

EXHIBIT A

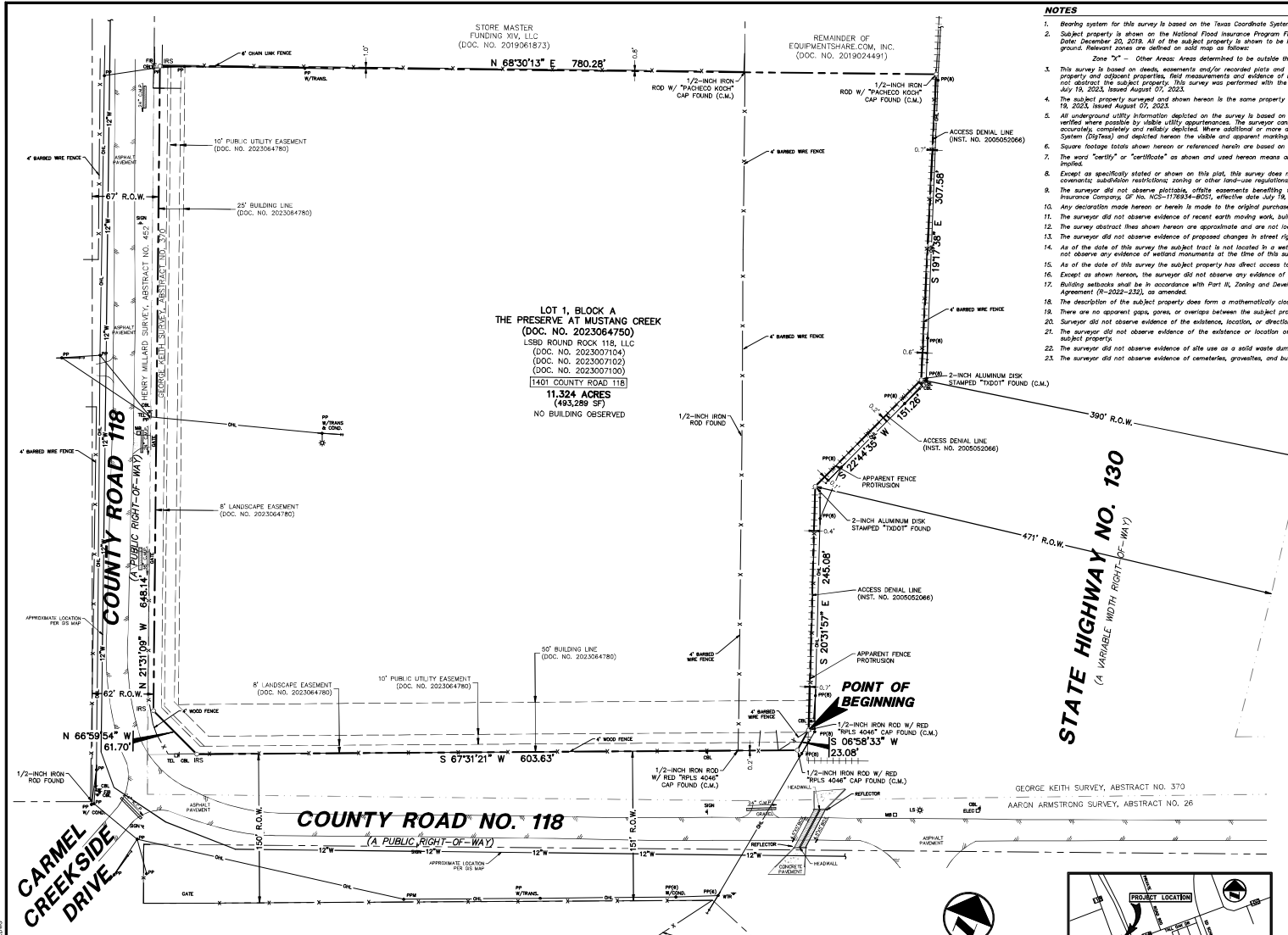
LEGAL DESCRIPTION

BEING, a 11.324 acre (493,289 square foot) tract of land situated in the George Keith Survey, Abstract No. 371, City of Round Rock, Williamson County, Texas; said tract being all of Lot 1, Block A The Preserve at Mustang Creek, an addition to the City of Round Rock according to the plat recorded in Document No. 2023064750 of the Official Public records of Williamson County, Texas, said tract being all of those tracts of land described in General Warranty Deeds to LSB D Round Rock 118, LLC recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Public Records of Williamson County, Texas.

