

**EXHIBIT "A"**  
**PARCEL 9**

**Variable Width Right-Of-Way Acquisition**

METES AND BOUNDS DESCRIPTION  
OF A  
0.048 ACRE TRACT OF LAND OUT OF  
THE FORSTER & GILES TRACT  
LOCATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

BEING A 0.048 ACRE (2,072 SQUARE FEET) TRACT OF LAND SITUATED IN THE FRANCIS A. HUDSON SURVEY, ABSTRACT NO. 295, WILLIAMSON COUNTY, TEXAS; SAID 0.048 ACRE TRACT BEING A PORTION OF LOT 2, BLOCK B, PARK CENTRAL ONE, SECTION II SUBDIVISION, RECORDED IN CABINET O, SLIDES 246-248 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.); SAID 0.048 ACRE TRACT ALSO BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO FORSTER & GILES AND RECORDED IN DOCUMENT NO. 9754315 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.); SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2-inch iron rod marking the common southwest corner of said Lot 2, Section II and the northwest corner of Lot 2, Park Central One Section I, recorded in Cabinet J, Slides 181-182 of the P.R.W.C.T., being on the east right-of-way line of Rabbit Hill Road (variable width right-of-way), for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE North 21° 01' 37" West**, with the common west line of said Lot 2, Section II and the east right-of-way line of said Rabbit Hill Road, a distance of **229.71 feet** to a found 1/2-inch iron rod for a point of curvature of the herein described tract and being the beginning of a curve to the right, being the intersection of the east right-of-way line of said Rabbit Hill Road and the south right-of-way line of Commerce Boulevard (70' wide right-of-way);

**THENCE (C1)** In a Northerly direction, with said curve to the **right**, having a central angle of **47° 35' 10"**, a radius of **25.00 feet**, an arc length of **20.76 feet**, and a chord bearing and distance of **North 02° 46' 14" East – 20.17 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" for a point of non-tangency of the herein described tract and end of said curve;

**THENCE South 21° 12' 38" East**, traveling across the interior of said Lot 2, Section II, a distance of **248.14 feet** to a 1/2-inch iron rod found on the common south line of said Lot 2, Section II and the north line of said Lot 2, Section I for the southeast corner of the herein described tract;

**Exhibit "A" continued**  
**Parcel 9**  
**Description of a 0.048 acre tract**

THENCE (L1) **South 68° 47' 59" West**, with the common south line of said Lot 2, Section II and the north line of said Lot 2, Section I, a distance of **8.94 feet** to the **POINT OF BEGINNING** and containing 0.048 acre (2,072 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Round Rock, Texas.

**Temporary Construction Easement**

In addition, it is intended to create a 19.5 foot wide Temporary Construction Easement adjacent and parallel to the east line of the above-described Variable Width Right-Of-Way Acquisition. This Temporary Construction Easement contains a computed area of 0.113 acre (4,931 square feet) of land.

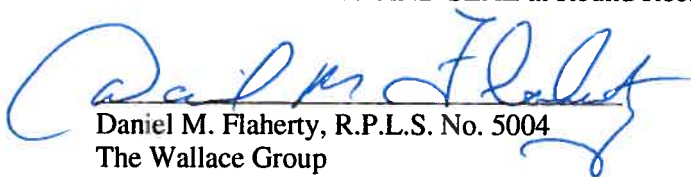
This metes and bounds description is accompanied by an exhibit drawing.

**Basis of Bearings:** Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

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

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description and exhibit drawing A-5062 attached hereto 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 direction and supervision.

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



Daniel M. Flaherty, R.P.L.S. No. 5004  
The Wallace Group  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10051701  
See attached Plat No. A-5062  
23214-FN21.doc

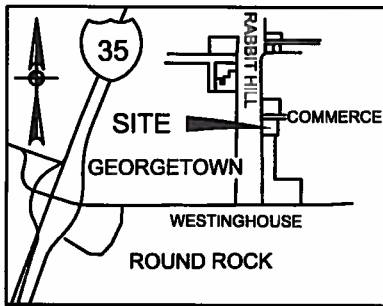


04-05-2017  
Date

# EXHIBIT "A" PARCEL 9

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)  
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION  
OF A 0.048 ACRE (2,072 SQ. FT.) TRACT OF LAND  
IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

LOCATION MAP



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	47°35'10"	25.00'	20.76'	N 2°46'14" E	20.17'
C2	42°14'15"	25.00'	18.43'	N 47°40'57" E	18.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°47'59" W	8.94'
L2	N 68°47'23" E	2.69'
L3	S 68°47'59" W	19.50'

VARIABLE WIDTH  
RIGHT-OF-WAY ACQUISITION  
0.048 ACRE (2,072 SQ. FT.)

FIELD NOTE  
POINT OF  
BEGINNING

## GENERAL NOTES:

- 1.) ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- 2.) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 3.) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 4.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 5.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

- LEGEND**
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON ROD WITH CAP STAMPED "WALLACE GROUP" UNLESS OTHERWISE NOTED
  - △ = CALCULATED POINT
  - R.O.W. = RIGHT-OF-WAY
  - P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS

**THE WALLACE GROUP**  
engineers architects surveyors  
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK

TBPLS 10051701

1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | (512) 248-0065

TBPE F-54

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 5TH DAY OF APRIL, 2017.

SURVEYED: 12-03-15

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004

SCALE 0 60 120

PLAT NO. A-5062

DRAFT DATE 04-05-2017

DRAWN BY RDB

WORK ORDER NO. 1400019

FIELDBOOK/PG. RR 258-20

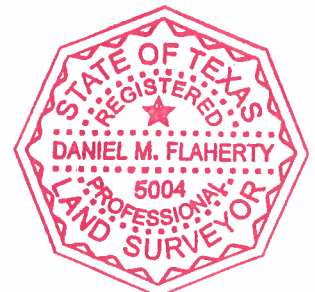
TAB # A-5062

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DIGITAL FILE 1400019R-ROW PARCELS

F/N #

23214-FN21



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