



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT

"A-1"

EXHIBIT " "

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING 5.000 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.T.C.T.

THENCE crossing through said 38.51 acre tract and the north line of said Arterial H the following two (2) courses:

1. Along a curve to the right, having a radius of 1350.00 feet, a delta angle of 34°43'05", a length of 818.02 feet and a chord which bears South 51°36'32" West a distance of 805.57 feet to a 1/2" iron rod found with cap marked "RJ Surveying";
2. South 68°58'04" West a distance of 497.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the **POINT OF BEGINNING**;

THENCE South 68°58'04" West with the north line of said Arterial H a distance of 408.90 feet to a calculated point in the existing east right-of-way line of Sam Bass Road (County Road 175) (R.O.W. Varies), the west line of said 38.51 acre tract and the northwest corner of said 3.936 acre tract, from which a 1/2" iron rod found with cap marked "RJ Surveying" bears North 75°30'17" West a distance of 0.54 feet;

THENCE along the existing east right-of-way line of said Sam Bass Road and west line of said 38.51 acre tract the following two (2) courses:

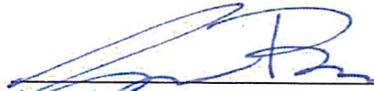
1. Along a curve to the left, having a radius of 1107.91 feet, a delta angle of 17°36'13", a length of 340.40 feet and a chord which bears North 37°33'51" West a distance of 339.06 feet to a 1/2" iron rod found with cap marked "CCC 4835";

2. North 46°18'04" West a distance of 152.85 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

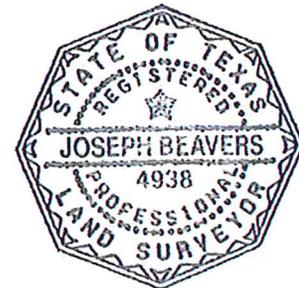
THENCE crossing through said 38.51 acre tract the following four (4) courses:

1. North 43°10'03" East a distance of 206.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. Along a curve to the right, having a radius of 108.00 feet, a delta angle of 60°57'41", a length of 114.91 feet and a chord which bears North 70°18'49" East a distance of 109.57 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 76°45'23" East a distance of 202.17 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
4. South 34°55'36" East a distance of 449.91 feet to the POINT OF BEGINNING.

This parcel contains 5.000 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

 20 Oct 14
Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

Job Number: 355-14-01
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550101.dwg





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EXHIBIT
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METES AND BOUNDS DESCRIPTION – TRACT 2

BEING 28.260 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.T.C.T.

THENCE crossing through said 38.51 acre tract and the north line of said Arterial H the following two (2) courses:

1. Along a curve to the right, having a radius of 1350.00 feet, a delta angle of 34°43'05", a length of 818.02 feet and a chord which bears South 51°36'32" West a distance of 805.57 feet to a 1/2" iron rod found with cap marked "RJ Surveying";
2. South 68°58'04" West a distance of 497.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the;

THENCE crossing through said 38.51 acre tract the following four (4) courses:

1. North 34°55'36" West a distance of 449.91 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 76°45'23" West a distance of 202.17 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. Along a curve to the left, having a radius of 108.00 feet, a delta angle of 60°57'41", a length of 114.91 feet and a chord which bears South 70°18'49" West a distance of 109.57 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

4. South 43°10'03" West a distance of 206.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the existing east right-of-way line of Sam Bass Road (County Road 175) (R.O.W. Varies) and the west line of said 38.51 acre tract;

THENCE North 46°18'04" West along the existing east right-of-way line of said Sam Bass Road and the west line of said 38.51 acre tract a distance of 155.46 feet to a calculated point for the northwest corner of said 38.51 acre tract and in the west line of said 237.026 acre tract;

THENCE North 55°25'47" East with the north line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 20.30 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the northwest corner of a 0.037 acre tract recorded in Document No. 2003052999 of the O.P.R.W.C.T.;

THENCE South 46°21'24" East crossing through said 38.51 acre tract and with the west line of said 0.037 acre tract a distance of 40.86 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the southwest corner of said 0.037 acre tract;

THENCE North 55°24'56" East crossing through said 38.51 acre tract and the south line of said 0.037 acre tract a distance of 40.85 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the southeast corner of said 0.037 acre tract;

THENCE North 46°16'56" West crossing through said 38.51 acre tract and the east line of said 0.037 acre tract a distance of 40.83 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the northeast corner of said 0.037 acre tract, in the north line of said 38.51 acre tract and the west line of said 237.026 acre tract;

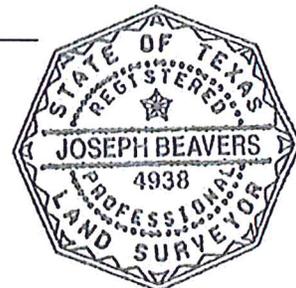
THENCE North 55°25'47" East with the north line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 1906.45 feet to a 1/2" iron rod found for the northeast corner of said 38.51 acre tract;

THENCE South 20°21'33" East with the east line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 824.17 feet to the POINT OF BEGINNING.

