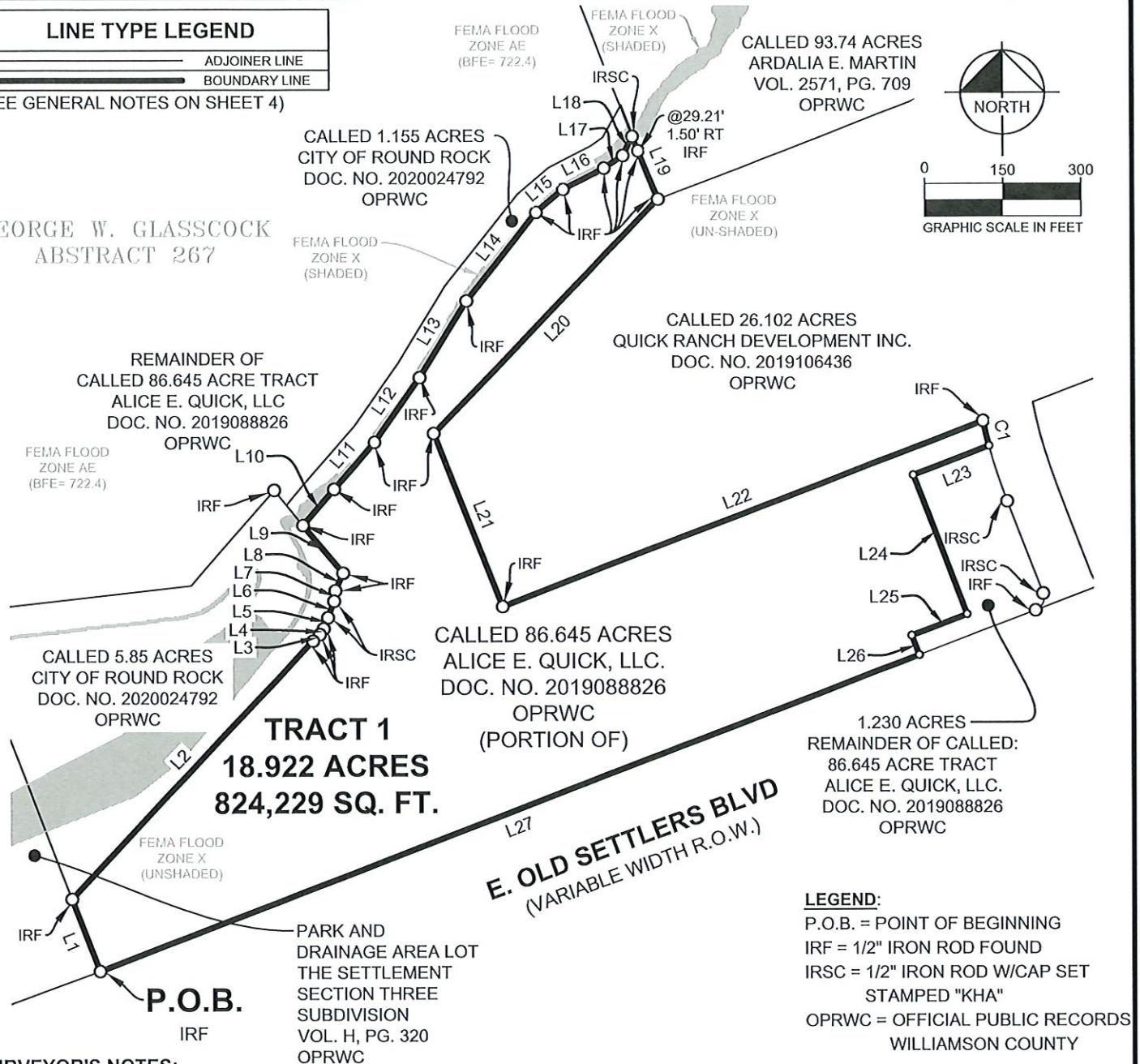
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LINE TYPE LEGEND

ADJOINER LINE
BOUNDARY LINE

(SEE GENERAL NOTES ON SHEET 4)

GEORGE W. GLASSCOCK
ABSTRACT 267



SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS BOUNDARY EXHIBIT.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS BOUNDARY EXHIBIT OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRF = 1/2" IRON ROD FOUND
IRSC = 1/2" IRON ROD W/CAP SET
STAMPED "KHA"
OPRWC = OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY

Zachary K. Petrus
ZACHARY KEITH PETRUS
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10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A" BOUNDARY EXHIBIT OF TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N21°10'42"W	148.90'	L10	N40°44'38"E	91.41'	L19	S21°58'29"E	129.86'
L2	N43°17'00"E	679.74'	L11	N40°58'05"E	119.41'	L20	S44°02'16"W	623.65'
L3	N46°00'05"E	18.09'	L12	N35°17'16"E	151.93'	L21	S21°25'49"E	357.70'
L4	N33°26'04"E	13.34'	L13	N31°36'42"E	172.59'	L22	N69°02'20"E	991.55'
L5	N21°29'44"E	22.99'	L14	N38°36'14"E	216.56'	L23	S69°02'19"W	156.41'
L6	N20°16'40"E	33.73'	L15	N50°04'55"E	68.42'	L24	S20°57'24"E	286.50'
L7	N07°11'45"E	20.32'	L16	N62°47'53"E	89.18'	L25	S69°02'35"W	114.00'
L8	N23°53'55"E	36.77'	L17	N56°10'12"E	43.19'	L26	S20°57'25"E	40.00'
L9	N39°40'20"W	119.37'	L18	N26°47'27"E	40.64'	L27	S69°02'35"W	1690.01'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°49'41"	990.00'	48.86'	S13°01'17"E	48.86'

GENERAL NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 4810790491F, MAP NO. 48491C0491F, EFFECTIVE DATE: DECEMBER 20, 2019, AND COMMUNITY PANEL NO. 4810790492F, MAP NO. 48491C0492F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
2. THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE B, CHAPTER 232 - COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A - SUBDIVISION PLATTING REQUIREMENTS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
3. HIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND DOES NOT REFLECT THE LOCATION OF ANY EXISTING EASEMENTS. THIS IS NOT A LAND TITLE SURVEY.
4. HE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND BOUNDARY EXHIBIT OF EVEN SURVEY DATE WAS CREATED IN CONJUNCTION WITH THIS LINE & CURVE TABLE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFIES THAT THIS LINE & CURVE TABLE OF SURVEY
ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.

EXHIBIT "A" LINE & CURVE TABLE OF TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
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GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
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10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

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