

**DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
THE CITY OF ROUND ROCK  
AND  
INTOWNHOMES, LTD.**

This Development Agreement (this "Agreement") is entered into this 27<sup>th</sup> day of APRIL, 2017 (the "Effective Date"), by and between the CITY OF ROUND ROCK, TEXAS, a Texas home rule municipal corporation (the "City") and INTOWNHOMES, LTD., its successors and assigns ("Developer").

**WHEREAS**, the City has entered into a Real Estate Contract (the "City Contract") to sell that certain land described in Exhibit "A-1, Exhibit A-2 and Exhibit A-3" attached hereto and incorporated herein (the "Depot Tracts") to Round Rock Transportation and Economic Development Corporation ("RRTED");

**WHEREAS**, Developer has contracted with RRTED (the "RRTED Contract") to acquire the Depot Tracts (collectively, the "Property") in accordance with the terms and conditions thereof; and

**WHEREAS**, the City and Developer desire to evidence their agreements to cooperate in the design and construction of public roadway improvements and other public improvements related to the development of the Depot Tracts; and

**WHEREAS**, the purpose of this Agreement is to outline each Party's duties and obligations with respect thereto;

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions herein contained, the Parties agree as follows:

**I.**

1. **Recitals.** The recitals set forth above are incorporated herein for all purposes and are found by the Parties to be true and correct. It is further determined that both Parties have authorized and approved this Agreement, and that this Agreement will be in full force and effect when executed by each Party.
2. **Conveyance of Depot Tracts.** On or before May 25, 2017, the City will convey the Depot Tracts to RRTED in accordance with the terms and conditions of the City Contract.
3. **Due Diligence Materials.** Within ten (10) days following the Effective Date, the City shall provide the following items to Developer: (a) copies of all documents, if any, indicating compliance or noncompliance with any governmental entity with jurisdiction of any sort over the Property; (b) any and all soil, engineering and environmental reports relating to the Property in the City's possession; (c) all contracts and agreements relating to the Property that are not cancelable upon thirty (30) days' notice without penalty or charge; and (d) any leases relating to the Property.

4. **Representations and Warranties.** The City represents and warrants to Developer to the best of its knowledge, as of the Effective Date and again on the date RRTED acquires title to the Depot Tracts, as follows:

(a) Upon the City's conveyance of the Depot Tracts to RRTED, the City has good and indefeasible title in fee simple to the Depot Tracts, subject only to encumbrances of which the City notified Developer, and free and clear of all liens;

(b) There are no parties in possession of any portion of the Depot Tracts as lessees, tenants at sufferance, or trespassers;

(c) There are no leases, franchises, licenses, occupancy agreements, or other agreements demising space in, providing for the use or occupancy of, or otherwise similarly affecting or relating to, the Depot Tracts;

(d) There are no actions, suits, claims, assessments, or proceedings pending or threatened that could materially adversely affect the ownership, operation, or maintenance of the Depot Tracts;

(e) No liens or other claims for the same have been filed or asserted against any part of the Depot Tracts;

(f) The City has full right, power and authority to execute, deliver, and perform this Agreement without obtaining any consents or approvals from, or the taking of any other actions with respect to, any third parties, and this Agreement, when executed and delivered, constitute the valid and binding agreement of the City, enforceable against the City in accordance with its terms; and

(g) The City has complied with all applicable laws, ordinances, regulations, and restrictions relating to the Depot Tracts or any part of it.

5. **Right of Entry.** Developer may enter the Depot Tracts prior to its conveyance to RRTED and conduct any and all such tests and studies as Developer may desire, including, but not limited to, environmental testing, in order to determine if the Property is suitable for Developer's purposes. During such period, Buyer may obtain Phase I and Phase II environmental site assessments and such other tests as Buyer in good faith deems appropriate. Developer shall and does hereby agree to indemnify and hold the City harmless from and against any and all liens, liabilities, claims, damages or losses for physical injury or damage to persons or property, including court costs and reasonable attorneys' fees, in each case arising out of or resulting from Developer or any of its consultants' entry onto the Depot Tracts for such purposes prior to the City's conveyance of the Depot Tracts to RRTED; provided, however, that Developer shall not be responsible for any diminution of value of the Depot Tracts or remediation required to the Depot Tracts as a result of Developer's discovering any existing conditions at the Depot Tracts. Developer shall, at its sole cost and expense, promptly restore any damage or alteration of the physical condition of the Depot Tracts which results from the tests, studies and inspections conducted by Developer or any of its consultants to the condition immediately prior thereto. Developer's obligations under this Section 5 shall survive the termination of this Agreement, the

closing of the acquisition of the Depot Tracts by RRTED and the closing of the acquisition of the Property by Developer.

6. **Covenants of the City.** From the Effective Date until the date RRTED closes on its acquisition of the Depot Tracts, City shall:

(a) not enter into any agreement or instrument or take any action that would constitute an encumbrance of the Depot Tracts, that would bind RRTED or Developer or the Depot Tracts, without the prior written consent of Developer;

(b) not amend any existing contract, agreement or lease relating to the Depot Tracts without the prior written consent of Developer; and

(c) afford Developer and its representatives the continuing right to inspect and perform tests on the Depot Tracts at reasonable hours and upon reasonable notice, and any and all books, records, contracts, and other documents or data pertaining to the ownership, insurance, operation, or maintenance of the Depot Tracts.

7. **City Participation.**

(a) Prior to Developer closing on the acquisition of any portion of the Property under the RRTED Contract:

- i. The City will have approved a planned unit development zoning classification of the Property (the "PUD") establishing land uses and developmental standards that are compatible with the City's visions for the Main Street Retail and Entertainment District, and reasonably acceptable to Developer based upon its developmental plans for the Property, a concept plan of which is attached hereto as **Exhibit "B"**; and
- ii. The City will have approved a final subdivision plat of the Property, subject to the approval of Developer, which shall have been filed for record in the Official Public Records of Williamson County, Texas.

(b) After closing of the RRTED Contract:

- i. The City shall be wholly responsible for the design and construction of the roadway improvements described herein;
- ii. As soon as reasonably practicable after Developer's acquisition of any portion of the Property, the City shall vacate and abandon those certain portions of E. Bagdad Avenue described in **Exhibits "C-1-C-3"**, attached hereto;
- iii. On or before 18 months after the Effective Date, City shall, at its sole cost and expense, have laid, constructed, installed, dedicated, and accepted for maintenance the following permanent public roadway improvements: (a) extending McNeil Road to connect to S. Burnet Street over the tracts of land described or depicted on **Exhibit "D"** attached hereto (the "McNeil Road Extension") and (b) extending S. Lampasas Street from E. Bagdad Avenue to the McNeil Road Extension over the tracts of land described or depicted on **Exhibit "D"** attached hereto (the "Lampasas Street Extension") (the McNeil Road Extension and the Lampasas Street Extension being collectively referred as the "Roadway Extensions");

- iv. The City shall close E. Bagdad Avenue as necessary for Developer to complete the Bagdad Ave. Work (defined below) and will grant Developer a license and right to perform the Bagdad Ave. Work;
- v. The City shall reserve 58 living unit equivalents of utility capacity for Developer's intended development on the Property.
- vi. City shall reimburse Developer for all reasonable costs incurred by Developer (including, without limitation, labor, materials, inspection, and design) directly related to the Bagdad Ave. Work, based upon the receipt of invoices approved by the City
- vii. City agrees to waive fees (including, without limitation, utility impact fees) not to exceed \$925,000 that would otherwise be payable by Developer in connection with development of the Property; provided, however, such fee waiver shall be void and Developer agrees to pay such fees if by seven (7) years from the Effective Date certificates of occupancy have not been issued for at least 70 dwelling units located on the Property; and
- viii. City agrees that Developer may submit permit applications and plans for approval with respect to the entire Property or any portion thereof before Developer has closed on its acquisition thereof. City agrees that it will consider the approval, disapproval, or conditional approval of an application for any permit with respect to the Property or its development solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect as of the date the PUD application was approved with the City.

#### **8. Developer Participation.**

(a) Developer shall reconstruct those portions of E. Bagdad Avenue located between S. Mays Street and S. Sheppard Street, including sidewalks and utilities, as more particularly described or depicted in **Exhibit "E"**, attached hereto (collectively the "Bagdad Ave. Work"). Developer shall submit all design plans for the Bagdad Ave. Work to the City for approval prior to contract award. Developer shall comply with the Texas Competitive Bidding Act regarding the construction of the Bagdad Ave. Work. Sidewalks and other streetscape improvements shall match in finish appearance those installed by the City as part of the Southwest Downtown 5B Infrastructure Improvements.

(b) Developer agrees to comply in all material respects with the terms and conditions stated in the PUD as approved by the City and the terms and conditions as stated in the real estate contract between the Developer and RRTEC regarding the sale of the Property. Any material failure to abide by such terms and conditions may result in the City terminating all or any portion of this Agreement.

(c) Developer shall be solely responsible for the cost of upsizing the water and wastewater mains required to serve the property. The location of these mains is as shown on **Exhibit "F"**, attached hereto.

(d) Developer shall be responsible for the construction and maintenance of any off-site retaining walls required for the Project. The retaining walls shall have a decorative finish such as



limestone veneer and/or ornamental landscaping. The approximate location of these retaining walls is shown on Exhibit "G", attached hereto.