This parcel contains 28.260 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

 29 OCT 14

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938



Job Number: 355-14-01
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550101.dwg

EXHIBIT
"A-3"



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METES AND BOUNDS DESCRIPTION – TRACT 3

BEING 1.266 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.W.C.T.

THENCE South 20°21'33" East with the east line of said 3.936 acre tract and the west line of said 237.026 acre tract a distance of 120.60 feet to a nail found for the **POINT OF BEGINNING**;

THENCE South 20°21'33" East with east line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 224.99 feet to a fence post for the southeast corner of said 38.51 acre tract, the southwest corner of said 237.026 acre tract and in the north line of Lot 24A, Block A, Vista Oaks Section 5B, Phase 2 a subdivision of record in Document No. 200058131 of the O.P.R.W.C.T.;

THENCE along the south line of said 38.51 acre tract and the north line of said Block A, Vista Oaks, Section 5B, Phase 2 and the north line of Block A, Vista Oaks, Section 6C a subdivision of record in Document No. 2000027589 of the O.P.R.W.C.T. the following two (2) courses:

1. South 69°42'52" West a distance of 399.90 feet to a 1/2" iron rod found;
2. South 68°58'04" West a distance of 364.95 feet to a 1/2" iron rod found in the north line of Lot 37, Block A, Vista Oaks, Section 6C and in the south line of said 3.936 acre tract;

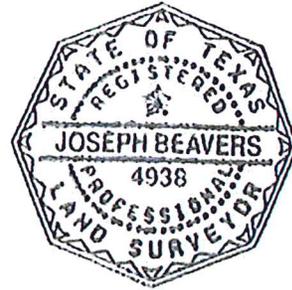
THENCE along a curve to the left, crossing through said 38.51 acre tract and with the south line of said 3.936 acre tract having a radius of 1450.00 feet, a delta angle of 31°57'25", a length of 808.84 feet and a chord which bears North 52°59'22" East a distance of 798.30 feet to the POINT OF BEGINNING.

This parcel contains 1.266 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

 29 OCT 14

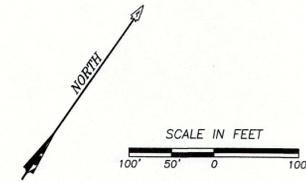
Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

Job Number: 355-14-01
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550101.dwg