ATTACHMENTS:

Final Survey

Final Plat



NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4203, based on observations made on August 8, 2023.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Williamson County, Texas and incorporated Areas Map No. 480608, Community-Plan No. 0005, Revised Date: December 20, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodlines is based on said map, is approximate and is not located on the ground. Relevant zones are defined as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor does not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by First American Title Insurance Company, of No. NCS-176934-BOS1, effective date July 19, 2023, issued August 07, 2023.
- The subject property surveyed and shown hereon is the same property described in the title commitment provided by First American Title Insurance Company, of No. NCS-176934-BOS1, effective date July 19, 2023, issued August 07, 2023.
- All underground utility information depicted on the survey is based on available record information on file at the City of Round Rock and the appropriate public utility companies. This information has been verified where possible by visible utility opportunities. The surveyor cannot guarantee the accuracy or completeness of these records. Locating excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (OneCall) and depicted thereon the visible and apparent markings on the ground as a result of a request for information on the date of this survey.
- Square footage totals shown hereon or referenced hereon are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setbacks; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; agreements; Lease Agreements; and easement title evidence.
- The surveyor did not observe platblats, offsite easements benefiting the subject property provided to the surveyor by the owner or indicated by the title commitment provided by First American Title Insurance Company, of No. NCS-176934-BOS1, effective date July 19, 2023, issued August 07, 2023 as of the date of this survey.
- Key decisions made hereon or hereon made to the original purchaser of the survey if it is not transferable to additional institutions or subsequent owners.
- The surveyor did not observe evidence of recent earth moving work, building construction or building additions at the time of this survey.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- The surveyor did not observe evidence of proposed changes in street right-of-way lines, recent street or sidewalk construction or records at the time of this survey.
- As of the date of this survey the subject tract is not located in a wetland area. Based on information provided by the U.S. Fish and Wildlife Service via their website (www.fws.gov). However, the surveyor did not observe any evidence of wetland monuments at the time of this survey.
- As of the date of this survey the subject property has direct access to County Road No. 118 (a public right-of-way).
- Except as shown hereon, the surveyor did not observe any evidence of encroachments onto the property or from the property onto adjacent properties at the time of this survey.
- Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (N-2022-033), as amended.
- The description of the subject property does form a mathematically closed figure.
- There are no apparent gaps, gaps, or overlaps between the subject property and the surrounding adjacent properties.
- Surveyor did not observe evidence of the existence, location, or direction of flow for existing streams, rivers, or any surface drainage systems on the subject property.
- Surveyor did not observe evidence of the existence or location of any underground tanks on the subject property or the existence or location of any railroad track, spur tracks and sidings on the subject property.
- The surveyor did not observe evidence of site use as a solid waste dump, pump or sanitary landfill at the time of this survey.
- The surveyor did not observe evidence of cemeteries, gravesites, and burial grounds at the time of this survey.

