

**EXHIBIT**

**"A"**

**METES AND BOUNDS DESCRIPTION**

FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.389 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF AUGUST, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10175359.56, E=3127918.13) monumenting the northwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the southwest corner of Lot 1, University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas a subdivision recorded in Cabinet FF, Slides 380-381 of the Plat Records of Williamson County, Texas, same being on the east boundary line of a called 10.881 acre tract of land (PART 1) conveyed to the State of Texas as recorded in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, same being on the east right-of-way line of Interstate Highway No. 35, for the northwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "CS LTD" monumenting the northwest corner of said Lot 1, bears N 02°02'52" W passing at a distance of 112.57 feet an iron rod found with cap marked "CS LTD" monumenting the northeast corner of said 10.881 acre State of Texas tract, in all a total distance of 187.02 feet;

THENCE, departing the east boundary line of said 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, with the north boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the south boundary line of Lot 1 and Lot 2 of said University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas, the following three courses and distances:

1. **S 81°50'22" E** for a distance of **173.32 feet** to a PK Nail set on top of a wall, for an angle point hereof;
2. **S 52°10'22" E** for a distance of **172.57 feet** to a 1/2" iron rod found, for an angle point hereof;
3. **N 75°40'22" E** passing at a distance of 99.56 feet a 1/2" iron rod found monumenting the southeast corner of said Lot 1 and the southwest corner of said

Lot 2, in all a total distance of **171.06 feet** to a 1/2" iron rod found monumenting the northeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the most southerly southeast corner of said Lot 2, same being on an angle point in the west boundary line of Lot 2D, Block A, Replat of Lot 2 of East Chandler Retail Center a subdivision recorded in Cabinet CC, Slides 230-233 of the Plat Records of Williamson County, Texas, for the most northerly northeast corner hereof;

THENCE, **S 34°51'57" E** with the east boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the west boundary line of said Lot 2D, Block A for a distance of **529.34 feet** to a 1/2" iron rod found monumenting the northwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southwest corner of said Lot 2D, Block A, for an angle point hereof;

THENCE, with the north boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said Lot 2D, Block A, the following two (2) courses and distances:

1. **N 71°07'46" E** for a distance of **229.82 feet** to a 1/2" iron rod found for an angle point hereof;
2. **N 64°25'25" E** for a distance of **164.65 feet** to a 1/2" iron rod found monumenting the northeast corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the northwest corner of said 2.35 acre (TRACT 3) City of Round Rock tract;

THENCE, **N 63°52'39" E** with the north boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the south boundary line of Lot 2D, Block A and Lot 2I, Block A of said Replat of Lot 2 of East Chandler Retail Center, passing at a distance of 12.74 feet a 1/2" iron rod found 0.13' south of this line, in all a total distance of **238.32 feet** to a 1/2" iron rod found monumenting the northeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract and the northwest corner of Lot 3, Block B, Oakmont Centre Section Five a subdivision recorded in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas for the most easterly northeast corner hereof;

THENCE, with the east boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the west boundary line of said Lot 3, Block B, the following three (3) courses and distances:

1. **S 25°55'00' E** for a distance of **348.40 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears **N 76°09'32" W** for a distance of 7.24 feet;

2. **S 46°48'00" W** for a distance of **60.46 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 00°11'34" W for a distance of 4.53 feet;
3. **S 02°45'00" W** for a distance of **120.87 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract, same being on the north boundary line of Lot 1, Final Plat of Cypress Addition, a subdivision recorded in Cabinet N, Slides 266-268 of the Plat Records of Williamson County, Texas, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in the north boundary line of Lot 2 of said Final Plat of Cypress Addition, bears N 69°27'35" E for a distance of 20.21 feet;

THENCE, with the north boundary line of said Lot 1, Final Plat of Cypress Addition, the south boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract, the south boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, the following four (4) courses and distances:

1. **S 69°27'35" W** passing at a distance of 266.18 feet a 1/2" iron rod found (spinner) monumenting the southwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract, in all a total distance of **370.88 feet** to a 1/2" iron rod found monumenting an angle point hereof;
2. **S 67°44'06" W** for a distance of **171.32 feet** to a 1/2" iron rod found monumenting an angle point hereof;
3. **S 63°52'09" W** for a distance of **101.47 feet** to a 1/2" iron rod found monumenting an angle point hereof;
4. **S 56°52'26" W** for a distance of **130.20 feet** to a 1/2" iron rod found monumenting the most southerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and an angle point in said north boundary line of Lot 1, Final Plat of Cypress Addition, same being on an angle point in the east boundary line of a called 26.208 acre tract of land (TRACT 3) conveyed to CRPHYH, L.P. as recorded in Document No. 2005003003 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Final Plat of Cypress Addition and an angle point in said east boundary line of the 26.208 acre CRPHYH, L.P. tract bears S 56°04'36" W for a distance of 29.17 feet;