- (e) Posting of fiscal requirements as stated in Section 36-206 is waived,

## II.

### Miscellaneous

1. **Prior Written Agreements.** This Agreement is without regard to any and all prior written contracts or agreements between the City and Developer regarding any other subject or matter, and does not modify, amend, ratify, confirm or renew any such other prior contract or agreement between the Parties.
2. **Other Services.** Nothing in this Agreement shall be deemed to create, by implication or otherwise, any duty or responsibility of either of the Parties to undertake or not to undertake any other, or to provide or to not provide any service, except as specifically set forth in this Agreement or in a separate written instrument executed by both Parties.
3. **Governmental Immunity.** Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to either of the Parties, nor to create any legal rights or claims on behalf of any third party; provided, however, by executing this Agreement, the City is waiving its immunity from suit solely for the purpose of allowing enforcement of this Agreement, if necessary. Neither the City nor Developer waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity from damages under the laws of the State of Texas and of the United States.
4. **Amendments and Modifications.** This Agreement may not be amended or modified except in writing executed by both the City and Developer, and authorized by their respective governing bodies.
5. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, to give effect to the intent of this Agreement and be deemed to be validated and enforceable.
6. **Gender, Number and Headings.** Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.
7. **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully

executed as of the date above first written, when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

8. **Notice.** All notices shall be in writing and shall be deemed effective within three (3) days after being sent by certified or registered mail to the addresses listed below:

City of Round Rock  
Attn: City Manager  
City Hall  
221 East Main  
Round Rock, Texas 78664

Intownhomes, Ltd.  
ATTN: David Foor  
1520 Oliver Street  
Houston Texas 77007

With a copy to:  
Winstead PC  
ATTN: David Staas  
600 Travis Street, Suite 1100  
Houston, Texas 77002

9. **Termination Option.** Developer may terminate this Agreement for any reason or no reason at all by sending written notice thereof and payment of One Hundred and No/100 Dollars (\$100.00) to the City prior to the date Developer closes on its acquisition of the Property or any portion thereof from RRTED. If this Agreement is so terminated, neither party shall have any further rights or obligations hereunder.

10. **Survival.** The terms and provisions of this Agreement shall survive the closing of the acquisition of the Depot Tracts by RRTED and the closing of the acquisition of the Property, or any portion thereof, by Developer.

11. **Exhibits.** The following Exhibits are attached hereto and hereby incorporated herein.

- Exhibit "A" - Property description
- Exhibits "A-1"- "A-3" - Descriptions for Depot Tracts -
- Exhibit "B" - Concept Plan
- Exhibit "C" - East Bagdad Street vacation
- Exhibit "D" - Roadway Extension description
- Exhibit "E" - Bagdad Avenue Work

Exhibit "F" - Water and wastewater Line locations

Exhibit "G" - Retaining Wall location

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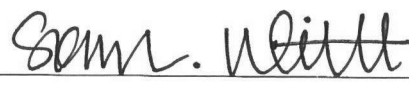
IN WITNESS WHEREOF, the Parties have executed and attested this Agreement by their officers thereunto duly authorized.

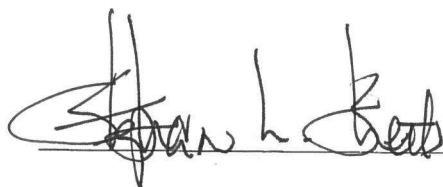
**CITY OF ROUND ROCK, TEXAS**

By:   
Alan McGraw, Mayor

**Attest:**


**For City, Approved as to Form:**

  
Sara White, City Clerk

  
Stephan L. Sheets, City Attorney

**INTOWNHOMES, LTD.**

By: InTownBuilder GP, LLC,  
its general partner

By:   
Frank M.K. Liu, its sole member

## METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.676 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of a called 0.169-acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **110.21 feet**, said curve having a radius of **3062.12 feet**, a central angle of **02°03'44"** and having a chord which bears **S 69°08'20" W** for a distance of **110.20 feet** to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve;

THENCE with the southerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **293.09 feet**, said curve having a radius of **2700.08 feet**, a central angle of **06°13'10"** and having a chord which bears **S 65°08'07" W** for a distance of **292.95 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner hereof, from which an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, bears **S 61°23'59" W** for a distance of **59.00 feet**;

THENCE departing said northerly right-of-way line of the UNION PACIFIC RAILROAD, through the interior of said 0.8791-acre CITY OF ROUND ROCK tract and said E. BAGDAD AVENUE, the following five (5) courses and distances:

1. With a curve to the left an arc length of **72.22 feet**, said curve having a radius of **252.00 feet**, a central angle of **16°25'15"**, and having a chord which bears


**N 46°21'49" E** for a distance of **71.98 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;

2. **N 38°09'12" E** for a distance of **126.42 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
3. With said curve to the right passing at an arc length of 48.94 feet a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting said southerly right-of-way line of E. BAGDAD AVENUE and the northerly boundary line of said 0.8791 acre CITY OF ROUND ROCK tract, in all a total arc length of **154.89 feet**, said curve having a radius of **267.00 feet**, a central angle of **33°14'21"** and having a chord which bears **N 54°46'22" E** for a distance of **152.73 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
4. **N 71°23'33" E** for a distance of **82.49 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
5. **S 19°25'28" E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE **S 19°25'28" E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract and the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 0.676 acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100



APRIL 10, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

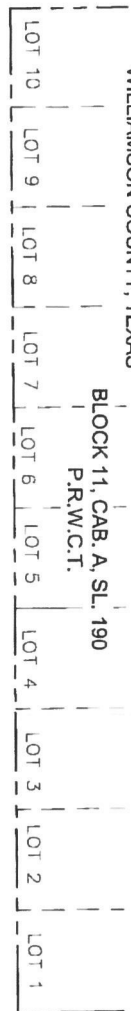




DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

SCALE: 1" = 50'



S. SHEPPARD ST.  
(80' R.O.W.)

E. BAGDAD AVE.  
(80' R.O.W. CAB. A, SL. 190)

R.O.W. TO BE VACATED  
0.053 ACRE  
WITHIN THE R.O.W. OF  
E. BAGDAD AVE.

S. BURNET ST.  
(80' R.O.W.)

EXISTING SOUTH R.O.W. LINE  
E. BAGDAD AVE.

CITY OF ROUND ROCK  
(2.1355 AC.)  
TRACT I  
DOC. 2013081105  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
(0.8791 AC.)  
TRACT II  
DOC. 2013081105  
O.P.R.W.C.T.

SUBJECT TRACT  
0.676 AC.

CITY OF ROUND ROCK  
0.236 AC.  
DOC. 2014022530  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
0.189 AC.  
DOC. 2014022531  
O.P.R.W.C.T.

P.O.B.  
SURFACE VALUES  
N: 10159683.31  
E: 3133892.34  
COMBINED SURFACE  
ADJUSTMENT  
FACTOR: 0.99988784

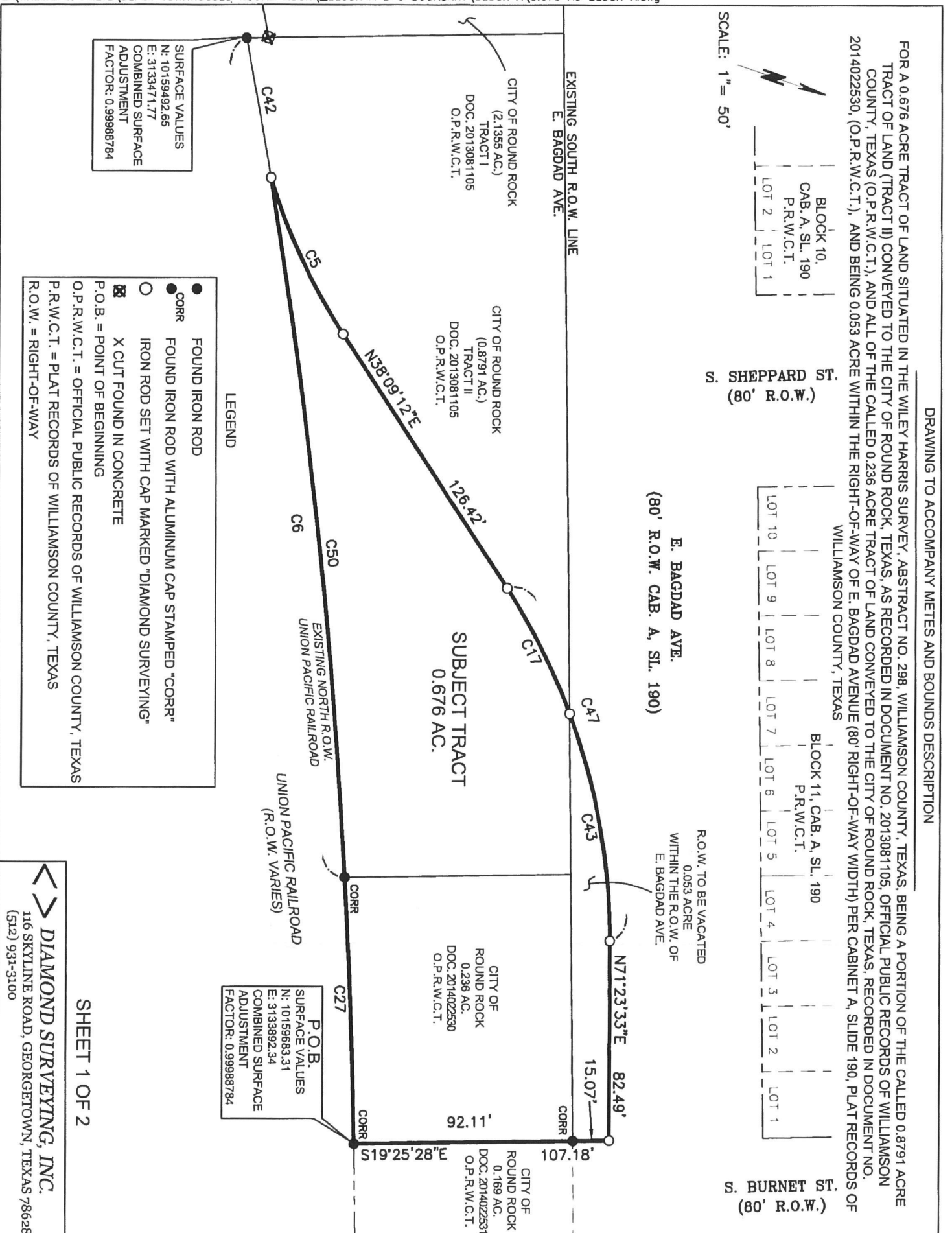
SURFACE VALUES  
N: 10159492.65  
E: 3133471.77  
COMBINED SURFACE  
ADJUSTMENT  
FACTOR: 0.99988784