DESCRIPTION OF PROPERTY SURVEYED

LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2023064750, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. Said tract also being described as:

DESCRIPTION of a 11,324 acre (493,289 square foot) tract of land located in the George Keith Survey, Abstract No. 370, City of Round Rock, Williamson County, Texas; said tract being all of Lot 1, Block A, The Preserve at Mustang Creek, an addition to the City of Round Rock according to the plat recorded in Document No. 2023064750 of the Official Public Records of Williamson County, Texas; and that being all of that tract of land described in Special Warranty Deed to LSBO Round Rock 118, LLC recorded in Document No. 2023007104 and part of those tracts of land described in General Warranty Deed to LSBO Round Rock 118, LLC recorded in Document No. 2023007102 and 2023007103 of said Official Public Records; said 11,324 acre (493,289 square foot) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4203, based on observations made on August 8, 2023):

BEING, all of a 1/2-inch iron rod with red "RPLS 4046" cap found for the line most westerly southeast corner of said Lot 1 and being the north end of a right-of-way corner also located at the intersection of the west right-of-way line of State Highway No. 130 (a variable width right-of-way) and a northerly right-of-way line of County Road No. 118 (a variable width right-of-way);

THENCE, South 06 degrees 58 minutes, 33 seconds West, along the south line of said Lot 1 and said corner clip, a distance of 23.08 feet to a 1/2-inch iron rod with red "RPLS 4046" cap found for the most southerly southeast corner of said Lot 1 and the southeast corner of Lot 2 of said Block A and the southerly end of a right-of-way corner clip of said County Road No. 118;

THENCE, South 67 degrees, 31 minutes, 21 seconds West, along said south line of Lot 1 and said north line of County Road No. 118, a distance of 603.63 feet to a 1/2-inch iron rod with "WESTWOOD 50" cap set for the most southerly southwest corner of said Lot 1 and the southeast corner of Lot 2 of said Block A and the southerly end of a right-of-way corner clip of said County Road No. 118;

THENCE, North 06 degrees, 58 minutes, 34 seconds West, along the west line of said Lot 1, the east line of said Lot 2, and said corner clip, a distance of 61.70 feet to a 1/2-inch iron rod with "WESTWOOD 50" cap set for the northerly west corner of said Lot 1 and the southeast corner of Lot 2 of said Block A and the southerly end of a right-of-way corner clip of said County Road No. 118;

THENCE, North 21 degrees, 31 minutes, 09 seconds West, continuing along said west line of Lot 1 and said east line of said Lot 2, a distance of 448.14 feet to a 1/2-inch iron rod with "WESTWOOD 50" cap set for the northwest corner of said Lot 1 and the northwest corner of said Lot 2 and said corner being in the south line of that tract of land described in Warranty Deed to Store Master Funding, LLC recorded in Document No. 2019081873 of said Official Public Records;

THENCE, North 69 degrees, 30 minutes, 13 seconds East, along the north line of said Lot 1 and the south line of said State Master Funding, LLC recorded in Document No. 2019081873 of said Official Public Records; continuing in a line of a total distance of 780.28 feet to a 1/2-inch iron rod with "PACHOCO KOOL" cap found for the northwest corner of said Lot 1 in said west line of State Highway No. 130;

THENCE, along the east line of said Lot 1 and said west line of State Highway No. 130, the following three (3) calls:
South 19 degrees, 17 minutes, 38 seconds East, a distance of 307.58 feet to a 2-inch aluminum disk stamped "TDDOT" found for corner;
South 22 degrees, 44 minutes, 35 seconds West, a distance of 151.08 feet to a 2-inch aluminum disk stamped "TDDOT" found for corner;
South 20 degrees, 31 minutes, 57 seconds East, a distance of 245.08 feet to the POINT OF BEGINNING.

CONTAINING: 493,289 square feet or 11,324 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: LSBO Round Rock 118, LLC, a Minnesota limited liability company (Owner);
MNC Holding, LLC (Investor);
MNC Holding, L.P. (Investor);
MNC Institutional Trust Credit Fund 55, LP (Investor);
Red Stone AP 11 LLC (Lender);
Red Stone Services, LLC (Lender);
Bank, NA, a national banking association, as trustee, together with any successor trustee (Lender);
Treasury Group, L.P. and
First American Title Insurance Company (Underwriter);

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards and Requirements for ALTA and NSPS Land Title Surveys, jointly promulgated by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 9, 10, 11, 13, 14, 16, 18, and 19 of Table A thereof. The field work was completed on August 8, 2023.