THENCE, with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and said east boundary line of the 26.208 acre CRPHYH, L.P. tract, the following three (3) courses and distances:


1. **N 38°12'07" W** for a distance of **204.53 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;
2. **N 60°26'12" W** for a distance of **633.89 feet** to the center of a wastewater manhole, for an angle point hereof;
3. **N 55°54'08" W** for a distance of **66.59 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the most westerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the north corner of said 26.208 acre CRPHYH, L.P. tract, same being on the east boundary line of said 10.881 acre State of Texas tract and the east right-of-way line of said Interstate Highway No. 35, from which a TXDOT Type 1 concrete monument found monumenting the beginning of a curve to the left in said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, bears S 02°02'52" E for a distance of 47.16 feet;

THENCE, **N 02°02'52" W** with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35 for a distance of **547.98 feet** to the **POINT OF BEGINNING** hereof and containing 18.389 acres of land more or less.

Bearing Basis: State Plane Coordinate System, NAD83, Texas Central Zone (4203).

Distances shown hereon are surface based on a combined surface adjustment factor of 1.00011.

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

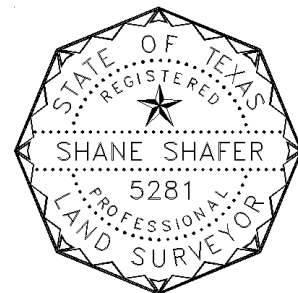
 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
FIRM REGISTRATION NO. 10006900



January 4, 2018

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

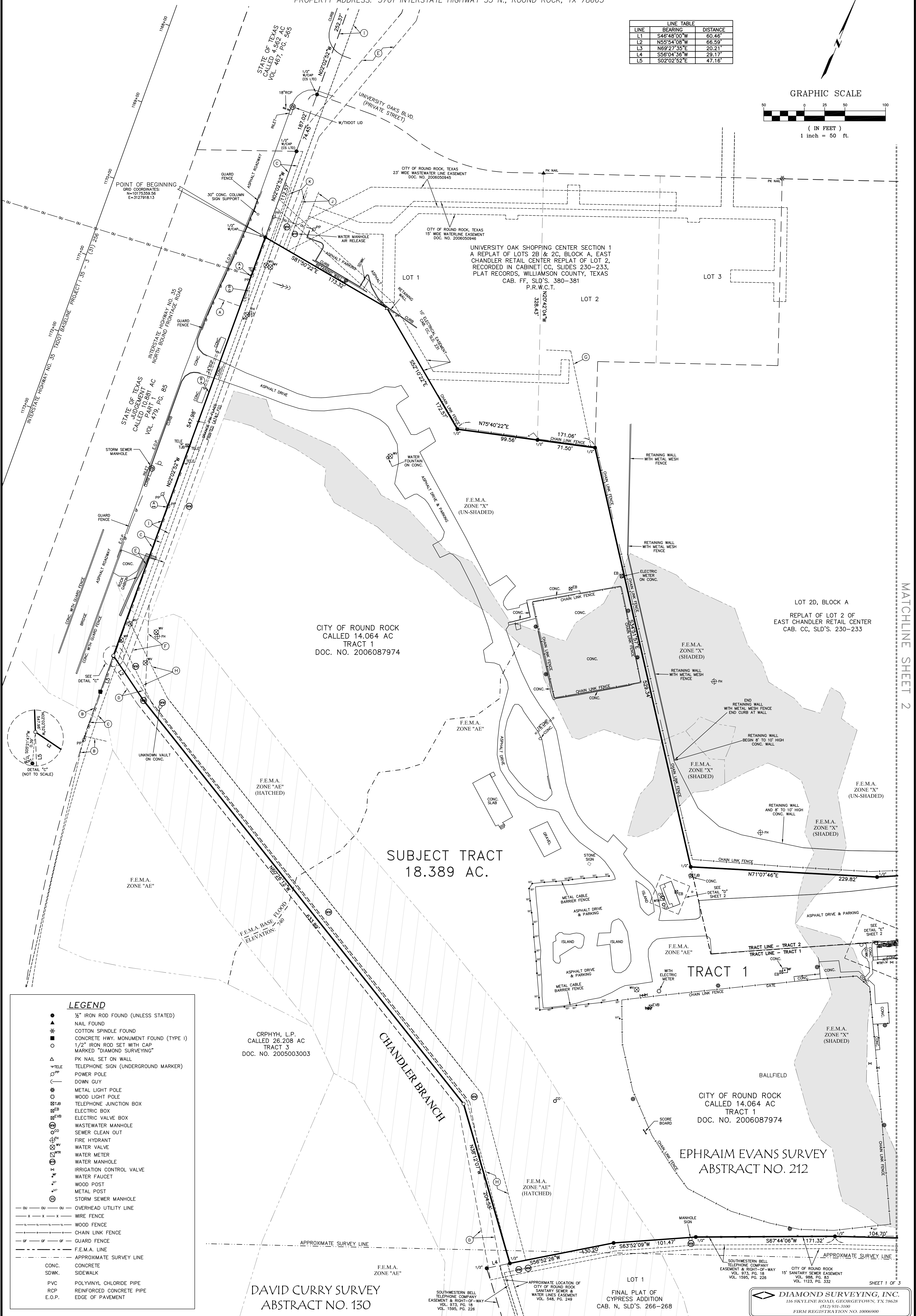
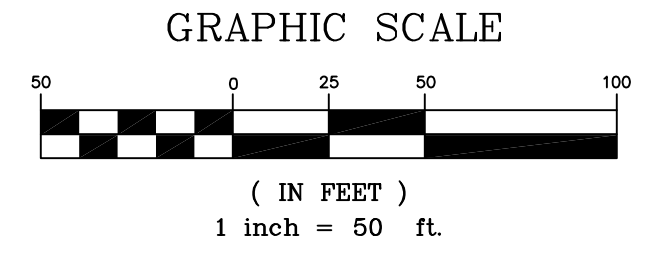
DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

