

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
OF A  
0.123 ACRE TRACT OF LAND OUT OF  
A CALLED 19.00 ACRE TRACT IN THE  
T. S. BARNES SURVEY, ABSTRACT NO. 67  
TRAVIS COUNTY, TEXAS**

BEING A 0.123 ACRE TRACT OF LAND SITUATED IN THE T. S. BARNES SURVEY, ABSTRACT NO. 67, TRAVIS COUNTY, TEXAS; SAID 0.123 ACRE TRACT BEING A PORTION OF A CALLED 19.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE CITY OF PFLUGERVILLE, TEXAS AND RECORDED IN VOLUME 9236, PAGE 954 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 0.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" inch iron rod with orange plastic cap stamped "WALLACE GROUP" found marking the common east corner of said 19.00 acre tract and an angle point on the west line of a called 165.15 acre tract of land as described in a deed to Timothy Timmerman and recorded in Volume 10398, Page 899 of the R.P.R.T.C.T.;

**THENCE** South 27° 43' 16" West, with the common southeast line of said 19.00 acre tract and the west line of said 165.15 acre tract, a distance of 264.19 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract;


**THENCE** (L1) South 27° 43' 16" West, continuing with said common line, a distance of **15.08 feet** for the southeast corner of the herein described tract, from which a 1/2-inch iron rod found for the east corner of a called 19.71 acre tract of land as described in a deed to the City of Pflugerville, Texas and recorded in Volume 9482, Page 894 of the R.P.R.T.C.T. bears, South 27° 43' 16" West, a distance of 934.06 feet;

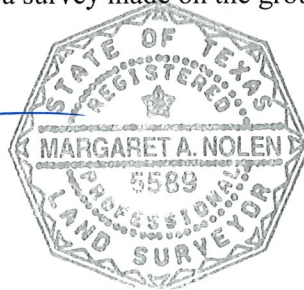
**THENCE** through the interior of said 19.00 acre tract, the following seventeen (17) calls:

- 1) **North 56° 25' 28" West**, a distance of **100.01 feet** for an angle point of the herein described tract,
- 2) (L2) **North 52° 45' 34" West**, a distance of **29.00 feet** for an angle point of the herein described tract,
- 3) (L3) **South 72° 57' 46" West**, a distance of **16.34 feet** for a non-tangent point of curvature of the herein described tract,
- 4) (C1) with the arc of a curve to the **right**, having a radius of **96.42 feet**, an arc length of **70.05 feet**, a central angle of **41° 37' 36"**, and a chord which bears, **North 59° 09' 06" West**, a distance of **68.52 feet** for a point of non-tangency of the herein described tract,
- 5) (L4) **North 47° 34' 05" West**, a distance of **14.74 feet** for an angle point of the herein described tract,
- 6) **North 63° 34' 10" West**, a distance of **88.66 feet** for a point of curvature of the herein described tract,

- 7) (C2) with the arc of a curve to the **left**, having a radius of **20.00 feet**, an arc length of **18.81 feet**, a central angle of **53° 53' 49"**, and a chord which bears, **South 89° 28' 56" West**, a distance of **18.13 feet** for a point of tangency of the herein described tract,
- 8) (L5) **South 60° 00' 07" West**, a distance of **10.58 feet** for an angle point of the herein described tract,
- 9) (L6) **North 30° 03' 14" West**, a distance of **15.00 feet** for the most westerly northwest corner of the herein described tract,
- 10) (L7) **North 60° 00' 07" East**, a distance of **9.72 feet** for a point of curvature of the herein described tract,
- 11) (C3) with the arc of a curve to the **right**, having a radius of **35.00 feet**, an arc length of **34.47 feet**, a central angle of **56° 25' 44"**, and a chord which bears, **North 88° 12' 58" East**, a distance of **33.09 feet** for a point of tangency of the herein described tract,
- 12) **South 63° 34' 10" East**, a distance of **90.75 feet** for an angle point of the herein described tract,
- 13) (L8) **South 47° 34' 05" East**, a distance of **18.11 feet** for a non-tangent point of curvature point of the herein described tract,
- 14) (C4) with the arc of a curve to the **left**, having a radius of **81.42 feet**, an arc length of **56.85 feet**, a central angle of **40° 00' 10"**, and a chord which bears, **South 57° 31' 24" East**, a distance of **55.70 feet** for a point of non-tangency of the herein described tract,
- 15) (L9) **North 72° 57' 46" East**, a distance of **20.26 feet** for an angle point of the herein described tract,
- 16) (L10) **South 52° 45' 34" East**, a distance of **36.21 feet** for an angle point of the herein described tract, and
- 17) **South 56° 25' 28" East**, a distance of **98.00 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.123 acre of land.

Surveyed in the field December 20, 2017, I, Margaret A. Nolen, 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 direction and supervision.

  
Margaret A. Nolen, R.P.L.S. No. 5589  
CP&Y, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10194125  
1800220-FN01.doc



**EXHIBIT "A"**

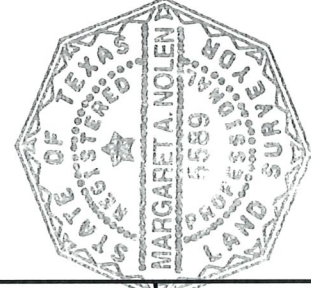
**DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 15 FOOT WIDE 0.123 ACRE TRACT  
LOCATED IN THE T. S. BARNES SURVEY, ABSTRACT NO. 67  
AND BEING PART OF A 19.00 ACRE TRACT RECORDED IN VOLUME 9236, PAGE 954  
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS**