Date of Plat or Map: August 8, 2023.

ALTA/NSPS LAND TITLE SURVEY
LOT 1, BLOCK A
THE PRESERVE AT MUSTANG CREEK
LOCATED IN THE CITY OF ROUND ROCK
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

Pacheco Koch
A Westwood company
4069 BRYANT IRVING ROAD
FORT WORTH, TX 76109
817.412.1155

DAWN BY: GAL
CHECKED BY: DCP
SCALE: 1"=50'
DATE: 08/08/2023
JOB NUMBER: 5185-21.704

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

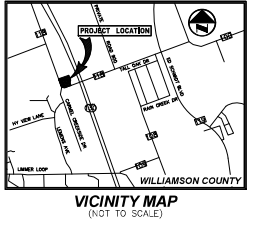
The following comments are in regard to the current Commitment for This Insurance 1-7 issued by First American Title Insurance Company bearing Commitment No. NCS-176934-BOS1, with an effective date of July 19, 2023 and issued August 7, 2023, and in response to the numbering system in Schedule "B" of the aforementioned Commitment for This Insurance. The items identified in this Note are survey related items or easements included in the aforementioned Commitment for This Insurance. Items in Schedule B not addressed by the following notes are non-survey items.

- The Texas Power and Light Company Easement recorded in Volume 321, Page 60 of the Deed Records of Williamson County, Texas does not affect the subject property.
- The subject property is part of the property described in Volume 801, Page 121 of the Deed Records of Williamson County, Texas. However, due to the vague description of the Water Line Easement, the surveyor is unable to determine its exact location.
- The subject property is part of the property described in Volume 290, Page 372 of the Deed Records of Williamson County, Texas. However, due to the vague description of the Water Line Easement, the surveyor is unable to determine its exact location.
- The Access Denial Line described in Judgment in Absence of Objectation recorded in Instrument No. 2020052066 of the Official Public Records of Williamson County, Texas affects the subject property as shown hereon.
- The following easements and/or building lines, as shown on the plat recorded in Document No. 2023064750 of the Official Public Records of Williamson County, Texas affects the subject property as shown hereon:
10' Public Utility Easement
25' and 50' Building Lines
8' Landscape Easement

LEGEND

ACB A/C UNIT	TEL TELEPHONE BOX
OLN-UC CABLE MARKER	SEPTEIC TANK
ELEC ELECTRIC BOX	STORM SEWER MANHOLE
OLN-UC METER	WATER MARKER
PPW IRIG. OPTIC MARKER	1/2-INCH IRON ROD
PPW FLAG POLE	W/WESTWOOD 50" CAP SET
OLN-UC IRIG. OPTIC MARKER	1/2-INCH IRON ROD
PPW LIGHT STANDARD	W/WESTWOOD 50" CAP SET
MEC MAILBOX	(C.M.) CONTROLLING HORIZONTAL
PPWA METAL UTILITY POLE	PROPERTY LINE
OP PP W/ LIGHT	SURVEY ABSTRACT LINE
PP W/ GUY ANCHOR	FENCE
PPW W/ CROSS	OVERHEAD UTILITY LINE
PPWA ARM (LENGTH IN FEET)	STORM DRAIN LINE
PPW TRAIT SHORT	6" W/ WATER LINE
OSAN SEWER MANHOLE	

GRAPHIC SCALE IN FEET
1" = 50'



TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

GF. NO. NCS-176934-BOS1
108/09/2023
ADDRESSED COMMENTS
NO. DATE REVISION

COPYRIGHT © 2023 BY WESTWOOD SURVEYING, L.L.C. 2023-08-08-21.704/5185-21.704/DAVID

ALTA/NSPS LAND TITLE SURVEY - LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK



PLAT MAP RECORDING SHEET

DEDICATOR(s):