LAND TITLE SURVEY FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 PROPERTY ADDRESS: 3701 INTERSTATE HIGHWAY 35 N., ROUND ROCK, TX 78665

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S46°48'00"W | 60.46'   |
| L2   | N55°54'08"W | 66.59'   |
| L3   | N69°27'35"E | 20.21'   |
| L4   | S56°04'36"W | 29.17'   |
| L5   | S02°02'52"E | 47.16'   |



MATCHLINE SHEET 2

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS STATED)
- NAIL FOUND
- COTTON SPINDLE FOUND
- CONCRETE HWY. MONUMENT FOUND (TYPE 1)
- 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- △ PK NAIL SET ON WALL
- ▽ TELE TELEPHONE SIGN (UNDERGROUND MARKER)
- POWER POLE
- DOWN GUY
- METAL LIGHT POLE
- WOOD LIGHT POLE
- TELEPHONE JUNCTION BOX
- ELECTRIC BOX
- ELECTRIC VALVE BOX
- WASTEWATER MANHOLE
- SEWER CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- WATER FAUCET
- WOOD POST
- METAL POST
- STORM SEWER MANHOLE
- OVERHEAD UTILITY LINE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- GUARD FENCE
- F.E.M.A. LINE
- APPROXIMATE SURVEY LINE
- CONC. CONCRETE
- SDWK. SIDEWALK
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- E.O.P. EDGE OF PAVEMENT