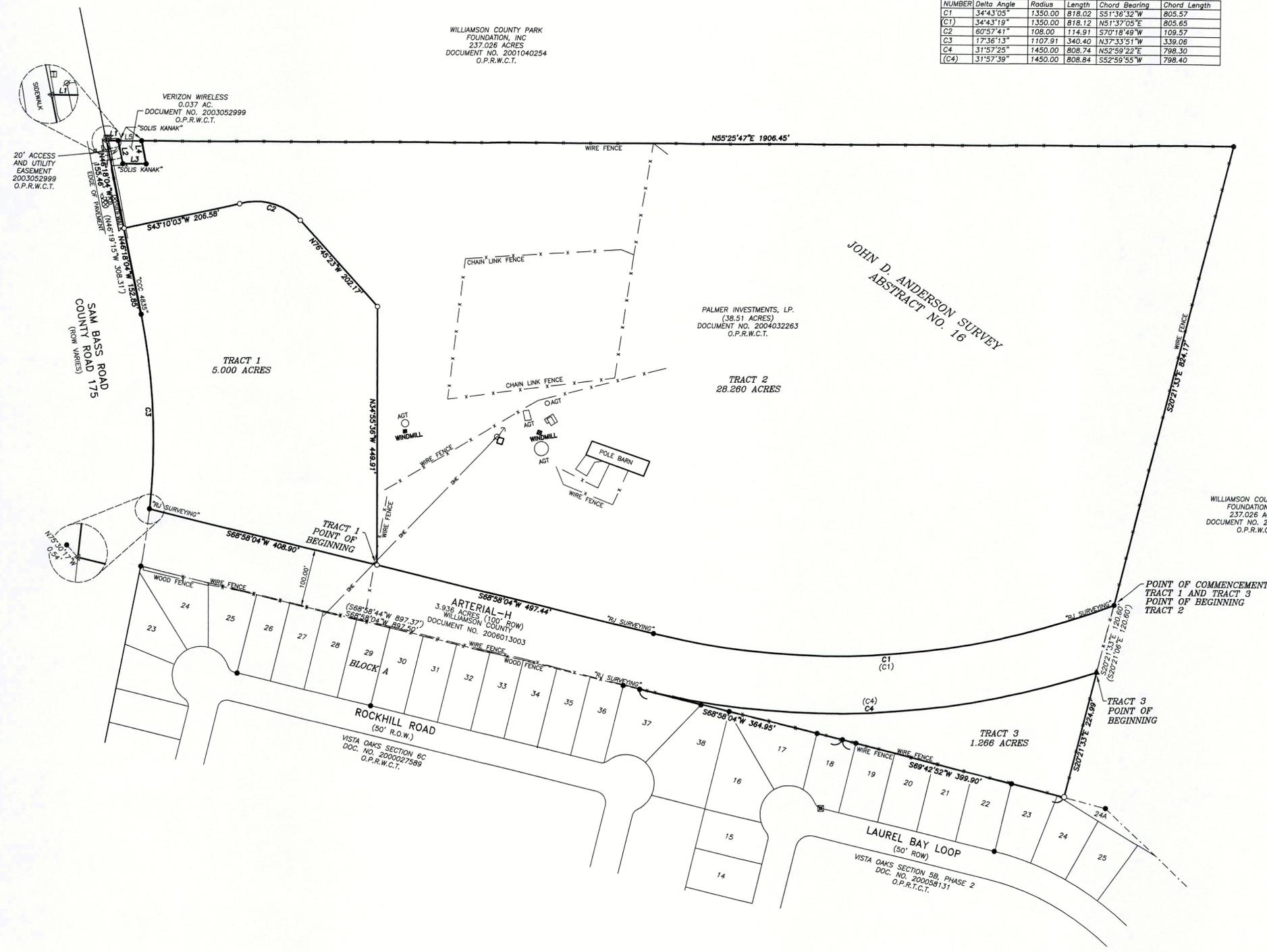


NUMBER	DIRECTION	DISTANCE
L1	N55°25'47"E	20.30'
L2	S46°21'24"E	40.86'
L3	N55°24'56"E	40.85'
L4	N46°16'56"W	40.83'
L5	N55°20'33"E	40.90'

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	34°43'05"	1350.00	818.02	S51°36'32"W	805.57
(C1)	34°43'19"	1350.00	818.12	N51°37'05"E	805.65
C2	60°57'41"	108.00	114.91	S70°18'49"W	109.57
C3	17°36'13"	1107.91	340.40	N37°33'51"W	339.06
C4	31°57'25"	1450.00	808.74	N52°59'22"E	798.30
(C4)	31°57'39"	1450.00	808.84	S52°59'55"W	798.40



- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
 - ▲ NAIL FOUND
 - FENCE CORNER POST
 - △ CALCULATED POINT
 - UTILITY POLE
 - ⊖ DOWN GUY
 - TELEPHONE JUNCTION BOX
 - ⊗ WATER VALVE
 - ROAD WAY SIGN
 - AGT ABOVE GROUND TANK
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS PROPERTY IS WITHIN ZONE X, ACCORDING TO MAP NO. 48491C0470E, EFFECTIVE SEPTEMBER 26, 2008, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203 STATE PLANE GRID, DERIVED FROM VRS COORDINATES PROVIDED BY THE TEXAS COOPERATIVE NETWORK REFERENCE STATIONS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND WHERE SCALED FROM POINT NO. 1 UTILIZING A SCALE FACTOR OF 1.0001268062

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. AUT-57-675-AUT14004685DF, EFFECTIVE MAY 16, 2014 ISSUED BY ALAMO TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS DONE BY LANDESIGN SERVICES FOR THE PURPOSE OF THIS SURVEY.

NOTES:

SCHEDULE B NOTES:

10d. SUBJECT TO DOCUMENT NO. 200305299 OF THE O.P.R.W.C.T. (SHOWN).

10e. SUBJECT TO DOCUMENT NO. 200305299 OF THE O.P.R.W.C.T. (SHOWN).

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING OCTOBER 2014 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND THAT THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, VISIBLE UTILITY LINES, SHORTAGES IN AREA, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

JOSEPH BEAVERS DATE 10/29/14
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4938

TITLE SURVEY OF TRACT 2 (25.262 ACRE) AND A BOUNDARY SURVEY OF TRACT 1 (5.000 ACRES) AND TRACT 3 (1.266 ACRES) ALL BEING OUT OF A CALLED 38.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2004032263 OF THE O.P.R.W.C.T.

PROJECT NAME: 38 AC SAM BASS
 JOB NUMBER: 355-14-01
 DATE: 10/29/2014 SCALE: 1"=100'
 DRAWING FILE PATH: \\server\dwgs\355\3550101.dwg
 FILE NAME: 3550101.dwg
 L1: JB cc Sam Bass (AUTOSAVE)
 RPLS: JB TECH: HAS PARTICIPATED
 CHECKED BY: JB TELEBOOKS: 240/01

DRAWING NAME: 3550101.DWG

SHEET 1 of 1

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