LEGEND

- FOUND IRON ROD
  - CORR FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
  - IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
  - ⊗ X CUT FOUND IN CONCRETE
- P.O.B. = POINT OF BEGINNING  
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS  
P.R.W.C.T. = PLAT RECORDS OF WILLAMSON COUNTY, TEXAS  
R.O.W. = RIGHT-OF-WAY

SHEET 1 OF 2

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	72.22'	252.00'	16°25'15"	N46°21'49"E	71.98'
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C17	48.94'	267.00'	10°30'09"	N43°24'17"E	48.87'
C27	110.21'	3,062.12'	2°03'44"	S69°08'20"W	110.20'
C42	59.00'	2,700.08'	1°15'07"	S61°23'59"W	59.00'
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'
C47	154.89'	267.00'	33°14'21"	N54°46'22"E	152.73'
C50	293.09'	2700.08'	6°13'10"	S65°08'07"W	292.95'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

*Shane Shafer*  
 Shane Shafer, R.P.L.S. NO. 5281  
 APRIL 10, 2017  
 DATE

DIAMOND SURVEYING, INC.  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100

METES AND BOUNDS DESCRIPTION

FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.781 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "CORR" on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, from which an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, bears S 19°25'28" E for a distance of 92.11 feet;

THENCE S70°42'59" W with the north boundary line of said 0.236 acre CITY OF ROUND ROCK tract, the north boundary line of said 0.8791 acre CITY OF ROUND ROCK tract and said south right-of-way line of E. BAGDAD AVENUE, passing at a distance of 110.23 feet an iron rod found with aluminum cap stamped "CORR" on the northwest corner of said 0.236 acre CITY OF ROUND ROCK tract, same being on the northeast corner of said 0.8791 acre CITY OF ROUND ROCK tract, in all a total distance of 309.57 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeasterly boundary line of the herein described tract for the **POINT OF BEGINNING** hereof;

THENCE departing said south right-of-way line of E. BAGDAD AVENUE, through the interior of said 0.8791 acre CITY OF ROUND ROCK tract and said 2.1355 acre CITY OF ROUND ROCK tract, the following six (6) courses and distances:

1. **S 38°09'12" W** for a distance of **72.79 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
2. With said curve to the right an arc distance of **76.14 feet**, said curve having a radius of **187.00 feet**, a central angle of **23°19'48"** and having a chord which bears **S 49°49'06" W** for a distance of **75.62 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the point of reverse curvature of a curve to the left;
3. With said curve to the left an arc distance of **175.83 feet**, said curve having a radius of **2762.50 feet**, a central angle of **03°38'48"** and having a chord which bears **S 59°39'36" W**

for a distance of **175.80 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southwest corner hereof;

4. **N 32°44'39" W** for a distance of **48.37 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
5. With said curve to the right an arc distance of **16.75 feet**, said curve having a radius of **72.00 feet**, a central angle of **13°19'34"** and having a chord which bears **N 26°04'52" W** for a distance of **16.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
6. **N 19°25'01" W** for a distance of **36.23 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on said south right-of-way line of E. BAGDAD AVENUE, same being on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract;

THENCE departing said south right-of-way line of E. BAGDAD AVENUE, through the interior of said E. BAGDAD AVENUE, the following three (3) courses and distances:

1. **N 19°25'01" W** for a distance of **26.33 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;
2. **N 70°34'59" E** for a distance of **248.39 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;
3. **N 38°10'16" E** for a distance of **98.69 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the south terminus line of S. SHEPPARD STREET, for an angle point hereof;

THENCE **N 70°42'59" E**, in part with the south terminus line of said S. SHEPPARD STREET and in part with the south boundary line of Lot 10, Block 11, as recorded in said Cabinet A, Slide 190, for a distance of **39.35 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northeast corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE, the following three (3) courses and distances:

1. **S 51°49'44" E** for a distance of **40.64 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the left;
2. With said curve to the left an arc distance of **34.16 feet**, said curve having a radius of **332.00 feet**, a central angle of **05°53'43"** and having a chord which bears **S 41°06'04" W**

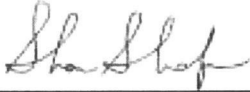
for a distance of **34.14 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;

3. **S 38°09'12" W** for a distance of **53.64 feet** to the **POINT OF BEGINNING** hereof and containing 0.781 acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 75629  
(512) 931-3100



APRIL 10, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

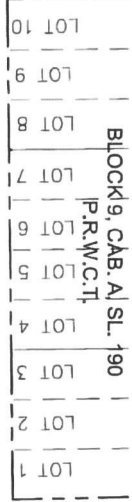
DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

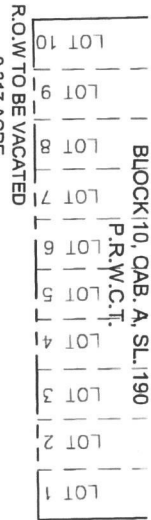
FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

S. MAYS ST.



E. BAGDAD AVE.  
(80' R.O.W. CAB. A, SL. 190)

S. LAMPASAS ST.  
(80' R.O.W.)



R.O.W. TO BE VACATED  
0.317 ACRE  
WITHIN THE R.O.W. OF  
E. BAGDAD AVE.  
N70°34'59"E 248.39'  
EXISTING SOUTH R.O.W. LINE  
E. BAGDAD AVE.

S. SHEPPARD ST.  
(80' R.O.W.)



E. BAGDAD AVE.  
(80' R.O.W. CAB. A, SL. 190)

S. BURNET ST.  
(80' R.O.W.)

SCALE: 1" = 100'



UNION PACIFIC  
RAIL ROAD COMPANY  
0.065 AC. BEING  
A REMNANT PORTION  
OF 57.36 AC.  
VOL. 22, PG. 441  
D.R.W.C.T.

CITY OF ROUND ROCK  
(2.1355 AC.)  
TRACT I  
DOC. 2013081105  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
(0.8791 AC.)  
TRACT II  
DOC. 2013081105  
O.P.R.W.C.T.

P.O.B.  
SURFACE VALUES  
N: 10159667.95  
E: 3133569.51  
COMBINED SURFACE  
ADJUSTMENT  
FACTOR: 0.99988784

CITY OF ROUND ROCK  
0.236 AC.  
DOC. 2014022530  
O.P.R.W.C.T.

**LEGEND**

- ▲ CALCULATED POINT
- FOUND IRON ROD
- CORR FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊗ X CUT FOUND IN CONCRETE
- CONCRETE MONUMENT FOUND

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
R.O.W. = RIGHT-OF-WAY

**GENERAL NOTES:**

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C28	175.83'	2,762.50'	3°38'48"	S59°39'36"W	175.80'
C36	34.16'	332.00'	5°53'43"	S41°06'04"W	34.14'
C37	76.14'	187.00'	23°19'48"	S49°49'06"W	75.62'
C38	16.75'	72.00'	13°19'34"	N26°04'52"W	16.71'


### LINE TABLE

LINE	BEARING	DISTANCE
L1	S38°09'12"W	72.79'
L2	N32°44'39"W	48.37'
L3	N19°25'01"W	62.56'
L4	N38°10'16"E	98.69'
L5	N70°42'59"E	39.35'
L6	S51°49'44"E	40.64'
L7	S38°09'12"W	53.64'
L8	S19°25'28"E	92.11'

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

  
 Shane Shafer, R.P. L.S. NO. 5281  
 APRIL 10, 2017  
 DATE


**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100

EXHIBIT A-3

METES AND BOUNDS DESCRIPTION

FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.191 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the southwest corner of said 2.1355 acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), same being on the northerly right-of-way of the UNION PACIFIC RAILROAD, same being on a southeast corner of a remnant portion of the called 57.36 acre tract of land conveyed to UNION PACIFIC RAILROAD COMPANY, recorded in Volume 22, Page 441, Deed Records of Williamson County, Texas, from which an iron rod found on an angle point in the south boundary line of said 2.1355 acre CITY OF ROUND ROCK tract and an angle point in said northerly right-of-way line of the UNION PACIFIC RAILROAD bears N 51°42'34" E for a distance of 203.26 feet;

