

EXHIBIT "A"
PARCEL 10

Variable Width Right-Of-Way Acquisition

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

BEING A 0.043 ACRE (1,882 SQUARE FOOT) TRACT OF LAND SITUATED IN THE FRANCIS A. HUDSON SURVEY, ABSTRACT NO. 295, WILLIAMSON COUNTY, TEXAS; SAID 0.043 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK A, 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 0.043 ACRE TRACT ALSO BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN TO CROSSLEY & CROSSLEY AND RECORDED IN DOCUMENT NO. 2002069719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod with orange cap stamped "RPLS 5784" marking the northwest corner of said Lot 1, being on the south line of a called 55.00 acre tract of land as described in a deed to Robert Landis Armstrong and recorded in Volume 570, Page 530 of the Deed Records of Williamson County, Texas (D.R.W.C.T.) and being an angle point on the east right-of-way line of Rabbit Hill Road (variable width right-of-way), for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE (L1) North 68° 47' 03" East, with the common north line of said Lot 1 and the south line of said 55.00 acre tract, a distance of **7.04 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" for the northeast corner of the herein described tract;

THENCE South 21° 12' 38" East, departing said common line, and traveling across the interior of said Lot 1, a distance of **258.25 feet** to a set 1/2-inch iron rod with cap stamped "Wallace Group" on the common south line of said Lot 1 and the north right-of-way line of Commerce Boulevard (70' wide R.O.W.), for a point of curvature of the herein described tract and being the beginning of a curve to the right for the southeast corner of the herein described tract;

THENCE (C1) In a Northwesterly direction, with said curve to the **right**, having a central angle of **46° 51' 50"**, a radius of **25.00 feet**, an arc length of **20.45 feet**, and a chord bearing and distance of **North 44° 21' 00" West – 19.88 feet** to a found 1/2-inch iron rod for a point of tangency of the herein described tract and end of said curve, being the intersection of the north right-of-way line of said Commerce Boulevard and the east right-of-way line of said Rabbit Hill Road

Exhibit "A" continued
Parcel 10
Description of a 0.043 acre tract

THENCE North 21° 01' 37" West, with the common west line of said Lot 1 and the east right-of-way line of said Rabbit Hill Road, a distance of **239.96 feet** to the **POINT OF BEGINNING** and containing 0.043 acre (1,882 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 20 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 0.121 acre (5,265 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-5061 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.



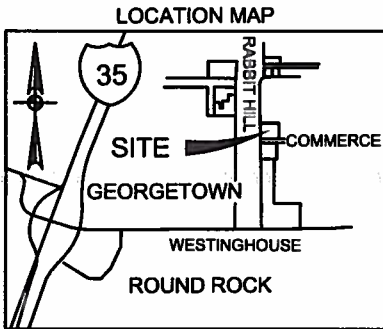
Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
See attached Plat No. A-5061
23214-FN20.doc



04-05-2017
Date

EXHIBIT "A" PARCEL 10

(VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION)
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
OF A 0.043 ACRE (1,882 SQ. FT.) TRACT OF LAND
IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS



1/2" IRON ROD
WITH ORANGE CAP
STAMPED "RPLS 5784"

FIELD NOTE
POINT OF
BEGINNING

VARIABLE WIDTH
RIGHT-OF-WAY ACQUISITION
0.043 ACRE (1,882 SQ. FT.)

CALLED 55.00 ACRES
ROBERT LANDIS ARMSTRONG
VOLUME 570, PAGE 530
D.R.W.C.T.
FILED: JULY 2, 1973

SCALE: 1" = 60'

FRANCIS A. HUDSON SURVEY
ABSTRACT NO. 295

LOT 1, BLOCK A

PARK CENTRAL ONE SECTION II
CABINET 0, SLIDES 246-248
P.R.W.C.T.
FILED: JUNE 2, 1997

CROSSLEY & CROSSLEY
DOC. NO. 2002069719
O.P.R.W.C.T.

20' WIDE TEMPORARY
CONSTRUCTION EASEMENT
0.121 ACRE (5,285 SQ. FT.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	46°51'50"	25.00'	20.45'	N 44°21'00" W	19.88'
C2	43°25'24"	25.00'	18.95'	N 89°29'38" W	18.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°47'03" E	7.04'
L2	N 68°47'03" E	20.00'
L3	S 68°47'23" W	2.82'

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.

- = 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
- D.R.W.C.T. = DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



THE WALLACE GROUP
engineers architects surveyors
A CP&Y COMPANY

WACO KILLEEN DALLAS ROUND ROCK

TBPLS 10051701

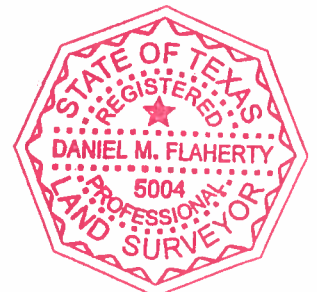
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 | (512) 248-0065

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



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PLAT NO. A-5061

DRAFT DATE 04-05-17

DRAWN BY RDB

WORK ORDER NO. 1400019

FIELDBOOK/PG. RR 258-20

TAB # A-5061

DIGITAL FILE 1400019R-ROW PARCELS

F/N # 23214-FN20