LSBD ROUND ROCK 118, LLC

SUBDIVISION NAME: LOT 1, BLOCK A THE PRESERVE AT MUSTANG CREEK

PROPERTY IS DESCRIBED AS: 11.442 ACRES, GEORGE KEITH SURVEY,
ABSTRACT NO 370

SUBMITTED BY: CITY OF ROUND ROCK

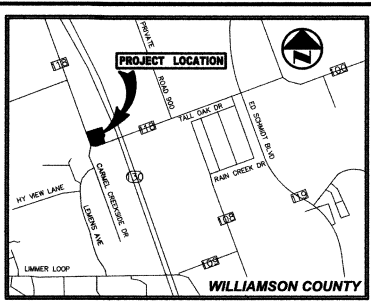
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023064750

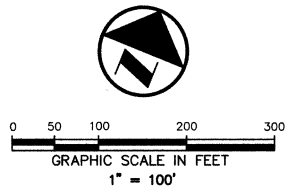
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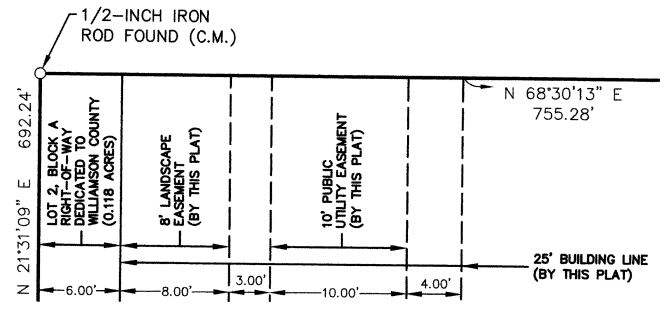
Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas



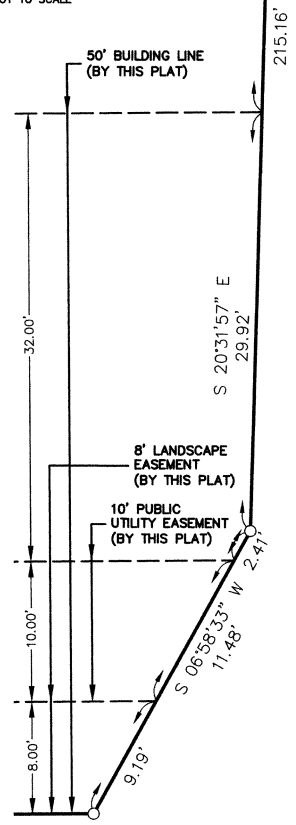
VICINITY MAP
(NOT TO SCALE)