CRPHYH, L.P.  
 CALLED 26.208 AC  
 TRACT 3  
 DOC. NO. 2005003003

DAVID CURRY SURVEY  
 ABSTRACT NO. 130

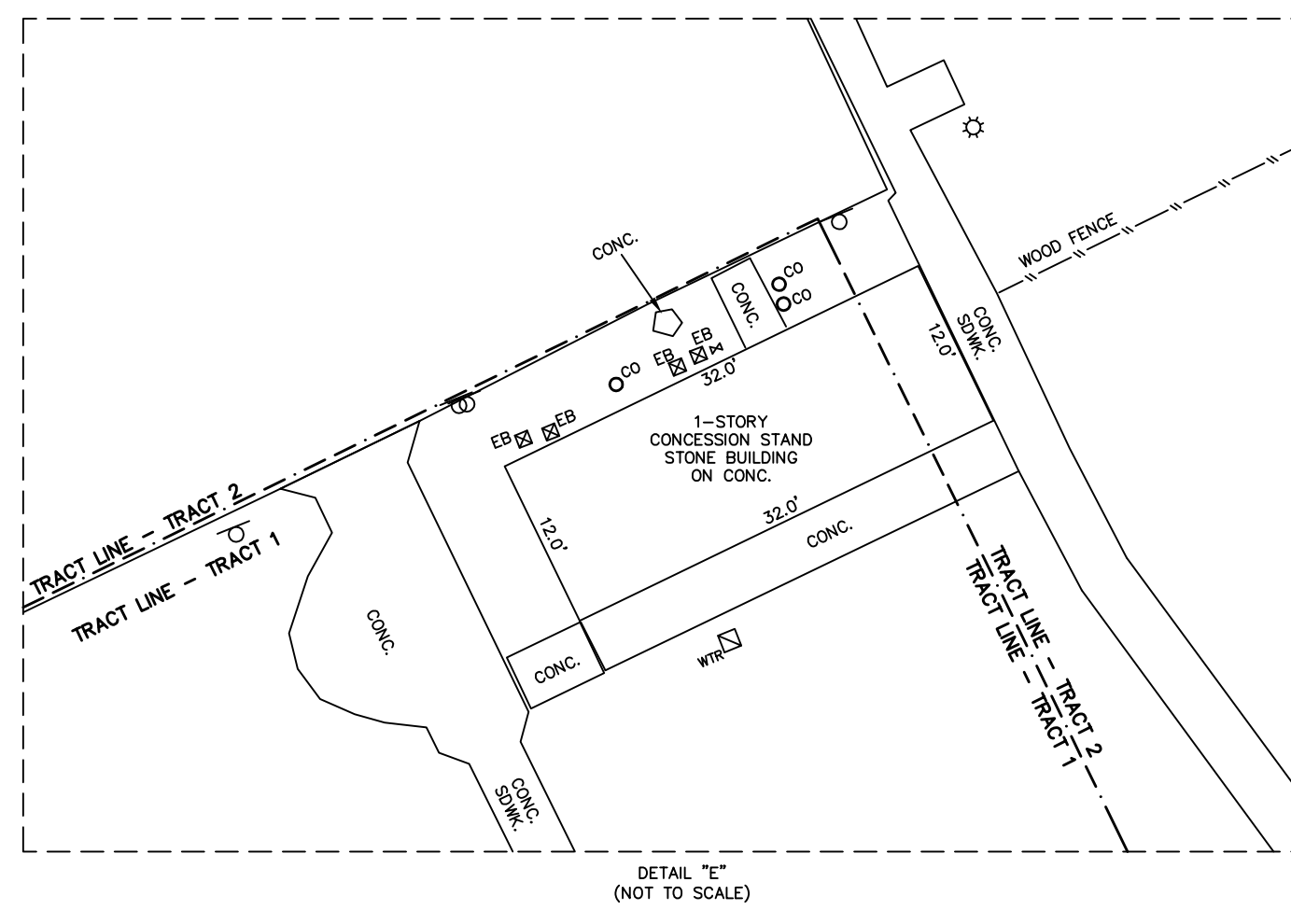
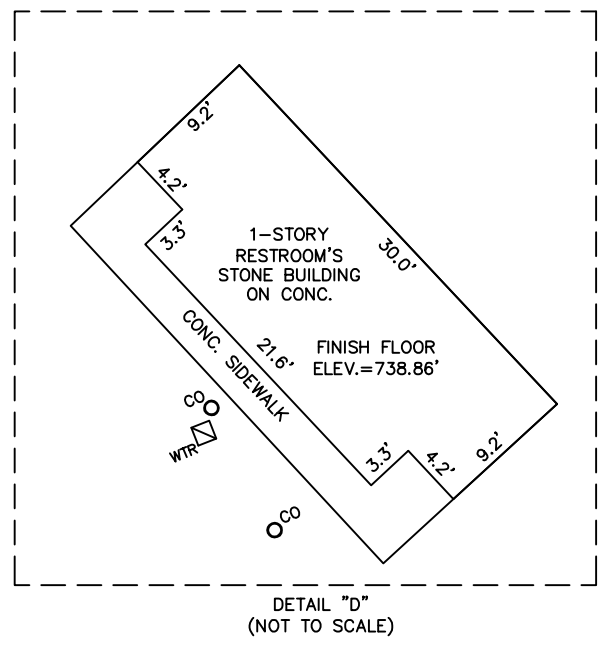
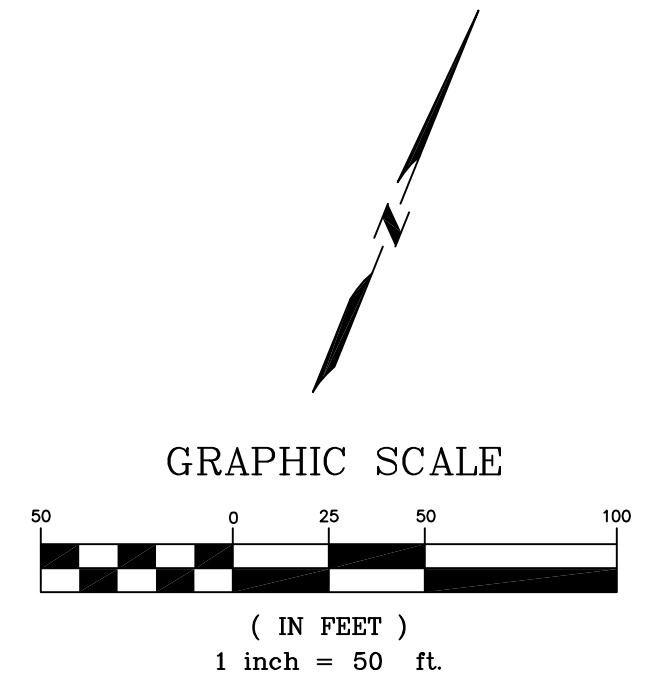
CITY OF ROUND ROCK  
 CALLED 14.064 AC  
 TRACT 1  
 DOC. NO. 2006087974

