Exhibit “A”

Excess ROW Descriptions
+/- 1.594 acres
EXHIBIT “ ”

(Partial Right-of-Way Vacation of San Gabriel Parkway)
William Mansil Survey Abstract No. 437

Legal Description
BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0128 ACRES (556 SQUARE FEET) OUT OF THE WILLIAM MANSIL SURVEY ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF SAN GABRIEL PARKWAY (A. K. A. COUNTY ROAD 276 RIGHT-OF-WAY VARIES) DEDICATED IN DOCUMENT NO. 2004068740, DOCUMENT NO. 2006066934 AND DOCUMENT NO. 2010082651 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0128 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 0.0054 Acres (233 square feet)

BEGINNING, at an iron rod with “Baker Aicklen” cap found for a point of curvature in the south right-of-way line of said San Gabriel Parkway, and being in the north line of a remainder of a called 22.781 acres tract (described as Tract “A-2”) conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), and being the east corner and POINT OF BEGINNING hereof, from which an iron rod with “Baker Aicklen” cap found for a point of tangency in the south right-of-way line of said San Gabriel Parkway, being the north line of said Northline Leander 22.781 acre tract bears, along the arc of a curve to the left, whose radius is 1,113.00 feet, whose arc length is 444.36 feet and whose chord bears N59°35’57”E, a distance of 441.42 feet;

THENCE, with the south right-of-way line of said San Gabriel Parkway, the north line of said Northline Leander 22.781 acre tract, and in part with the north right-of-way line of Mel Mathis Boulevard (80’ right-of-way) dedicated in Document No. 2012077074 and Document No. 2014077239 both of the (O.P.R.W.C.T.), S69°56’34”W, passing at a distance of 115.18 feet a 1/2-inch iron rod with “4Ward-Boundary” cap set for the intersection of the south right-of-way line of said San Gabriel Parkway and the east right-of-way line of said Mel Mathis Boulevard, and being a north corner of said Northline Leander 22.781 acre tract, in all a distance of 117.40 feet to a calculated point for the southwest corner hereof;

THENCE, leaving the north right-of-way of said Mel Mathis Boulevard, over and across said San Gabriel Parkway the following three (3) courses and distances:

1) N17°52’36”W, a distance of 4.18 feet to a calculated point for the northwest corner hereof;
2) N72°05’29”E, a distance of 96.68 feet to a calculated point for a point of curvature hereof;
3) Along the arc of a curve to the left, whose radius is 822.69 feet, whose arc length is 20.64 feet and whose chord bears N71°27’58”E, a distance of 20.64 feet to the POINT OF BEGINNING hereof, containing 0.0054 Acres (233 Square Feet) more or less.

Part 2 – 0.0074 Acres (323 square feet)

COMMENCING, at an iron rod with “Baker Aicklen” cap found for a point of curvature in the south right-of-way line of said San Gabriel Parkway, and being in the north line of a remainder of called 22.781 acre tract (described as Tract “A-2”) conveyed to Northline Leander in Document No. 2019058968 of the (O.P.R.W.C.T.), from which an iron rod with “Baker Aicklen” cap found for a point of tangency in the
south right-of-way line of said San Gabriel Parkway, being the north line of said Northline Leander 22.781 acre tract bears, along the arc of a curve to the left, whose radius is 1,113.00 feet, whose arc length is 444.36 feet and whose chord bears N59°35'57"E, a distance of 441.42 feet;

THENCE, with the south right-of-way line of said San Gabriel Parkway, the north line of said Northline Leander 22.781 acre tract, and in part with the north right-of-way line of said Mel Mathis Boulevard, S69°56'34"W, passing at a distance of 115.18 feet a 1/2-inch iron rod with “4Ward-Boundary” cap set for the intersection of the south right-of-way line of said San Gabriel Parkway and the east right-of-way line of Mel Mathis Boulevard (80’ right-of-way) dedicated in Document No. 2012077074 and Document No. 2014077239 both of the (O.P.R.W.C.T.), in all a distance of 117.40 feet to a calculated point for the southwest corner hereof;

THENCE, with the north right-of-way line of said Mel Mathis Boulevard and the south right-of-way line of said San Gabriel Parkway, S69°56'34"W, a distance of 75.05 feet to a calculated point for the southeast corner and POINT OF BEGINNING hereof;

