

EXHIBIT A

County: Williamson
Highway: County Road 366
Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 1 of 5
May 8, 2020

PROPERTY DESCRIPTION FOR PARCEL 18

DESCRIPTION OF a 1,574 square foot (0.0361 of one acre) parcel of land out of the Samuel Pharass Survey, Abstract No. 496, in Williamson County, Texas, and being a portion of a 49.450 acre remainder of a called 49.476 acres conveyed to Anton George Kroschewsky by General Warranty Deed dated April 20, 1995, as recorded in Volume 2711, Page 389, Official Records, Williamson County, Texas (O.R.W.C.T.); said 1,574 square foot (0.0361 of one acre) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said 49.450 acre remainder tract, being in the north margin of County Road 369 (CR 369, varying width);

THENCE, N 68°33'09" E, along the south line of said 49.450 acre remainder tract and the north margin of CR 369, a distance of 1,050.27 feet to a point at an angle point in the south line of said 49.450 acre remainder tract, being the west corner of that tract described as 0.026 acre conveyed to Williamson County by deed dated August 2, 2002, as recorded in Document No. 2002068519, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.);

THENCE, N 52°58'23" E, along the south line of said 49.450 acre remainder tract, the north line of said 0.026 acre tract and the north margin of CR 369, a distance of 42.70 feet to a 1/2-inch iron rod with a "McGray & McGray" cap set in the proposed west right-of-way line of County Road 366 (CR 366), for the **POINT OF BEGINNING**, 119.65 feet left of Engineer's Baseline Station 76+73.57, and having Surface Coordinates of North=10,195,054.12, East=3,204,442.73;

- 1) **THENCE**, N 12°18'32" E, along the proposed west right-of-way line of CR 366, across said 49.450 acre remainder tract, a distance of **89.84 feet** to a 1/2-inch iron rod with a "McGray & McGray" cap set 70.00 feet left of Engineer's Baseline Station 77+49.34, being in the east line of said 49.450 acre remainder tract and in the west margin of County Road 366 (CR 366, varying width), from which a 1/2-inch iron rod found at the northeast corner of said 49.450 acre remainder tract and the southeast corner of that tract described as 100 acres conveyed to Pearl Lee Brinkmeyer by deed dated January 14, 1993, as recorded in Volume 2246, Page 903, O.R.W.C.T., being in the west margin of CR 366, bears N 21°30'25" W, a distance of 1,800.08 feet;

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A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Troy R. Thomas, 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.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 8th day of May, 2020 A.D.

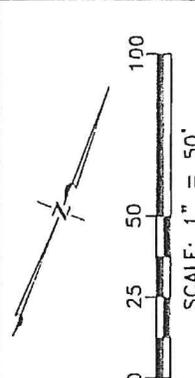
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