THENCE N 19°21'15" W with said easterly right-of-way line of S. MAYS STREET and the west boundary line of said 2.1355 acre CITY OF ROUND ROCK tract, same being through the interior of said 57.36 acre UNION PACIFIC RAILROAD COMPANY tract, for a distance of 58.80 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 19°21'15" W with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of S. MAYS STREET, same being through the interior of said called 57.36-acre UNION PACIFIC RAILROAD COMPANY tract for a distance of **142.30 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE N 25°37'05" E continuing with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being through the interior of said 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, for a distance of **106.07 feet** to a calculated point on the most northerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the original northerly boundary line of said 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, same being on a point in the southerly right-of-way line of said E. BAGDAD AVENUE, for an angle point hereof, and from which an iron rod found, bears S19°44'26"E for a distance of 2.74 feet;

THENCE S 70°42'59" W with said northerly boundary line of the called 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, same being with said southerly right-of-

way line of said E. BAGDAD AVENUE for a distance of **74.96 feet**, to a calculated point, for an angle point hereof;

THENCE through the interior said E. BAGDAD AVENUE, the following two (2) courses and distances:

1. **N 19°21'15" W** for a distance of **25.53 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;
2. **N 70°34'59" E** for a distance of **286.85 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S 19°25'01" E** for a distance of **26.20 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on said southerly right-of-way line of E. BAGDAD AVENUE, same being on a point in the northerly boundary line of said 2.1355 acre CITY OF ROUND ROCK tract;

THENCE departing said southerly right-of-way line of E. BAGDAD AVENUE, through the interior of said 2.1355 acre CITY OF ROUND ROCK tract, the following seven (7) courses and distances:

1. **S 19°25'01" E** for a distance of **36.36 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the left;
2. With said curve to the left an arc distance of **29.77 feet**, said curve having a radius of **128.00 feet**, a central angle of **13°19'38"** and having a chord which bears **S 26°04'43" E** for a distance of **29.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
3. **S 32°44'39" E** for a distance of **48.37 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner hereof, from which a "X" cut found in concrete on the southeast corner of said 2.1355 acre CITY OF ROUND ROCK tract, and an angle point in said northerly right-of-way line of the UNION PACIFIC RAILROAD, same being on the west boundary line of a called 0.8791 acre tract of land (TRACT II) described in said Document No. 2013081105, bears **N 73°48'40" E** for a distance of **209.02 feet**;
4. With a curve to the left an arc distance of **92.99 feet**, said curve having a radius of **2762.50 feet**, a central angle of **01°55'43"** and having a chord which bears **S 55°42'39" W** for a distance of **92.98 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the point of compound curvature of a curve to the left;

5. With said curve to the left an arc distance of **53.15 feet**, said curve having a radius of **549.00 feet**, a central angle of **05°32'48"** and having a chord which bears **S 51°58'24" W** for a distance of **53.13 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
6. **S 49°12'00" W** for a distance of **164.99 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
7. With said curve to the right an arc distance of **8.37 feet**, said curve having a radius of **167.00 feet**, a central angle of **02°52'16"** and having a chord which bears **S 50°38'08" W** for a distance of **8.37 feet** to the **POINT OF BEGINNING** hereof and containing 1.191 acres of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

<> *DIAMOND SURVEYING, INC.*  
 116 SKYLINE ROAD, GEORGETOWN, TX 76620  
 (817) 821-3100

*Shane Shafer*

APRIL 20, 2017

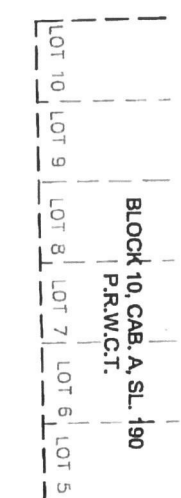
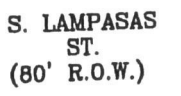
SHANE SHAFER, R.P.L.S. NO. 5281

DATE



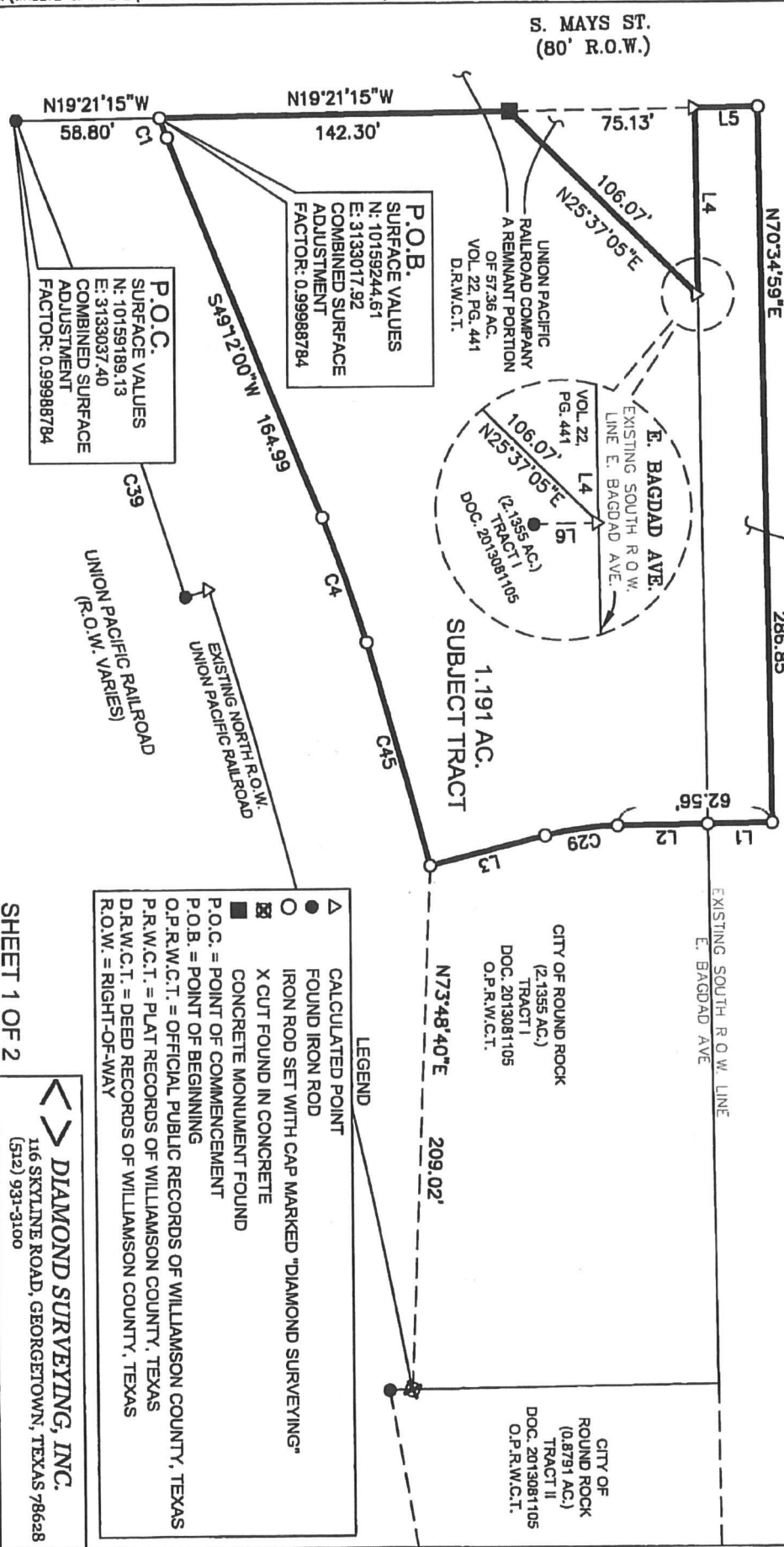
FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION



SCALE: 1" = 60'

R.O.W. TO BE VACATED  
0.170 ACRE  
WITHIN THE R.O.W. OF  
E. BAGDAD AVE.  
E. BAGDAD AVE.  
(80' R.O.W. CAB. A, SL. 190)



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.37'	167.00'	2°52'16"	S50°38'08"W	8.37'
C4	53.15'	549.00'	5°32'48"	S51°58'24"W	53.13'
C29	29.77'	128.00'	13°19'38"	S26°04'43"E	29.71'
C39	203.31'	2,698.78'	4°18'59"	N51°42'34"E	203.26'
C45	92.99'	2762.50'	1°55'43"	S55°42'39"W	92.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°25'01" E	26.20'
L2	S 19°25'01" E	36.36'
L3	S 32°44'39" E	48.37'
L4	S 70°42'59" W	74.96'
L5	N 19°21'15" W	25.53'
L6	S 19°44'26" E	2.74'

GENERAL NOTES:  
 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.999988784  
 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.  
 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

*Shane Shafer*  
 Shane Shafer, R.P.L.S. NO. 5281  
 APRIL 20, 2017  
 DATE

<> DIAMOND SURVEYING, INC.  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100