THENCE, with the south right-of-way line of said San Gabriel Parkway, and with the north right-of-way line of said Mel Mathis Boulevard, and in part with the north line of Northline Leander 22.781 acre tract, the following two (2) courses and distances:

1) S69°56'34"W, passing at a distance of 2.78 feet, a 1/2-inch iron rod with “4Ward-Boundary” cap set for the northwest corner of said Mel Mathis Boulevard and the northeast corner of said Northline Leander 22.781 acre tract, in all 42.22 feet to a cotton spindle found for the southwest corner hereof;
2) N16°34'08"W, a distance of 8.47 feet to an iron rod with “Baker Aicklen” cap found for the northwest corner hereof;

THENCE, leaving the north line of said Northline Leander 22.781 acre tract, over and across said San Gabriel Parkway the following two (2) courses and distances:

1) N72°05'25"E, a distance of 42.00 feet to a calculated point for the northeast corner hereof,
2) S17°52'36"E, a distance of 6.88 feet to the POINT OF BEGINNING hereof, containing 0.0074 Acres (323 Square Feet) more or less.

In all containing 1.2475 Acres (54,339 Square Feet) more or less being:

Part 1  0.0054 Acres (233 Square Feet)
Part 2  0.0074 Acres (323 Square Feet)

Total Acreage  0.0128 Acres (556 Square Feet)

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000138865545. See attached sketch (reference drawing: 00508_San Gabriel ROW vacation.dwg)

8/28/19
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC
SAN GABRIEL PARKWAY
A.K.A. C.R. 276,
(R.O.W. VARIES)
DOC. NO. 2004068740, 2006066034
2010082651, O.P.R.W.C.T.

P.O.B.
PART 1:
P.O.C.
PART 2:

PART 2:
0.0074 ACRE(s)
323 SQUARE FEET

PART 1
0.0054 ACRE(s)
233 SQUARE FEET

MEL MATHIS
BOULEVARD
(80' R.O.W.)
DOC. NO. 2012077074,
2012077239
O.P.R.W.C.T.

WILLIAM MANSIL
SURVEY
ABSTRACT NO. 437

CURVE TABLE

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RECORD CURVE TABLE

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0.0128 ACRE
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas

AWARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 8/28/2019
Project: 00508
Scale: 1" = 50'
Reviewer: PRB
Tech: CC
Field Crew: TF/BP
Survey Date: MAR. 2018
Sheet: 1 OF 2
0.0128 ACRE
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas
EXHIBIT " "

(Partial Right-of-Way Vacation of Mel Mathis Boulevard)
William Marsil Survey Abstract No. 437
Talbot Chambers Survey, Abstract No. 125

Legal Description

Part 1 – 0.0232 Acres (1,009 square feet)

COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400' right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder of a called 22.781 acres (described as Exhibit A-2) conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Northline Leander 22.781 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03'41"E, a distance of 712.11 feet;

THENCE, with the south right-of-way line of said San Gabriel Parkway and the north line of said Northline Leander 22.781 acre tract the following three (3) courses and distances:

1) S48°14'14"W, a distance of 93.39 feet to an iron rod with “Baker Aicklen” cap found for a point of curvature,
2) Along the arc of a curve to the right, whose radius is 1,113.00 feet, whose arc length is 444.36 feet and whose chord bears S59°35'57"W, a distance of 441.42 feet to an iron rod with “Baker Aicklen” cap found for a point of tangency.
3) S69°56'34"W, a distance of 115.18 feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the intersection of the south right-of-way line of said San Gabriel Parkway and the east right-of-way line of said Mel Mathis Boulevard both of the (O.P.R.W.C.T.), and being the northeast corner and POINT OF BEGINNING hereof;

THENCE, leaving the south right-of-way line of said San Gabriel Parkway, with the east right-of-way line of said Mel Mathis Boulevard, S17°55'29"E, a distance of 421.89 feet to a calculated point for the southeast corner hereof;

THENCE, over and across said Mel Mathis Boulevard the following two (2) courses and distances:

1) S69°27'26"W, a distance of 2.57 feet to a calculated point for the southwest corner hereof,
2) **N17°52'36"W**, a distance of 421.93 feet to a calculated point for the northwest corner hereof, being in the south right-of-way line of said San Gabriel Parkway, and being the north right-of-way line of said Mel Mathis Boulevard;

**THENCE**, with the south right-of-way line of said San Gabriel Parkway and the north right-of-way line of said Mel Mathis Boulevard, **N69°56'34"E**, a distance of 2.22 feet to the **POINT OF BEGINNING** hereof, containing 0.0232 Acres (1,009 Square Feet) more or less.