EPHRAIM EVANS SURVEY  
 ABSTRACT NO. 212

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3160  
 VOL. 988, PG. 83  
 VOL. 1123, PG. 332  
 FIRM REGISTRATION NO. 10006900

**DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION**

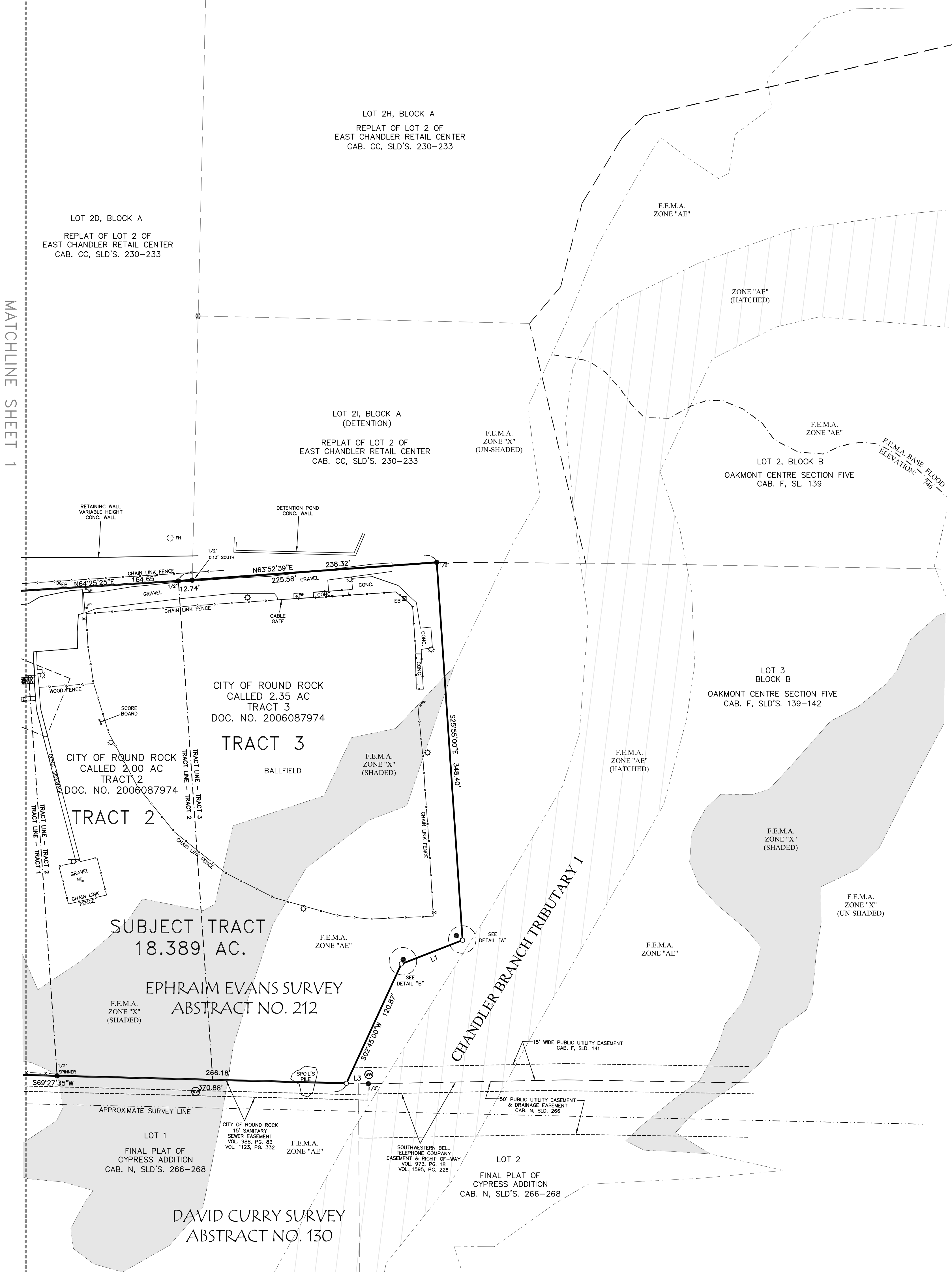
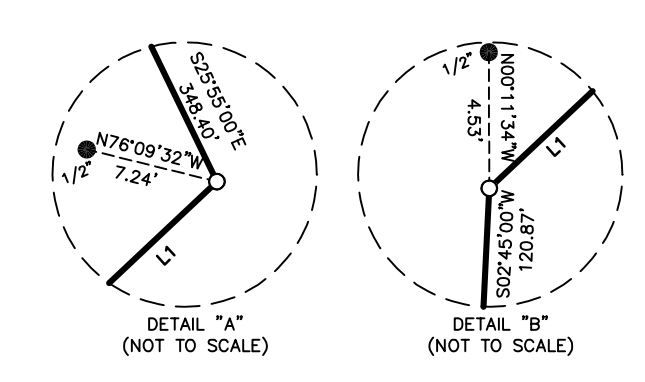
LAND TITLE SURVEY FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 PROPERTY ADDRESS: 3701 INTERSTATE HIGHWAY 35 N., ROUND ROCK, TX 78665