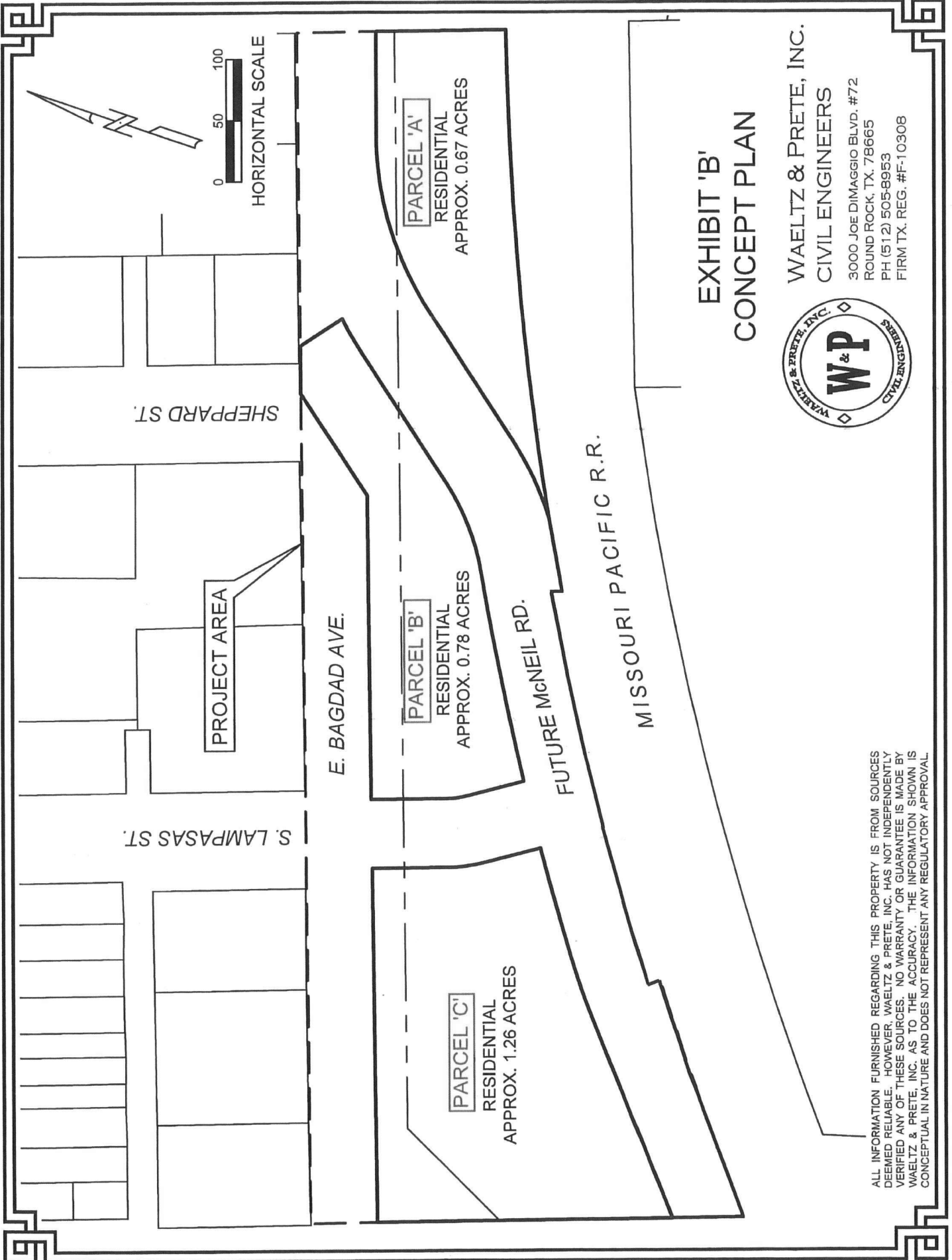


EXHIBIT 'B'  
CONCEPT PLAN



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL

METES AND BOUNDS DESCRIPTION

FOR A 0.053-ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.053-ACRE TRACT OF LAND SURVEYED BY DIAMOND SURVEYING IN THE MONTH OF MARCH, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the northeast corner of a called 0.236-acre tract of land conveyed to the CITY OF ROUND ROCK, as recorded in Document No. 2014022530, Official Public Records of Williamson County, Texas, same being on the northwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK as recorded in Document No. 2014022531, Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of said E. BAGDAD AVENUE, monumenting the southeast corner and **POINT OF BEGINNING** hereof, and from which an iron round found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of said 0.169-acre CITY OF ROUND ROCK tract, bears S19°25'28"E for a distance of 92.11 feet;

THENCE **S70°42'59"W**, with the southerly right-of-way line of said E. BAGDAD AVENUE, same being the northerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, for a distance of **110.23 feet**, to an iron rod found with aluminum cap stamped "CORR", on the northwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northeast corner of a called 0.8791-acre tract of land (Tract II) conveyed to the CITY OF ROUND ROCK, recorded in Document No. 2013081105, Official Public Records of Williamson County, Texas, for a point on the southerly boundary line hereof, and from which an iron round found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, bears S19°27'31"E for a distance of 95.15 feet;

THENCE **S70°42'59"W**, continuing with said southerly right-of-way line of E. BAGDAD AVENUE, same being with the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract for a distance of **66.64 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE, the following three (3) courses and distances.

1. With an arc of a **curve to the right** having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E**

for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;

2. **N71°23'33"E** for a distance of **82.49 feet** to a to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'28"E** for a distance of **15.07 feet** to the **POINT OF BEGINNING** hereof and containing 0.053-acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 831-3100



APRIL 6, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

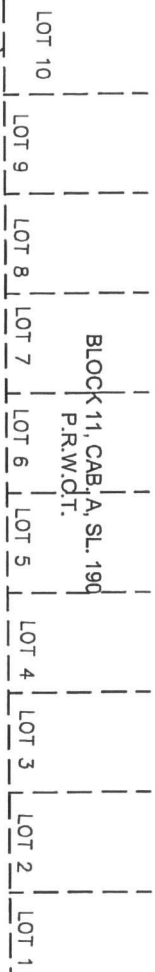
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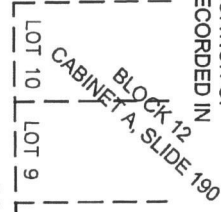
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.053 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

S. SHEPPARD ST.



S. BURNET ST.



SCALE: 1" = 50'

R.O.W. TO BE VACATED  
0.317 ACRE  
(BY SEPARATE  
INSTRUMENT)

E. BAGDAD AVE.  
(80' R.O.W.)  
CAB. A. SL. 190

SUBJECT TRACT  
0.053 ACRE WITHIN THE  
R.O.W. OF E. BAGDAD AVE.

EXISTING SOUTH R.O.W. LINE  
E. BAGDAD AVE.

CITY OF ROUND ROCK  
(0.8791 AC.), TRACT II  
DOC. 2013081105 O.P.R.W.C.T.

CITY OF ROUND ROCK  
0.236 AC.  
DOC. 2014022530  
O.P.R.W.C.T.

CITY OF ROUND ROCK  
0.169 AC.  
DOC. 2014022531  
O.P.R.W.C.T.

LEGEND

- CORR FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- P.O.B. = POINT OF BEGINNING
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'

SURFACE VALUES  
N: 10159883.31  
E: 3133892.34  
COMBINED SURFACE  
ADJUSTMENT  
FACTOR: 0.99988784

P.O.B.  
SURFACE VALUES  
N: 10159770.18  
E: 3133861.71  
COMBINED SURFACE  
ADJUSTMENT  
FACTOR: 0.99988784

- GENERAL NOTES:
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
  - 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°25'28" E	15.07'

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 1 OF 1

*Shane Shafer*  
Shane Shafer, R.P.L.S. NO. 5281  
APRIL 6, 2017  
DATE

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100

## METES AND BOUNDS DESCRIPTION

FOR A 0.317-ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.317-ACRE TRACT OF LAND SURVEYED ON THE GROUND IN THE MONTH OF MARCH 2017 BY DIAMOND SURVEYING, INC., SURVEYED ON THE GROUND BY DIAMOND SURVEYING IN THE MONTH OF MARCH, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "CORR" on the northeast corner of a called 0.236-acre tract of land conveyed to the CITY OF ROUND ROCK, as recorded in Document No. 2014022530, Official Public Records of Williamson County, Texas, same being on the northwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK, Texas, as recorded in Document No. 2014022531, Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of said E. BAGDAD AVENUE, and from which an iron round found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of said 0.169-acre CITY OF ROUND ROCK tract, bears S19°25'28"E for a distance of 92.11 feet;

THENCE S70°42'59"W, with the southerly right-of-way line of said E. BAGDAD AVENUE, same being the northerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, for a distance of 110.23 feet, to an iron rod found with aluminum cap stamped "CORR", on the northwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northeast corner of a called 0.8791-acre tract of land (Tract II) conveyed to the CITY OF ROUND ROCK, recorded in Document No. 2013081105, Official Public Records of Williamson County, Texas, for a point on the southerly boundary line hereof, and from which an iron round found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, bears S19°27'31"E for a distance of 95.15 feet;

THENCE S70°42'59"W, continuing with said southerly right-of-way line of E. BAGDAD AVENUE, same being said 0.8791-acre CITY OF ROUND ROCK tract, for a distance of 199.34 feet, to an iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE **S70°42'59"W**, continuing with said southerly right-of-way line of E. BAGDAD AVENUE, same being in part with the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and in part with the northerly boundary line of a 2.1355-acre tract of land (Tract I) conveyed to the CITY OF ROUND ROCK in said Document No. 2013081105, for a distance of **317.85 feet**, to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting the southwest corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°25'01"W** for a distance of **26.33 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

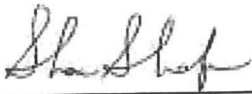
THENCE through the interior of said E. BAGDAD AVENUE the following three courses and distances:

1. **N19°21'15"W**, for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;
2. **N70°34'59"E**, for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'01"E** for a distance of **26.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.170-acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 831-3100