**Part 2 -- 0.0253 Acres (1,100 square feet)**

**COMMENCING**, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400' right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 - right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03'41"E, a distance of 712.11 feet;

**THENCE**, with the south right-of-way line of said San Gabriel Parkway, the north line of said Northline Leander 22.781 acre tract, and the north right-of-way line of Mel Mathis Boulevard (80' right-of-way) as dedicated in Document No. 2012077074 and Document No. 2014077239 both of the (O.P.R.W.C.T.), the following three (3) courses and distances:

1) S48°14'14"W, a distance of 93.39 feet to an iron rod with "Baker Aicklen" cap found for a point of curvature,

2) Along the arc of a curve to the right, whose radius is 1,113.00 feet, whose arc length is 444.36 feet and whose chord bears S59°35'57"W, a distance of 441.42 feet to an iron rod with "Baker Aicklen" cap found for a point of tangency,

3) S69°56'34"W, passing at a distance of 115.18 feet to a 1/2-inch iron rod with "4 Ward-Boundary" cap set for the intersection of the southwest right-of-way line of said San Gabriel Parkway and the east right-of-way line of said Mel Mathis Boulevard, in all a distance of 192.45 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the south right-of-way line of said San Gabriel Parkway, over and across said Mel Mathis Boulevard the following two (2) Courses and distances:

1) S17°52'36"E, a distance of 422.56 feet to a calculated point for the southeast corner hereof,

2) S69°27'26"W, a distance of 2.43 feet to a calculated point for the southwest corner hereof, being in the west right-of-way line of said Mel Mathis Boulevard;

**THENCE**, with the west right-of-way line of said Mel Mathis Boulevard, **N17°55'30"W**, a distance of 422.57 feet to a 1/2-inch iron rod with 4 Ward-Boundary cap set in the south right-of-way line of said San Gabriel Parkway, being the northwest corner of said Mel Mathis Boulevard, which a cotton spindle found for an angle point in the south right-of-way line of said San Gabriel Parkway and the north line of said Northline Leander 22.781 acres tract bears, S69°56'34"W, a distance of 39.44 feet;
THENCE, with the north right-of-way line of said Mel Mathis Boulevard, N69°56'34"E, a distance of 2.78 feet to the POINT OF BEGINNING hereof, containing 0.0253 Acres (1,100 Square Feet) more or less.

Part 3 – 0.7624 Acres (33,208 square feet)

COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400' right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03'41"E, a distance of 712.11 feet;

THENCE, leaving the southwest right-of-way line of said U.S. Highway 183A and the south right-of-way line of said San Gabriel Parkway, over and across said Northline Leander 22.781 acres tract, said Northline Leander 47.5871 acres tract, radially S27°51'08"W, a distance of 879.35 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof, being in the east right-of-way line of Mel Mathis Boulevard (80' right-of-way) as dedicated in Document No. 2012077074 and Document No. 201407723.9 both of the (O.P.R.W.C.T.), and being the west line of said Northline Leander 47.5871 acre tract;

THENCE, with the east right-of-way line of said Mel Mathis Boulevard, and the west line of said Northline Leander 47.5871 acre tract, S20°34'14"E, a distance of 401.59 feet to a calculated point for the southeast corner hereof;

THENCE, leaving the west line of said Northline Leander 47.5871 acre tract, over and across said Mel Mathis Boulevard S69°27'26"W, a distance of 82.55 feet to a calculated point for the southwest corner hereof, being in the west right-of-way line of said Mel Mathis Boulevard, and being in the east line of Lot 2, San Gabriel Park Subdivision, a subdivision recorded in Cabinet Y, Slide 364-367 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) conveyed as a called 45.3395 acres tract to Northline Leander in Document No. 2019058968 (O.P.R.W.C.T.);

THENCE, with the west right-of-way line of said Mel Mathis Boulevard and the east line of said Lot 2, N20°36'40"W, a distance of 401.59 feet to a calculated point for the northwest corner hereof;

THENCE, leaving the east line of said Lot 2, over and across said Mel Mathis Boulevard, N69°27'26"E, a distance of 82.83 feet to the POINT OF BEGINNING hereof, containing 0.7624 Acres (33,208 Square Feet) more or less.