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	41°37'36"	96.42'	70.05'	N 59°09'06" W	68.52'
C2	53°53'49"	20.00'	18.81'	S 89°28'56" W	18.13'
C3	56°25'44"	35.00'	34.47'	N 88°12'58" E	33.09'
C4	40°00'10"	81.42'	56.85'	S 57°31'24" E	55.70'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 27°43'16" W	15.08'
L2	N 52°45'34" W	29.00'
L3	S 72°57'46" W	16.34'
L4	N 47°34'05" W	14.74'
L5	S 60°00'07" W	10.58'
L6	N 30°03'14" W	15.00'
L7	N 60°00'07" E	9.72'
L8	S 47°34'05" E	18.11'
L9	N 72°57'46" E	20.26'
L10	S 52°45'34" E	36.21'



1 Chisholm Trail, Suite 130,  
Round Rock, Texas 78681  
512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194125



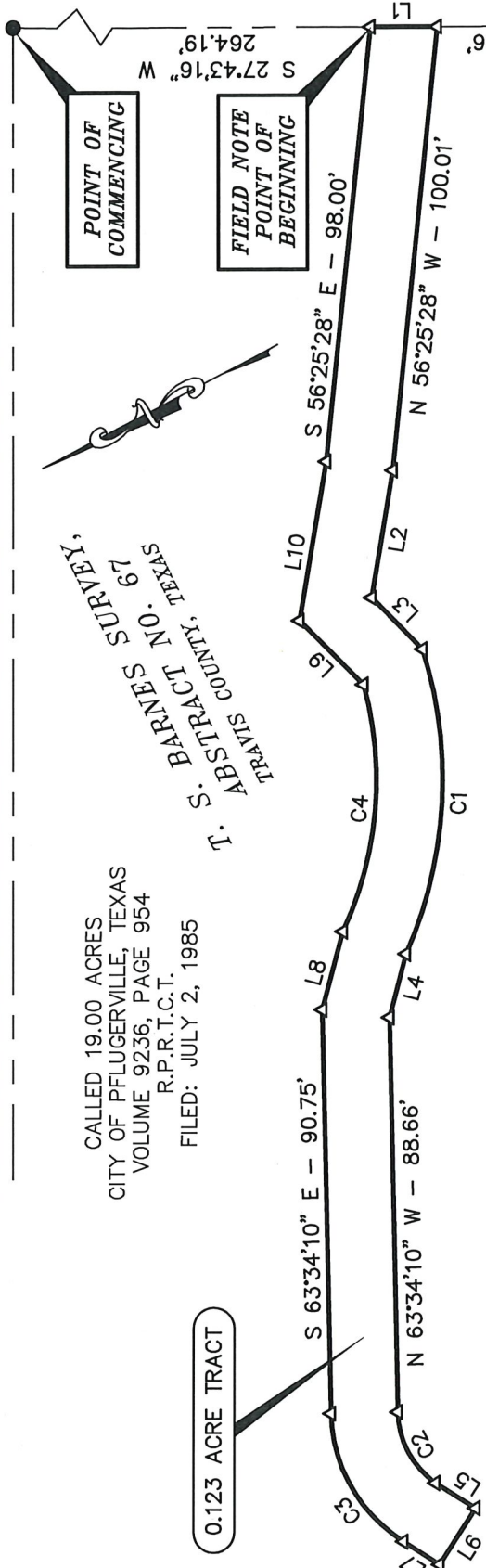
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS.

*(Handwritten Signature)*  
MARGARET A. NOLEN, RPLS NO. 5589

SURVEYED: 12-20-2017 4 OF 4  
 0 40 80 DRAWN BY RDB  
 SCALE WORK ORDER NO. 1800220 FIELDBOOK/Pg. RR300 TAB # A-5110B  
 © 2017 ALL RIGHTS RESERVED DIGITAL FILE 23391R-SURVEY-ESMT F/N # 1800220-FN01

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 AND BEING PART OF A 19.00 ACRE TRACT RECORDED IN VOLUME 9236, PAGE 954  
 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS**



FILED: SEPTEMBER 4, 1987  
 R.P.R.T.C.T.  
 VOLUME 10398, PAGE 899  
 TIMOTHY TIMMERMAN  
 CALLED 165.15 ACRES

FILED: JULY 2, 1985  
 R.P.R.T.C.T.  
 VOLUME 9236, PAGE 954  
 CITY OF PFLUGERVILLE, TEXAS  
 CALLED 19.00 ACRES

**LEGEND**  
 ● = 1/2" IRON ROD WITH ORANGE CAP  
 STAMPED "WALLACE GROUP" FOUND  
 (UNLESS OTHERWISE NOTED)  
 R.P.R.T.C.T. = REAL PROPERTY RECORDS OF  
 TRAVIS COUNTY, TEXAS

**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 CENTRAL STATE PLANE COORDINATE SYSTEM NAD '83 (HARN '93) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

3 OF 4

**CP&Y**  
 1 Chisholm Trail, Suite 130,  
 Round Rock, Texas 78681  
 512.248.0065  
 TEXAS REGISTERED ENGINEERING FIRM F-1741  
 TBPLS 10194125

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.

MARGARET A. NOLEN, RPLS NO. 5589

SURVEYED: 12-20-2017  
 PLAT NO. A-5110  
 DRAFT DATE 12-28-2017  
 DRAWN BY RDB  
 WORK ORDER NO. 1800220  
 FIELDBOOK/Pg. RR300  
 TAB # A-5110  
 DIGITAL FILE 23391R-SURVEY-ESMT  
 F/N # 1800220-FN01

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FILED: DECEMBER 10, 1985  
 R.P.R.T.C.T.  
 VOLUME 9482, PAGE 894  
 CITY OF PFLUGERVILLE, TEXAS  
 CALLED 19.71 ACRES

1/2" IRON ROD FOUND