APRIL 6, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

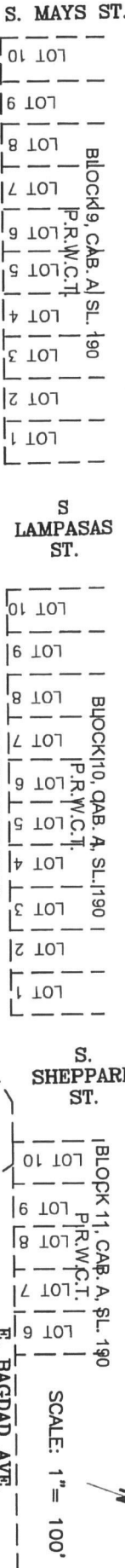
DATE





DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.170 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



0.170 ACRE TRACT WITHIN THE R.O.W. OF E. BAGDAD AVE. (80' R.O.W. CAB. A, SL. 190)  
 (BY SEPARATE INSTRUMENT)  
 R.O.W. TO BE VACATED 0.317 ACRE  
 R.O.W. TO BE VACATED 0.053 ACRE  
 P.O.C. (80' R.O.W. CAB. A, SL. 190)

UNION PACIFIC RAILROAD COMPANY  
 0.065 AC.  
 BEING A REMNANT PORTION OF 57.36 AC.  
 VOL. 22, PG. 441 D.R.W.C.T.  
 CITY OF ROUND ROCK (2.1355 AC.) TRACT I  
 DOC. 2013081105 O.P.R.W.C.T.  
 P.O.B. SURFACE VALUES  
 N: 10159544.49  
 E: 3133216.64  
 COMBINED SURFACE ADJUSTMENT FACTOR: 0.99988784

CITY OF ROUND ROCK (0.8791 AC.) TRACT II  
 DOC. 2013081105 O.P.R.W.C.T.  
 CITY OF ROUND ROCK 0.236 AC.  
 DOC. 2014022390 O.P.R.W.C.T.  
 SURFACE VALUES  
 N: 10159770.18  
 E: 3133861.71  
 COMBINED SURFACE ADJUSTMENT FACTOR: 0.99988784

**LEGEND**

- CORR FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
 R.O.W. = RIGHT-OF-WAY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 70°42'59" W	110.23'
L2	N 19°21'15" W	25.53'
L3	S 19°25'01" E	26.20'

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



**GENERAL NOTES:**

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

*Shane Shafer*  
 Shane Shafer, R.P.L.S. NO. 5281  
 APRIL 6, 2017  
 DATE

**<> DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100

METES AND BOUNDS DESCRIPTION

FOR A 0.170-ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.170-ACRE TRACT OF LAND SURVEYED ON THE GROUND IN THE MONTH OF MARCH 2017 BY DIAMOND SURVEYING, INC., SURVEYED ON THE GROUND BY DIAMOND SURVEYING IN THE MONTH OF MARCH, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "CORR" on the northeast corner of a called 0.236-acre tract of land conveyed to the CITY OF ROUND ROCK, as recorded in Document No. 2014022530, Official Public Records of Williamson County, Texas, same being on a point said southerly right-of-way line of E. BAGDAD AVENUE;

THENCE S70°42'59"W, with the southerly right-of-way line of said E. BAGDAD AVENUE, same being the northerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, for a distance of 110.23 feet, to an iron rod found with aluminum cap stamped "CORR", on the northwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northeast corner of a called 0.8791-acre tract of land (Tract II) conveyed to the CITY OF ROUND ROCK, recorded in Document No. 2013081105, Official Public Records of Williamson County, Texas;

THENCE S70°42'59"W, continuing with said southerly right-of-way line of E. BAGDAD AVENUE, and said 0.8791-acre CITY OF ROUND ROCK tract, and in part with the northerly boundary line of a 2.1355-acre tract of land (Tract I) conveyed to the CITY OF ROUND ROCK in said Document No. 2013081105, for a distance of 573.19 feet, to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE **S70°42'59"W**, continuing with said southerly right-of-way line of E. BAGDAD AVENUE, in part with the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, and in part with the northerly boundary line of a 0.065-acre tract of land being a remnant portion of a called 57.36-acre tract of land convey to UNION PACIFIC RAILROAD COMPANY, recorded in Volume 22, Page 441, Deed Records of Williamson County, Texas, for a distance of **286.88 feet**, to a calculated point on the northwest corner of said 0.065 acre UNION PACIFIC RAILROAD tract, same being on a point in the easterly right-of-way line of said S. MAYS ST. (80' right-of-way width), for the southwest corner hereof, and from which a concrete monument found on the southwest corner of said 0.065-acre UNION PACIFIC RAILROAD tract, same being the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, bears S19°21'15"W for a distance of 75.13 feet;

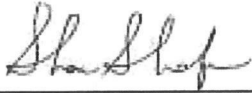
THENCE through the interior of said E. BAGDAD AVENUE the following three courses and distances:

1. **N19°21'15"W**, for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;
2. **N70°34'59"E**, for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'01"E** for a distance of **26.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.170-acre of land more or less.

A drawing has been prepared to accompany this metes and bounds description

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100



APRIL 6, 2017

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

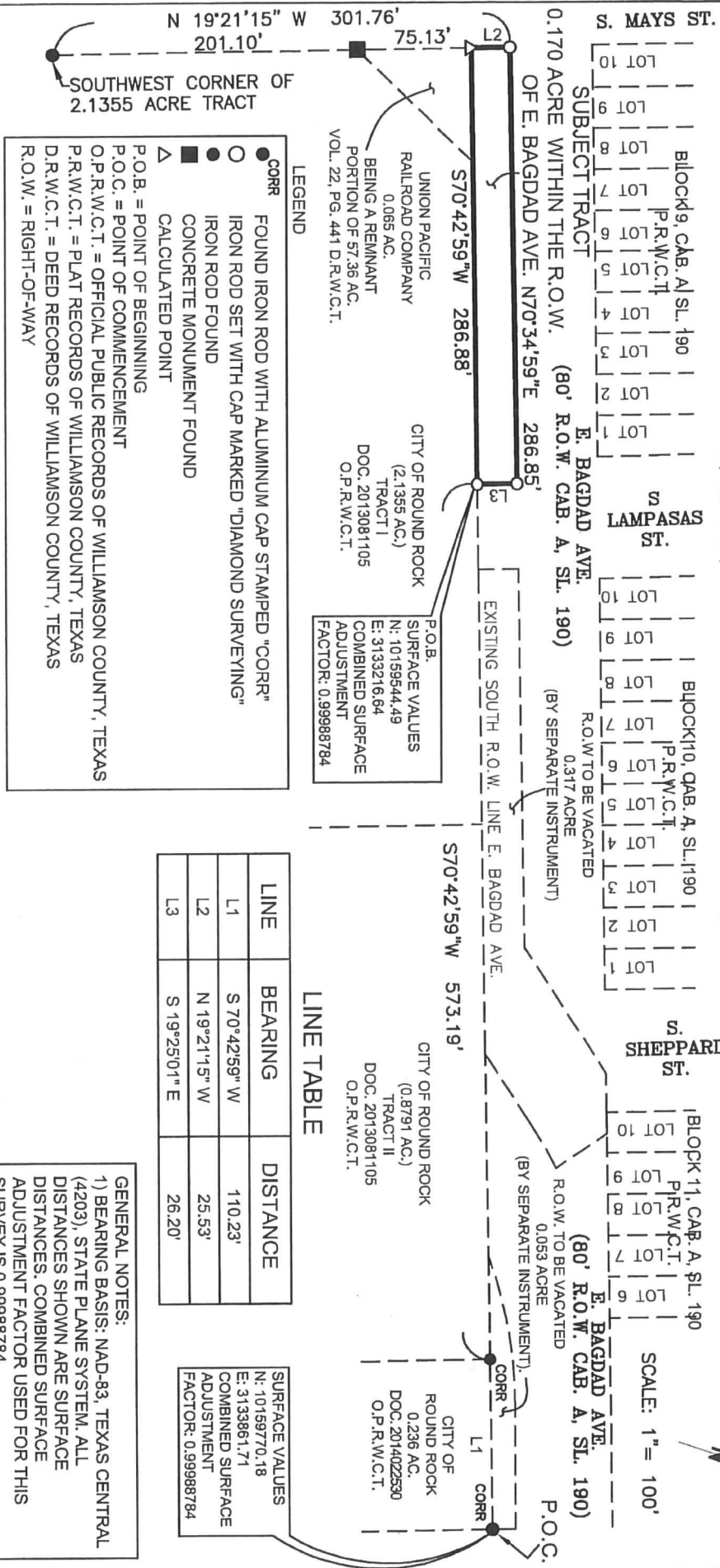


DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.170 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF E. BAGDAD AVENUE (EXISTING RIGHT-OF-WAY WIDTH 80') AS SHOWN ON ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



UNION PACIFIC RAILROAD COMPANY 0.085 AC. BEING A REMNANT PORTION OF 57.36 AC. VOL. 22, PG. 441 D.R.W.C.T.

CITY OF ROUND ROCK (2.1355 AC.) TRACT I DOC. 2013081105 O.P.R.W.C.T.

P.O.B. SURFACE VALUES N: 10159544.49 E: 3133216.64 COMBINED SURFACE ADJUSTMENT FACTOR: 0.99988784

CITY OF ROUND ROCK (0.8791 AC.) TRACT II DOC. 2013081105 O.P.R.W.C.T.

CITY OF ROUND ROCK 0.236 AC. DOC. 2014022530 O.P.R.W.C.T.