Part 4 – 0.0813 Acres (3,541 square feet)

COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400’ right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No.
2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03'41"E, a distance of 712.11 feet;

THENCE, leaving the southwest right-of-way line of said U.S. Highway 183A and the south right-of-way line of said San Gabriel Parkway, over and across said Northline Leander 22.781 acres tract, said Northline Leander 47.5871 acres tract, radially S11°45'53"W, a distance of 1,229.84 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof, being in the east right-of-way line of Mel Mathis Boulevard (80’ right-of-way) as dedicated in Document No. 2012077074 and Document No. 201407723.9 both of the (O.P.R.W.C.T.), and being the west line of said Northline Leander 47.5871 acre tract;

THENCE, with the east right-of-way line of said Mel Mathis Boulevard, and the west line of said Northline Leander 47.5871 acre tract, S20°34'14"E, a distance of 402.60 feet to a calculated point for the southeast corner hereof;

THENCE, leaving the west line of said Northline Leander 47.5871 acre tract, over and across said Mel Mathis Boulevard the following three (3) courses and distances:

1) S69°27'26"W, a distance of 8.89 feet to a calculated point for the southwest corner hereof,
2) N20°32'34"W, a distance of 402.60 feet to a calculated point for the northwest corner hereof,
3) N69°27'26"E, a distance of 8.70 feet to the POINT OF BEGINNING hereof, containing 0.0813 Acres (3,541 Square Feet) more or less.

Part 5 – 0.1254 Acres (5,464 square feet)

COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400’ right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03'41"E, a distance of 712.11 feet;

THENCE, leaving the southwest right-of-way line of said U.S. Highway 183A and the south right-of-way line of said San Gabriel Parkway, over and across said Northline Leander 22.781 acres tract, said Northline Leander 47.5871 acres tract, radially S11°45'53"W, a distance of 1,229.84 feet to a calculated point in the east right-of-way line of Mel Mathis Boulevard (80’ right-of-way) as dedicated in Document No. 2012077074 and Document No. 201407723.9 both of the (O.P.R.W.C.T.), being the west line of said Northline Leander 47.5871 acre tract;

THENCE, leaving the west line of said Northline Leander 47.5871 acre tract, over and across said Mel Mathis Boulevard, N69°27'26"E, a distance of 68.70 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof;

THENCE, continuing over and across said Mel Mathis Boulevard the following two (2) courses and distances:
1) S20°32'34"E, a distance of 402.60 feet to a calculated point for the southeast corner hereof,
2) S69°27'26"W, a distance of 13.33 feet to a calculated point for the southwest corner hereof, being in the west right-of-way line of said Mel Mathis Boulevard and the east line of Lot 2, San Gabriel Park Subdivision, a subdivision recorded in Cabinet Y, Slide 364-357 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) conveyed as a called 45.3395 acres tract to Northline Leander Development Company, LLC in Document No. 2019058968 (O.P.R.W.C.T.);

THENCE, with the west right-of-way line of said Mel Mathis Boulevard and the east line of said Lot 2, N20°36'40"W, a distance of 402.60 feet to a calculated point for the northwest corner hereof;

THENCE, leaving the east line of said Lot 2, over and across said Mel Mathis Boulevard, N69°27'26"E, a distance of 13.81 feet to the POINT OF BEGINNING hereof, containing 0.1254 Acres (5,464 Square Feet) more or less.