MATCHLINE SHEET 1

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S45°48'00"W | 50.45'   |
| L2         | N55°54'08"W | 66.59'   |
| L3         | N69°27'35"E | 20.21'   |
| L4         | S56°04'36"W | 29.17'   |
| L5         | S02°02'52"E | 47.16'   |

| LEGEND     |   |
|------------|---|
| ●          | 1/2" IRON ROD FOUND (UNLESS STATED)                   |
| ▲          | NAIL FOUND  |
| ○          | COTTON SPINDLE FOUND                                  |
| ■          | CONCRETE HWY. MONUMENT FOUND (TYPE I)                 |
| ○          | 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" |
| △          | PK NAIL SET ON WALL                                   |
| ⊕          | TELEPHONE SIGN (UNDERGROUND MARKER)                   |
| ⊕          | POWER POLE  |
| ⊕          | DOWN GUY  |
| ⊕          | METAL LIGHT POLE                                      |
| ⊕          | WOOD LIGHT POLE                                       |
| ⊕          | TELEPHONE JUNCTION BOX                                |
| ⊕          | ELECTRIC BOX  |
| ⊕          | ELECTRIC VALVE BOX                                    |
| ⊕          | WASTEWATER MANHOLE                                    |
| ⊕          | SEWER CLEAN OUT                                       |
| ⊕          | FIRE HYDRANT  |
| ⊕          | WATER VALVE   |
| ⊕          | WATER METER   |
| ⊕          | WATER MANHOLE   |
| ⊕          | IRRIGATION CONTROL VALVE                              |
| ⊕          | WATER FAUCET  |
| ⊕          | WOOD POST   |
| ⊕          | METAL POST  |
| ⊕          | STORM SEWER MANHOLE                                   |
| —○—○—○—    | OVERHEAD UTILITY LINE                                 |
| —x—x—x—x—  | WIRE FENCE  |
| — — — — —  | WOOD FENCE  |
| —+—+—+—+—  | CHAIN LINK FENCE                                      |
| —- - - - - | GUARD FENCE   |
| —·—·—·—·—  | F.E.M.A. LINE   |
| —·—·—·—·—  | APPROXIMATE SURVEY LINE                               |
| CONC.      | CONCRETE  |
| SDWK.      | SIDEWALK  |
| PVC        | POLYVINYL CHLORIDE PIPE                               |
| RCP        | REINFORCED CONCRETE PIPE                              |
| E.O.P.     | EDGE OF PAVEMENT                                      |



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION  
 LAND TITLE SURVEY FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
 PROPERTY ADDRESS: 3701 INTERSTATE HIGHWAY 35 N., ROUND ROCK, TX 78665

Legal description of land:

TRACT 1: Being all of that certain tract or parcel of land containing 14.064 acres, more or less, situated in the E. Evans Survey, Abstract No. 212, Williamson County, Texas.  
 TRACT 2: Being all of that certain tract or parcel of land containing 2.00 acres, more or less, situated in the E. Evans Survey, Abstract No. 212, Williamson County, Texas.  
 TRACT 3: Being all of that certain tract or parcel of land containing 2.35 acres, more or less, situated in the E. Evans Survey, Abstract No. 212, Williamson County, Texas.  
 TITLE COMMITMENT NOTES:  
 Only those easements and restrictions listed in Alliant National Title Insurance Company, Title Commitment GF No. 201701994, issued by Heritage Title Company of Austin, Inc., which has an effective date of July 26, 2017 and an issued date of August 07, 2017, were reviewed by the surveyor. No other easement record research was performed by Diamond Surveying, Inc.  
 The following restrictive covenants of record itemized below:

- Volume 778, Page 330 of the Deed Records of Williamson County, Texas. Affects Tract 1  
 Volume 871, Page 369 of the Deed Records of Williamson County, Texas. Affects Tract 3  
 Volume 871, Page 374 of the Deed Records of Williamson County, Texas. Affects Tract 2  
 Document No. 2006087974 of the Official Public Records of Williamson County, Texas. Affects Tracts 1, 2 and 3.
- 10a) An electric transmission and/or distribution line and appurtenances easement granted to Texas Power & Light Company, by instrument dated August 12, 1936, recorded in Volume 282, Page 399 of the Deed Records of Williamson County, Texas. Unable to determine exact location of said easement due to a vague description, easement not plottable.  
 10b) An electric transmission and/or distribution line and appurtenances easement granted to Texas Power & Light Company, by instrument dated February 11, 1946, recorded in Volume 337, Page 11 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10c) The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated August 16, 1947, recorded in Volume 346, Page 247 of the Deed Records of Williamson County, Texas, executed by and between Leonard Dedear, Shirley Marie Dedear, Dora Jean Essery and Wendell Essery, as Lessor, and G. R. Lundellus, as Lessee. Not a survey matter.  
 10d) An electric transmission and/or distribution line and appurtenances easement granted to Texas Power & Light Company, by instrument dated September 15, 1948, recorded in Volume 353, Page 321 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10e) An undivided 1/4th royalty interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 418, Page 392 of the Deed Records of Williamson County, Texas. Not a survey matter.  
 10f) An undivided 1/4th royalty interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 418, Page 396 of the Deed Records of Williamson County, Texas. Not a survey matter.  
 10g) An electric power line and communication line and appurtenances easement granted to Texas Power & Light Company, by instrument dated December 12, 1962, recorded in Volume 457, Page 206 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10h) An easement for the flowage, permanent storage and temporary detention of waters granted to Brushy Creek Water Control and Improvement District No. 1, by instrument dated February 21, 1963, recorded in Volume 459, Page 661 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10i) An electric power line and communication line and appurtenances easement granted to Texas Power & Light Company, by instrument dated September 30, 1964, recorded in Volume 474, Page 119 of the Deed Records of Williamson County, Texas. Not a part of subject tracts  
 10j) An electric power line and communication line and appurtenances easement granted to Texas Power & Light Company, by instrument dated January 8, 1965, recorded in Volume 477, Page 388 of the Deed Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10k) An easement for the flowage, permanent storage and temporary detention of waters granted to Brushy Creek Water Control and Improvement District No. 1, by instrument dated February 21, 1963, recorded in Volume 463, Page 39 of the Deed Records of Williamson County, Texas. May be a part of the subject tracts. Unable to determine exact location of said easement due to a vague description, easement not plottable.  
 10l) An electric power line and communication line and appurtenances easement granted to Texas Power & Light Company, by instrument dated December 10, 1965, recorded in Volume 485, Page 400 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10m) An electric power line and communication line and appurtenances easement granted to Texas Power & Light Company, by instrument dated July 6, 1966, recorded in Volume 490, Page 613 of the Deed Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10n) A communication easement granted to Southwestern Bell Telephone Company, by instrument dated October 28, 1971, recorded in Volume 543, Page 301 of the Deed Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10o) A sanitary sewer or water lines easement granted to the City of Round Rock, by instrument dated April 10, 1972, recorded in Volume 548, Page 625 of the Deed Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10p) A sanitary sewer or water lines easement granted to the City of Round Rock, by instrument dated April 20, 1978, recorded in Volume 708, Page 459 and Volume 716, Page 672 of the Deed Records of Williamson County, Texas. Not a part of subject tracts  
 10q) A sanitary sewer or water lines easement granted to the City of Round Rock, by instrument dated May 19, 1978, recorded in Volume 716, Page 740 of the Deed Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10r) A pipelines and appurtenances, cathodic protection equipment and aerial markers easement granted to Enserch Corporation, by instrument dated August 23, 1978, recorded in Volume 741, Page 371 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10s) An electric power line and telephone line and appurtenances easement granted to Southwestern Bell Telephone Company, by instrument dated February 23, 1979, recorded in Volume 761, Page 624 of the Deed Records of Williamson County, Texas. Not a part of subject tracts.  
 10t) The terms, conditions and stipulations of that certain Deed for Community Park dated October 8, 1979, recorded in Volume 778, Page 330 of the Deed Records of Williamson County, Texas. Affects Tract 1.  
 10u) An electric distribution line and telephone line and appurtenances easement granted to Texas Power & Light Company, by instrument dated September 13, 1979, recorded in Volume 782, Page 35 of the Deed Records of Williamson County, Texas. Not a part of subject tracts, however is shown hereon.  
 10v) The terms, conditions and stipulations of that certain Deed for Community Park dated December 17, 1981, recorded in Volume 871, Page 369 of the Deed Records of Williamson County, Texas. Affects Tract 3  
 10w) The terms, conditions and stipulations of that certain Warranty Deed dated December 16, 1981, recorded in Volume 871, Page 374 of the Deed Records of Williamson County, Texas. Affects Tract 2.  
 10x) A wastewater line easement granted to the City of Round Rock, by instrument dated December 18, 2003, recorded under Document No. 2003121819 of the Official Public Records of Williamson County, Texas. Is a part of Tract 1 as shown hereon.  
 10y) The terms, conditions and stipulations of that certain Deed of Gift dated September 28, 2006, recorded under Document No. 2006087974 of the Official Public Records of Williamson County, Texas. Affects tracts 1, 2 and 3.