LEGEND

- CORR FOUND IRON ROD WITH ALUMINIUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S 70°42'59" W	110.23'
L2	N 19°21'15" W	25.53'
L3	S 19°25'01" E	26.20'

SURFACE VALUES N: 10159770.18 E: 3133861.71 COMBINED SURFACE ADJUSTMENT FACTOR: 0.99988784

GENERAL NOTES:

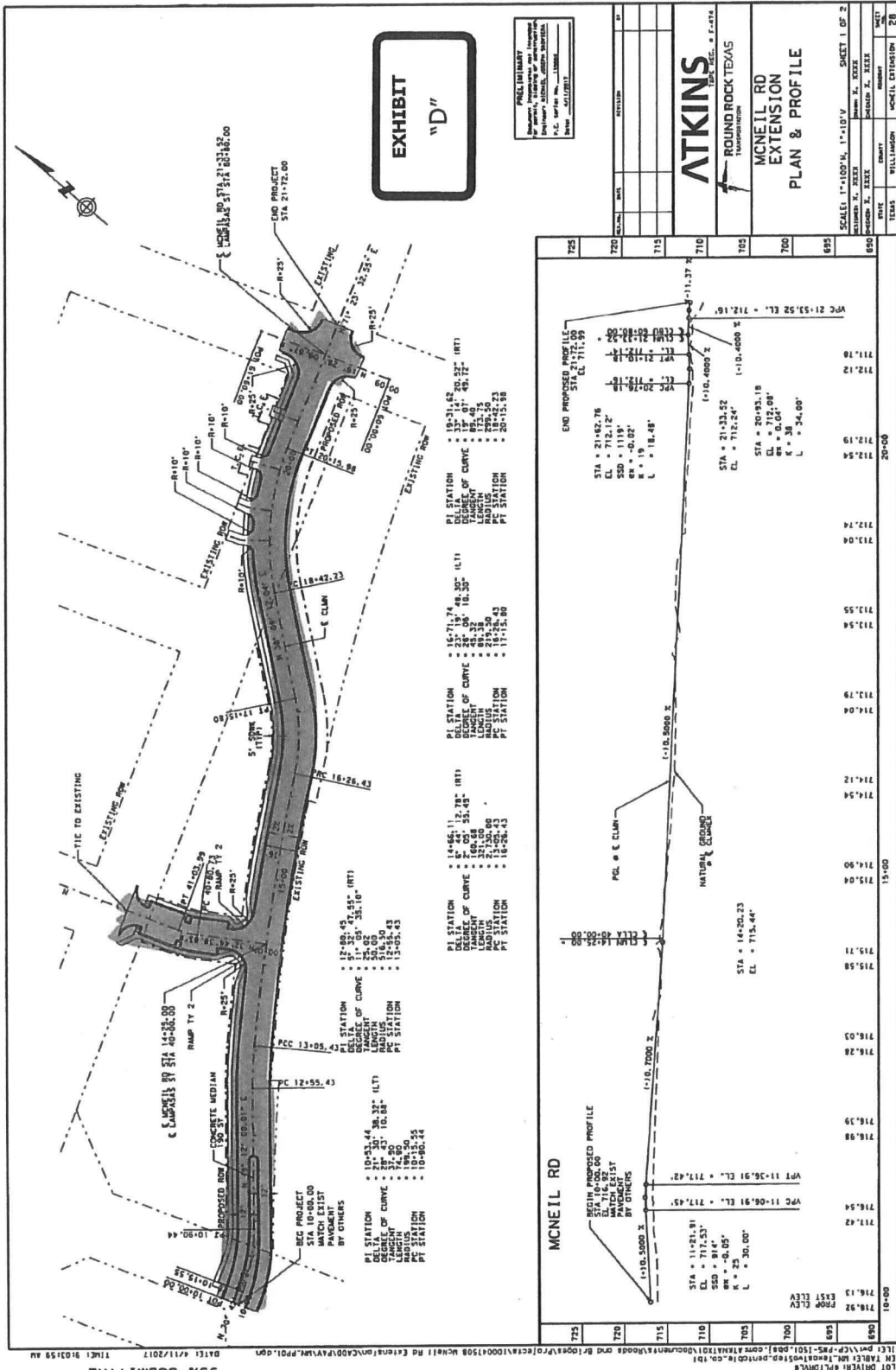
- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



*Shane Shafer*  
Shane Shafer, R.P.L.S. NO. 5281  
APRIL 6, 2017  
DATE

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100



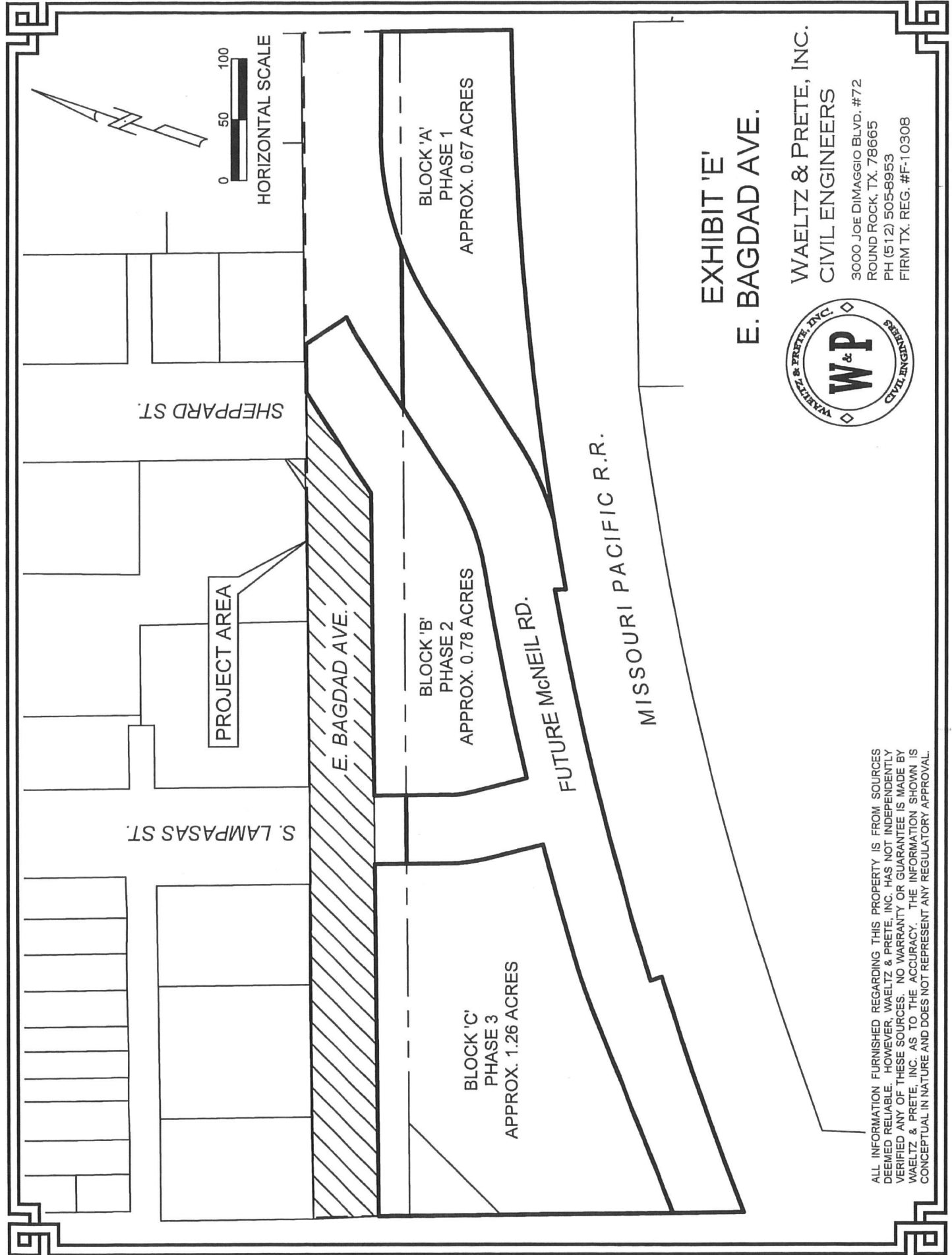
**EXHIBIT**  
**"D"**

**ATKINS**  
 CONSULTANTS  
 11000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, COLORADO 80202  
 PHONE: 303.733.4000  
 FAX: 303.733.4001  
 WWW.ATKINS-CO.COM

NO.	DATE	DESCRIPTION

**ATKINS**  
 ROUND ROCK TEXAS  
 TRANSPORTATION  
 MCNEIL RD  
 EXTENSION  
 PLAN & PROFILE

SCALE: 1"=100'H, 1"=10'V  
 SHEET 1 OF 2  
 PROJECT NO. 2008-0001  
 DRAWING NO. 2008-0001-001  
 DATE: 04/11/2017  
 DESIGNED BY: WILLIAMSON  
 CHECKED BY: J. J. JONES  
 TITLES: WILLIAMSON