Part 6 – 0.0934 Acres (4,068 square feet)

COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400’ right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acres tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03’41”E, a distance of 712.11 feet;

THENCE, leaving the southwest right-of-way line of said U.S. Highway 183A and the south right-of-way line of said San Gabriel Parkway, over and across said Northline Leander 22.781 acres tract, said Northline Leander 47.5871 acres tract, radially S03°11’50”E, a distance of 1,632.15 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof, being in the east right-of-way line of Mel Mathis Boulevard (80’ right-of-way) as dedicated in Document No. 2012077074 and Document No. 2014077239 both of the (O.P.R.W.C.T.), and being the west line of said Northline Leander 47.5871 acre tract;

THENCE, with the east right-of-way line of said Mel Mathis Boulevard, and the west line of said Northline Leander 47.5871 acre tract, S20°34’14”E, a distance of 450.59 feet to a calculated point for the southeast corner hereof, from which a 1/2-inch iron rod with “4Ward-Boundary” cap set for the southwest corner of said Northline Leander 47.5871 acre tract, being the northwest corner of a remainder of a called 100.00 acres tract conveyed to Austin Community College District in Document No. 2010030836 (O.P.R.W.C.T.) bears, S20°34’14”E, a distance of 27.00 feet;

THENCE, leaving the west line of said Northline Leander 47.5871 acre tract, over and across said Mel Mathis Boulevard the following three (3) courses and distances:

1) S69°24’42”W, a distance of 9.14 feet to a calculated point for the southwest corner hereof,
2) N20°32’34”W, a distance of 450.60 feet to a calculated point for the northwest corner hereof,
3) N69°27’26”E, a distance of 8.92 feet to the POINT OF BEGINNING hereof, containing 0.0934 Acres (4,068 Square Feet) more or less.

Part 7 – 0.1355 Acres (5,902 square feet)
COMMENCING, at a cotton spindle found in the southwest right-of-way line of U.S. Highway 183A (400’ right-of-way) as dedicated in Document No. 2004068741, Document No. 2006066934 and Document No. 2010082651 all of the (O.P.R.W.C.T.), being in the south right-of-way line of San Gabriel Parkway (A. K. A. County Road 276 – right-of-way varies) as dedicated in Document No. 2004068740, Document No. 2006066934, and Document No. 2010082651 all of the (O.P.R.W.C.T.), and being the northeast corner of the remainder a called conveyed to Northline Leander Development Company, LLC in Document No. 2019058968 of the (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the southwest right-of-way line of said U.S. Highway 183A, being the southeast corner of said Area Leander 9.850 acre tract, and being the northeast corner of a called 47.5871 acre tract conveyed to Area Leander 1 LP in Document No. 2019058968 (O.P.R.W.C.T.) bears, S56°03’41”E, a distance of 712.11 feet;

THENCE, leaving the southwest right-of-way line of said U.S. Highway 183A and the south right-of-way line of said San Gabriel Parkway, over and across said Northline Leander 22.781 acres tract, said Northline Leander 47.5871 acres tract, radially S03°11’50”W, a distance of 1,632.15 feet to a calculated point in the east right-of-way line of Mel Mathis Boulevard (80’ right-of-way) as dedicated in Document No. 2012077074 and Document No. 201407723.9 both of the (O.P.R.W.C.T.), being the west line of said Northline Leander 47.5871 acre tract;

THENCE, leaving the west line of said Northline Leander 47.5871 acre tract, over and across said Mel Mathis Boulevard, N69°27’26”E, a distance of 68.92 feet to a calculated point for the northeast corner and POINT OF BEGINNING hereof;

THENCE, continuing over and across said Mel Mathis Boulevard the following two (2) courses and distances:

1) S20°32’34”E, a distance of 447.20 feet to a calculated point for the southeast corner hereof,
2) S69°25’51”W, a distance of 13.36 feet to a calculated point for the southwest corner hereof, being in the west right-of-way line of said Mel Mathis Boulevard, and being in the east line of Lot 2, San Gabriel Park Subdivision, a subdivision recorded in Cabinet Y, Slide 364-367 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) conveyed as a called 45.3395 acres tract to Northline Leander Development, LLC in Document No. 2019058968 (O.P.R.W.C.T.);

THENCE, with the west right-of-way line of said Mel Mathis Boulevard, and the east line of said Lot 2, the following three (3) courses and distances:

1) N20°29’04”W, a distance of 242.52 feet to a 1/2-inch iron rod with 4Ward-Boundary” cap set for an angle point in the west line hereof,
2) N20°26’00”W, a distance of 27.68 feet to a 1/2-inch iron rod with 4Ward-Boundary” cap set for an angle point in the west line hereof,
3) N20°36’40”W, a distance of 177.00 feet to a calculated point for the northwest corner hereof;

THENCE, leaving the east line of said Lot 2, over and across said Mel Mathis Boulevard, N69°27’26”E, a distance of 13.27 feet to the POINT OF BEGINNING hereof, containing 0.1355 Acres (5,902 Square Feet) more or less.