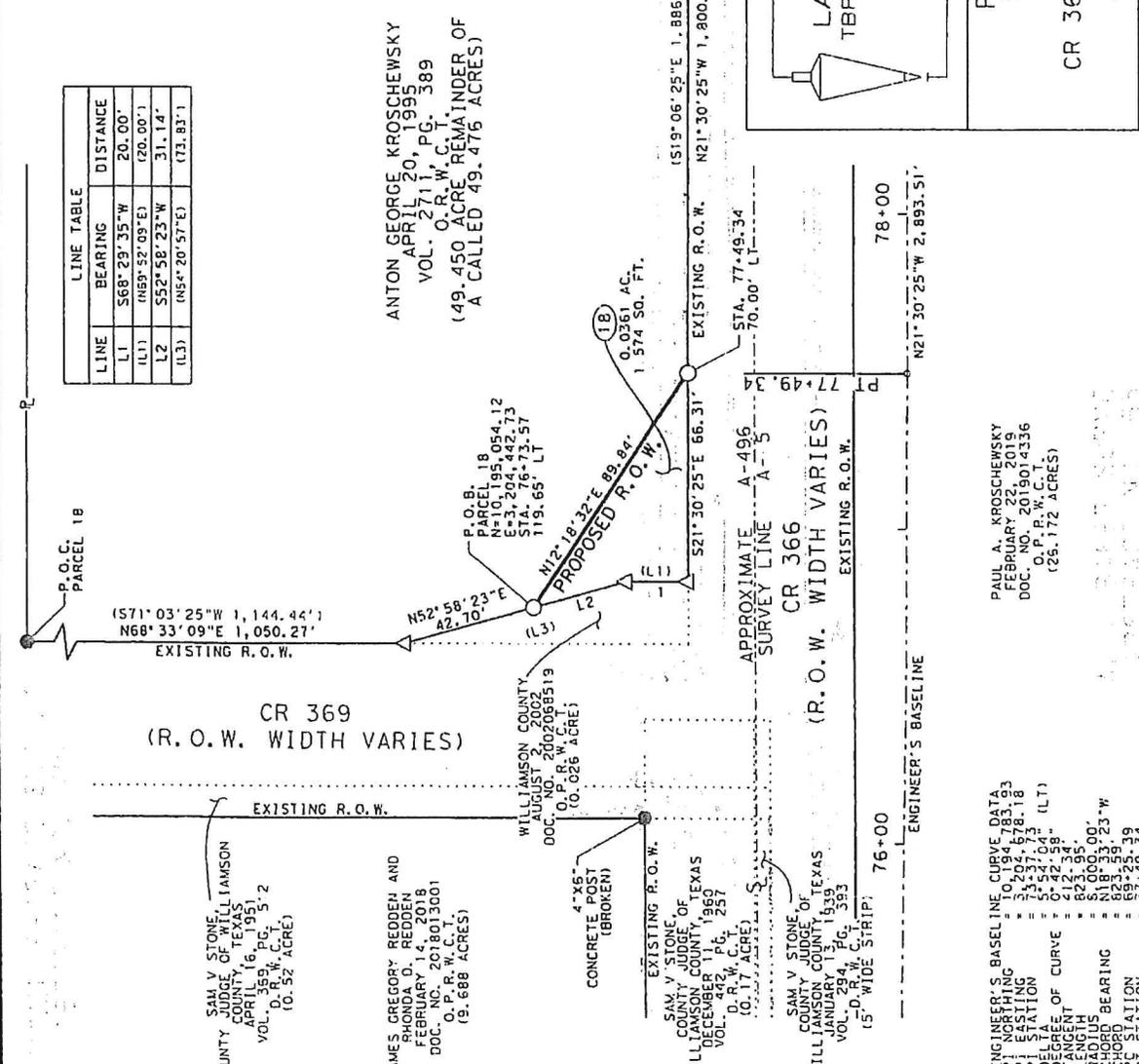
PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2020/Descriptions/CR 366 Williamson County/Parcel 18



LINE	BEARING	DISTANCE
L1	S68°29'35"W	20.00'
(L1)	(N59°52'09"E)	(20.00')
L2	S52°58'23"W	31.14'
(L3)	(N5°20'57"E)	(73.83')



ANTON GEORGE KROSCHESKY
 APRIL 20, 1995
 VOL. 2711, PG. 389
 O.P.R.W.C.T.
 (49.450 ACRE REMAINDER OF
 A CALLED 49.476 ACRES)

PEARL LEE BRINKMEYER
 JANUARY 14, 1993
 VOL. 2245, PG. 903
 O.P.R.W.C.T.
 (100 ACRES)

MCGRAY & MCGRAY
 LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 PROPOSED R.O.W. AT
 PARCEL 18
 CR 366 - CARLOS G. PARKER BLVD.
 WILLIAMSON COUNTY, TEXAS

DATE: MAY 2020 SCALE: 1"=50'

P.O.C. PARCEL 18

(S71°03'25"W 1,144.44')
 (N68°33'09"E 1,050.27')

EXISTING R.O.W.

CR 369
 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

F.O.B. PARCEL 18
 N=10,195,054.12
 E=3,294,442.13
 S=1,617,357.57
 119.65' LT

WILLIAMSON COUNTY
 AUGUST 2, 2002
 DOC. NO. 2002068519
 O.P.R.W.C.T.
 (0.626 ACRE)

4"X5"
 CONCRETE POST
 (BROKEN)

EXISTING R.O.W.

SAM V. STONE,
 COUNTY JUDGE OF
 WILLIAMSON COUNTY, TEXAS
 DECEMBER 11, 1939
 VOL. 442, PG. 257
 D.R.W.C.T.
 (0.17 ACRE)

APPROXIMATE
 SURVEY LINE A-5

CR 366
 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

76+00

ENGINEER'S BASELINE

521°30'25"E 66.31'
 (S19°06'25"E 1,886.39')

EXISTING R.O.W.

N21°30'25"W 1,800.08'

77+49

78+00

N21°30'25"W 2,893.51'

ENGINEER'S BASELINE CURVE DATA
 PI NORTHING = 10,194,783.13
 PI STATIONING = 74.37+73.18
 DELTA = 5°54'08" (LT)
 DEGREE OF CURVE = 0°42'58"
 LENGTH = 63.75'
 RADIUS = 8,100.00'
 CHORD BEARING = N18°33'23"W
 CHORD = 852.59'
 PT STATION = 77+48.34

PAUL A. KROSCHESKY
 FEBRUARY 22, 2019
 DOC. NO. 2019014336
 O.P.R.W.C.T.
 (25.172 ACRES)