| EASEMENT LEGEND          |   |
|--------------------------|---|
| (A)                      | TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 477, PG. 388 (NO WIDTH SPECIFIED)                         |
| (1)                      | = BEGIN EASEMENT  |
| (2)                      | = END EASEMENT  |
| -----                    |   |
| (B)                      | TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 490, PG. 613 (NO WIDTH SPECIFIED)                         |
| (3)                      | = BEGIN EASEMENT GOING SOUTH  |
| (4)                      | = GUY ANCHOR EASEMENT   |
| -----                    |   |
| (C)                      | SOUTHWESTERN BELL TELEPHONE COMPANY COMMUNICATION EASEMENT VOL. 543, PG. 301 (7.5' WIDTH)           |
| -----                    |   |
| (D)                      | CITY OF ROUND ROCK SANITARY SEWER EASEMENT EASEMENT NO. 18 - PART TWO VOL. 548, PG. 625 (15' WIDTH) |
| -----                    |   |
| (E)                      | CITY OF ROUND ROCK SANITARY SEWER AND WATER LINES EASEMENT PARCEL 1 VOL. 716, PG. 740 (20' WIDTH)   |
| -----                    |   |
| (F)                      | CITY OF ROUND ROCK SANITARY SEWER AND WATER LINES EASEMENT PARCEL 2 VOL. 716, PG. 740               |
| -----                    |   |
| (G)                      | TEXAS POWER & LIGHT COMPANY APPROXIMATE CENTERLINE OF EASEMENT AND RIGHT-OF-WAY VOL. 782, PG. 35    |
| -----                    |   |
| (H)                      | CITY OF ROUND ROCK WASTEWATER LINE EASEMENT DOC. NO. 2003121819                                     |
| -----                    |   |
| (I)                      | TEXAS POWER & LIGHT COMPANY EASEMENT & RIGHT-OF-WAY VOL. 1515-971 (15' WIDTH)                       |
| -----                    |   |
| ADJOINER EASEMENT LEGEND |   |
| (J)                      | WATERLINE EASEMENT DOC. NO. 2005095744 (15' WIDE)   |
| -----                    |   |
| (K)                      | WASTEWATER EASEMENT DOC. NO. 2005095744 (20' WIDE)  |

GENERAL NOTES:  
 1) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL(4203). PER WDS VRS GPS NETWORK, ESTABLISHED ON SITE 7-13-2017. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.  
 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.  
 3) THE TRACT SHOWN HEREON LIES WITH ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2" ANNUAL CHANCE FLOODPLAIN, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED AND ZONE "AE" HATCHED THE FLOOD WAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008 AND FLOOD INSURANCE RATE MAP NO. 48491C0495E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.  
 THE FEMA FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPS. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

To: JM Farr Management Co, LLC, Alliant National Title Insurance Company and Heritage Title Company of Austin, Inc., EXCLUSIVELY,  
 I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on August 17, 2017. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION II LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. 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* JANUARY 4, 2018  
 SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WHEELZ & PHELIC\MONELL PARK ROUND ROCK\17-18 LID- RUTIT BROWNY ROUND ROCK\MONELL PARK SURFACE.DWG