1 DETAIL
NOT TO SCALE



2 DETAIL
NOT TO SCALE



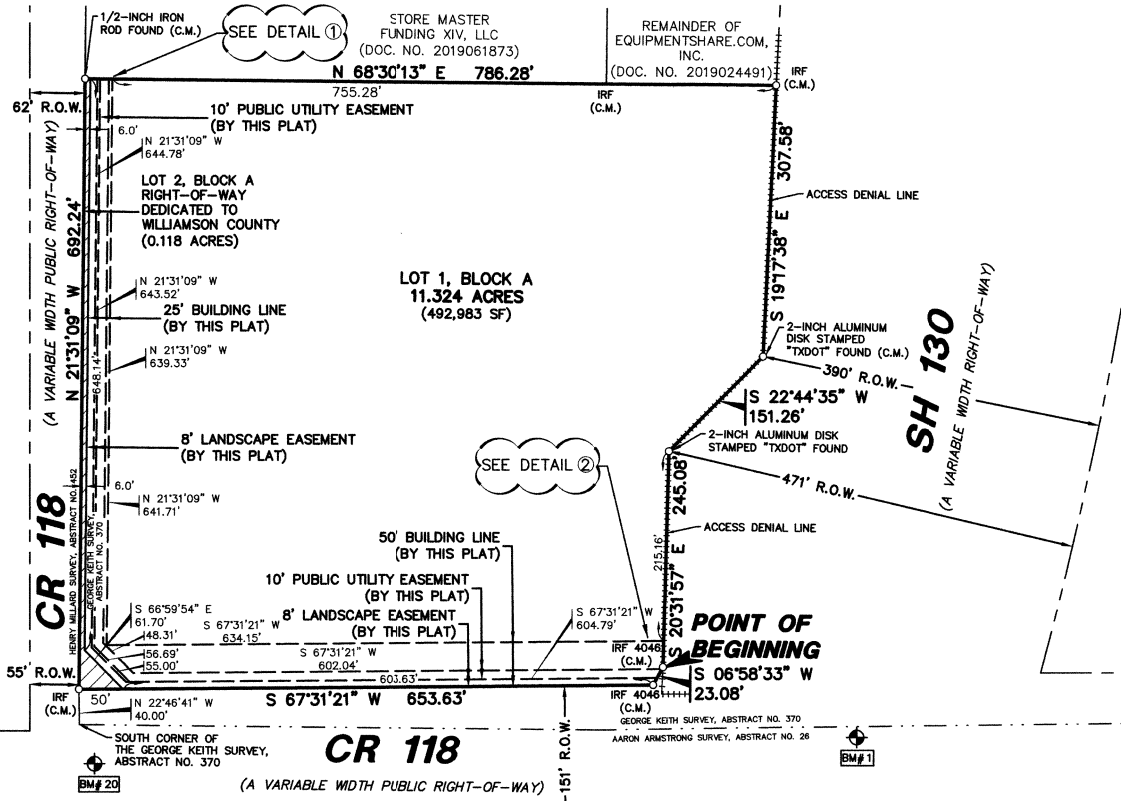
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRF 1/2-INCH IRON ROD
- W/PACHECO KOCH' CAP LOCATED
- XS "X" CUT IN CONCRETE SET
- PKWWS PK NAIL W/PACHECO KOCH' WASHER SET
- IRF 4046 1/2-INCH IRON ROD W/ RED "RPLS 4046" CAP FOUND
- S.U.D. SPECIAL UTILITY DISTRICT

LOT SUMMARY TABLE			
LOT	SF	ACRES	# OF LOTS
DEVELOPMENT	493,289	11.324	1
R.O.W.	5,121	0.118	1
GROSS AREA	498,410	11.442	

BENCH MARK LIST

TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (48X), NORTH AMERICAN VERTICAL DATUM OF 1988, GRID 18 (CONGR)	
BM# 1	1/2-INCH IRON ROD WITH RED "PACHECO KOCH" CAP LOCATED AT THE WEST INTERSECTION OF STATE HIGHWAY 130 AND COUNTY ROAD 118 & 115' EAST OF A LIGHT STANDARD, ± 110' NORTHEAST OF A STOP SIGN. NORTHING=10183776.36' EASTING=3181883.77' ELEV=756.32'
BM# 20	1/2-INCH IRON ROD WITH RED "PACHECO KOCH" CAP LOCATED SOUTH THE INTERSECTION OF COUNTY ROAD 118 AND CARMEL CREEK/SIDE DRIVE, ± 30 FEET EAST OF A POWER POLE. NORTHING=10183427.18' EASTING=3180478.41' ELEV=756.03'



FINAL PLAT DETAILS

Owners: LSBD Round Rock 118, LLC
 Contact: Willy Boulay
 Acreage: 11.442 acres
 Surveyor: Dustin C. Pustejovsky
 Pacheco Koch, A Westwood Company
 Number of Blocks: 1
 Number of Lots: 2
 Submittal Date: December 12, 2022
 Date of P&ZC Review: January 11, 2023
 Engineer: Steven Heilbrun
 Pacheco Koch, A Westwood Company
 Patent Survey: George Keith Survey,
 Abstract No. 370

OWNER:
 LSBD ROUND ROCK 118, LLC
 1959 SLOAN PLACE, SUITE 100
 ST. PAUL, MN 55117
 952-465-7165
 CONTACT: WILLY BOULAY

ENGINEER:
 PACHECO KOCH, A WESTWOOD COMPANY
 7557 RAMBLER RD, Suite 1400
 DALLAS, TX 75231
 972-235-3031
 CONTACT: STEVEN HEILBRUN