In all containing 1.2465 Acres (54,292 Square Feet) more or less being:

Part 1  0.0232 Acres (1,009 Square Feet)
Part 2  0.0253 Acres (1,100 Square Feet)
Part 3  0.7624 Acres (33,208 Square Feet)
Part 4  0.0813 Acres (3,541 Square Feet)
Part 5 0.1254 Acres (5,464 Square Feet)
Part 6 0.0934 Acres (4,068 Square Feet)
Part 7 0.1355 Acres (5,902 Square Feet)

Total Acreage 1.2465 Acres (54,292 Square Feet)

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000138895545. See attached sketch (reference drawing: 00508_Mel Mathis ROW vacation.dwg)

8/28/19

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC
PART 2
0.0253 ACRE(S)
1,100 SQUARE FEET

PART 1
0.0232 ACRE(S)
1,009 SQUARE FEET

PART 3
0.7624 ACRE(S)
33,208 SQUARE FEET

1.2465 ACRES
PARTIAL
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas
PART 7
0.1355 ACRE(S)
5,902 SQUARE FEET

PART 6
0.0934 ACRE(S)
4,068 SQUARE FEET

[B]
LOT 2
SAN GABRIEL PARK SUBDIVISION
CAB. Y, SLDS. 364-367, P.R.W.C.T

[C]
PORTION OF LOT 2
CALLED 45.3395 ACRES
(DESCRIBED AS EXHIBIT A-3)
NORTHLINE LEANDER
DEVELOPMENT COMPANY, LLC
DOC. NO. 2019058968, O.P.R.W.C.T.

[D]
REMAINDER OF
CALLED 47.5871 ACRES
(DESCRIBED AS EXHIBIT A-1)
NORTHLINE LEANDER
DEVELOPMENT COMPANY, LLC
DOC. NO. 2019058968, O.P.R.W.C.T.

[E]
REMAINDER OF A
CALLED 100.000 ACRES
AUSTIN COMMUNITY COLLEGE DISTRICT
DOC. NO. 2010030836, O.P.R.W.C.T.

[G1]
MEL MATHIS BOULEVARD
(80' R.O.W.)
DOC. NO. 2012077074 O.P.R.W.C.T.

1.2465 ACRES
PARTIAL
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas

[G2]
MEL MATHIS BOULEVARD
(80' R.O.W.)
DOC. NO. 2014077239 O.P.R.W.C.T.
1.2465 ACRES
PARTIAL
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas

NOTES:
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83. ALL DistANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013896543.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3377 ACRES (14,712 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY ABSTRACT NO. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF MEL MATHIS BOULEVARD (80' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2012077074 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND DOCUMENT NO. 2014077239 OF THE (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 3.827 ACRE TRACT CONVEYED TO THE CITY OF LEANDER, TEXAS IN DOCUMENT NO. 2014005725 OF THE (O.P.R.W.C.T.), SAID 0.3377 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the west right-of-way line of said Mel Mathis Boulevard, being the east line of Lot 2, San Gabriel Park Subdivision, a subdivision recorded in Cabinet Y, Slide 364-367 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) conveyed as a called 45.3395 acre tract to Northline Leander Development Company L.L.C in Document No. 2019058986 (O.P.R.W.C.T.), and being the northwest corner and POINT OF BEGINNING hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point in the west right-of-way line of said Mel Mathis Boulevard and the east line of said Lot 2 bears, N20°28’10”W, a distance of 174.28 feet;

THENCE, leaving the east line of said Lot 2, over and across said Mel Mathis Boulevard and said City of Leander trac the following five (5) courses and distances:

1) N69°25’51"E, a distance of 11.19 feet to a calculated point for the northeast corner hereof,
2) S20°34’13”E, a distance of 195.43 feet to a calculated point for a point of curvature hereof,
3) Along the arc of a curve to the left, whose radius is 1,070.50 feet, whose arc length is 42.17 feet and whose chord bears S21°41’55”E, a distance of 42.16 feet to a calculated point for a non-tangent point of compound curvature hereof,
4) Along the arc of a curve to the left, whose radius is 1,070.50 feet, whose arc length is 295.81 feet and whose chord bears S30°44’36”E, a distance of 294.87 feet to a calculated point for the southeast corner hereof,
5) S20°20’48”W, a distance of 101.36 feet to a calculated point for the southwest corner hereof, being in the west line of said City of Leander tract and the east line of said Lot 2, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point in the west line of said City of Leander tract and the east line of said Lot 2 bears, S20°56’16”W, a distance of 30.28 feet;

THENCE, with the west line of said City of Leander tract and the east line of said Lot 2 the following five (5) courses and distances:

1) N20°56’16”W, a distance of 106.48 feet to a calculated point for an angle point hereof,
2) N21°18’20”W, a distance of 61.32 feet to a calculated point for an angle point hereof,
3) N16°12’32”W, a distance of 67.74 feet to a calculated point for an angle point hereof,
4) N22°49’04”W, a distance of 50.01 feet to a calculated point for an angle point hereof,
5) N20°28’10”W, a distance of 319.11 feet to the POINT OF BEGINNING hereof, containing 0.337 Acres (14,712 Square Feet) more or less.
All bearings are based on the Texas State Plane Coordinate System, Grid Nortx, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000138805545. See attached sketch (reference drawing: 00508_San Gabriel ROW vacation.dwg)

8/28/19
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC
# LINE TABLE

<table>
<thead>
<tr>
<th>LINE #</th>
<th>DIRECTION</th>
<th>LENGTH</th>
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<tbody>
<tr>
<td>L1</td>
<td>N69°25'51&quot;E</td>
<td>11.19'</td>
</tr>
<tr>
<td>L2</td>
<td>S20°20'48&quot;W</td>
<td>101.36'</td>
</tr>
<tr>
<td>L3</td>
<td>N20°56'16&quot;W</td>
<td>106.48'</td>
</tr>
<tr>
<td>L4</td>
<td>N21°18'20&quot;W</td>
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</tr>
<tr>
<td>L5</td>
<td>N16°12'32&quot;W</td>
<td>67.74'</td>
</tr>
<tr>
<td>L6</td>
<td>N22°49'04&quot;W</td>
<td>50.01'</td>
</tr>
</tbody>
</table>

# CURVE TABLE

<table>
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<th>CURVE #</th>
<th>LENGTH</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>BEARING</th>
<th>DISTANCE</th>
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</thead>
<tbody>
<tr>
<td>C1</td>
<td>42.17'</td>
<td>1,070.50'</td>
<td>2°15'25&quot;</td>
<td>S21°41'55&quot;E</td>
<td>42.16'</td>
</tr>
<tr>
<td>C2</td>
<td>295.81'</td>
<td>1,070.50'</td>
<td>15°49'57&quot;</td>
<td>S30°44'36&quot;E</td>
<td>294.87'</td>
</tr>
</tbody>
</table>

# LEGEND

- ------ BOUNDARY LINE
- ------ EXISTING PROPERTY LINES
- ------ EXISTING EASEMENTS
  - ○ 1/2" IRON ROD WITH "WARD-5811" CAP SET
  - △ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - DOC. NO. DOCUMENT NUMBER
  - VOL./PG. VOLUME, PAGE
  - CAB./S LD. CABINET, SLIDE
  - R.O.W. RIGHT-OF-WAY
  - P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - O.P.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
  - (......) RECORD INFORMATION PER PLAT CAB. Y SLD. 364-367
  - ((......)) RECORD INFORMATION PER DOC. NO. 2019069577
  - [......] RECORD INFORMATION PER DOC. NO. 2014005725

# NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138805648.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

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0.3377 ACRES
RIGHT-OF-WAY VACATION
City of Leander,
Williamson County, Texas

8/28/2019

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 8/28/2019
Project: 00508
Scale: 1" = 100'
Reviewer: PRB
Tech: CC
Field Crew: TF/JP
Survey Date: MAR. 2018
Sheet: 2 OF 2
Exhibit "B"

Map
Excess ROW & Dedicated ROW