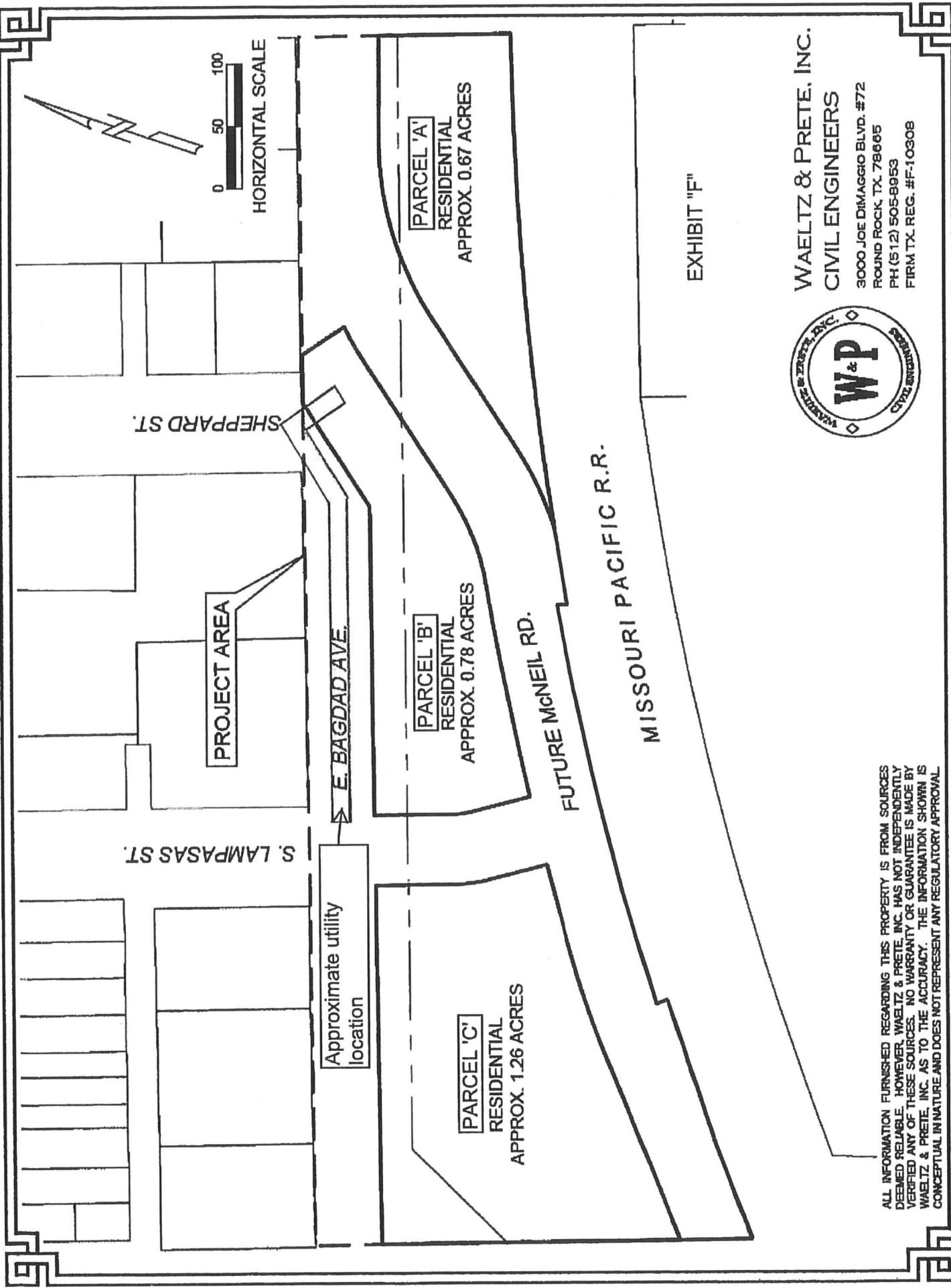
**EXHIBIT 'E'**  
**E. BAGDAD AVE.**



**WAELTZ & PRETE, INC.**  
**CIVIL ENGINEERS**  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.





PARCEL 'A'  
RESIDENTIAL  
APPROX. 0.67 ACRES

PARCEL 'B'  
RESIDENTIAL  
APPROX. 0.78 ACRES

PARCEL 'C'  
RESIDENTIAL  
APPROX. 1.26 ACRES

PROJECT AREA

Approximate utility location

S. LAMPASAS ST.

SHEPPARD ST.

E. BAGDAD AVE.

FUTURE McNEIL RD.

MISSOURI PACIFIC R.R.

EXHIBIT "F"

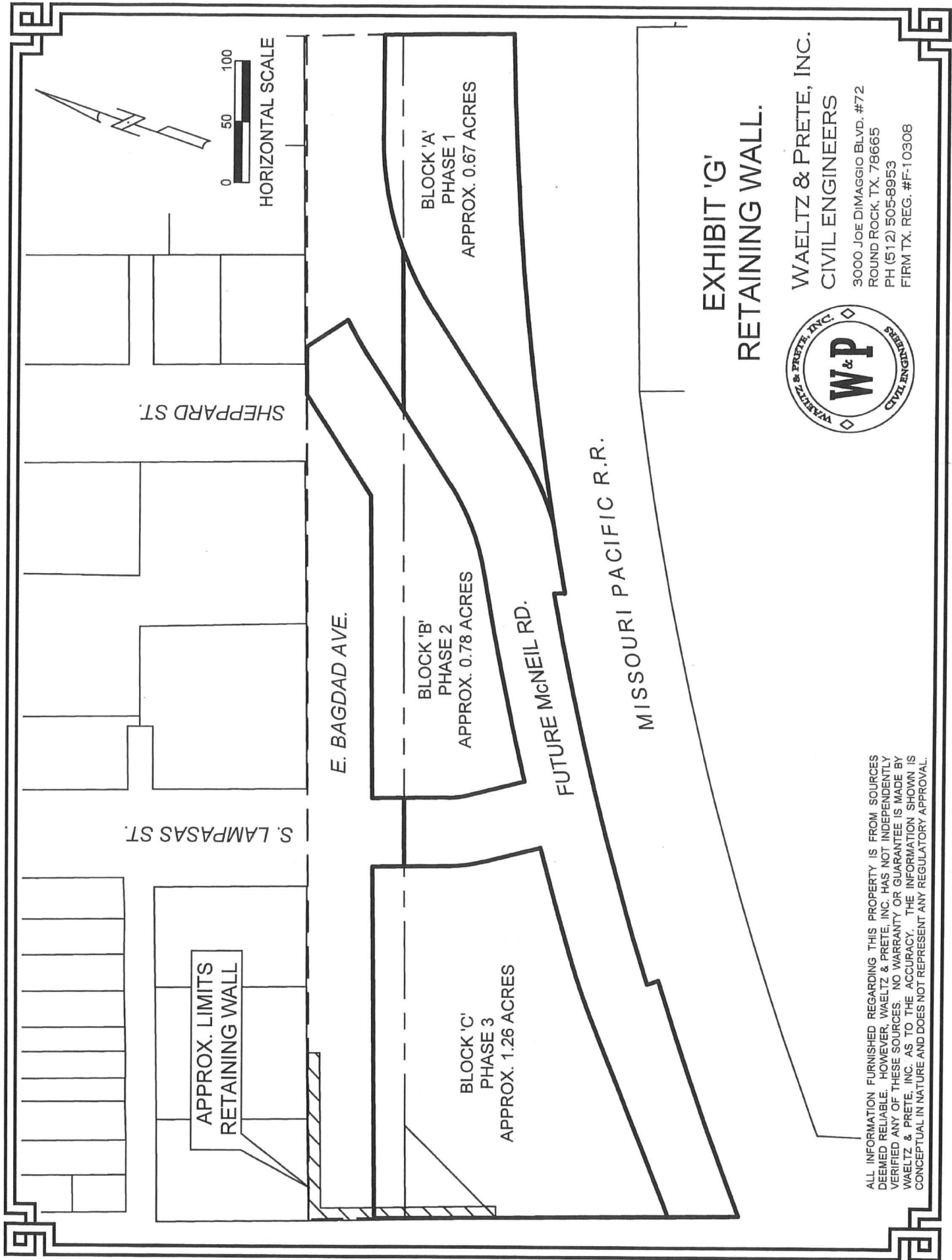
0 50 100  
HORIZONTAL SCALE



WAEULTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX REG. #F-10308

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**EXHIBIT 'G'**  
**RETAINING WALL.**



**WAELTZ & PRETE, INC.**  
**CIVIL ENGINEERS**  
 3000 JOE DIMAGGIO BLVD. #72  
 ROUND ROCK, TX. 78665  
 PH (512) 505-8953  
 FIRM TX. REG. #F-10308

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# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2017-196653

Date Filed:  
04/21/2017

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

InTown Homes  
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Round Rock

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

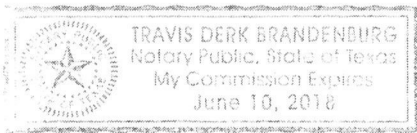
Development Agreement  
Development Agreement between InTown Homes and the City of Round Rock.

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Liu, Frank	Houston, TX United States	X	
	Foor, David	Houston, TX United States		X

5 Check only if there is NO Interested Party.

### 6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



*David Foor*

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said David Foor, Vice President, this the 21<sup>st</sup> day of April, 20 17, to certify which, witness my hand and seal of office.

*Travis Brandenburg*

Signature of officer administering oath

Travis Brandenburg

Printed name of officer administering oath

Notary Public

Title of officer administering oath

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 InTown Homes  
 Houston, TX United States

**Certificate Number:**  
 2017-196653

**Date Filed:**  
 04/21/2017

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
 City of Round Rock

**Date Acknowledged:**  
 04/25/2017

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
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4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
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\_\_\_\_\_  
 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to certify which, witness my hand and seal of office.

\_\_\_\_\_  
 Signature of officer administering oath      Printed name of officer administering oath      Title of officer administering oath