SURVEYOR:
 PACHECO KOCH, A WESTWOOD COMPANY
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817-412-7155
 CONTACT: DUSTIN PUSTEJOVSKY

SHEET 1 OF 3
FINAL PLAT
LOT 1, BLOCK A
THE PRESERVE AT
MUSTANG CREEK
 BEING A 11.442 ACRE TRACT
 AND BEING OUT OF THE
 GEORGE KEITH SURVEY, ABSTRACT NO. 370,
 WILLIAMSON COUNTY, TEXAS

REF. CASE NO. FP2212-001

<p>Pacheco Koch a Westwood company</p>	4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155			
	DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE 09/09/2022

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

FINAL PLAT - LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK

OWNER CERTIFICATION

STATE OF MINNESOTA §

COUNTY OF Ramsey §

That LSBD Round Rock 118, LLC, a Minnesota limited liability company, as the owner of that certain 11.442 acre tract of land recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Records of Williamson County, Texas do hereby dedicate to the public for use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as Lot 1, Block A The Preserve at Mustang Creek subdivision.

Willy Boulay
Willy Boulay
LSBD Round Rock 118, LLC
Vice President

STATE OF MINNESOTA §

COUNTY OF Rock §

This instrument was acknowledged before me on the 15 day of June 2023, by Willy Boulay, as Vice President of LSBD Round Rock 118, LLC, a Minnesota limited liability company, on behalf of said LSBD Round Rock 118, LLC.

Grace Sweeney
Notary Public, State of Minnesota
My Commission Expires: 1/31/2028



LENDER CERTIFICATION

STATE OF MN §

COUNTY OF Ramsey §

That Alliance Bank, as a lender of that certain 11.442 acre tract of land recorded in Document Nos. 2023007100, 2023007102, and 2023007104 of the Official Records of Williamson County, Texas.

R. Scott Johnson
Alliance Bank
Lender

STATE OF MN §

COUNTY OF Ramsey §

This instrument was acknowledged before me on the 16 day of June 2023, by R. Scott Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that He executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Jennifer M. Schaefer
Notary Public, State of MN
My Commission Expires: 1/31/2025



ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER RD, Suite 1400
DALLAS, TX 75231
972-235-3031
CONTACT: STEVEN HEILBRUN

SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:
LSBD ROUND ROCK 118, LLC
1959 SLOAN PLACE, SUITE 100
ST. PAUL, MN 55117
952-465-7185
CONTACT: WILLY BOULAY

REF. CASE NO. FP2212-001

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

SHEET 2 OF 3
FINAL PLAT
**LOT 1, BLOCK A
THE PRESERVE AT
MUSTANG CREEK**
BEING A 11.442 ACRE TRACT
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

	Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
	a Westwood company			
DRAWN BY GAL	CHECKED BY DCP	SCALE N/A	DATE 09/09/2022	JOB NUMBER 5185-21.704

FINAL PLAT - LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WHEREAS, LSBD Round Rock 118, LLC is the owner of a 11.442 acre (498,410 square foot) tract of land situated in the George Keith Survey, Abstract No. 370, City of Hutto, Williamson County, Texas; said tract being all of those tracts of land described in General Warranty Deeds to LSBD Round Rock 118, LLC recorded in Document Nos. 2023007100 and 2023007102 and described in Special Warranty Deed to LSBD Round Rock 118, LLC recorded in Document No. 2023007104 of the Official Public Records of Williamson County, Texas; said 11.442 acre (498,410 square foot) tract being more particularly described as follows (Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4203, based on observations made on September 9, 2021):

BEGINNING, at a 1/2-inch iron rod with red RPLS 4046 cap found for the north end of a corner clip located at the intersection of the west line of State Highway No. 130 (a variable width right-of-way) and the north line of County Road No. 118 (a variable width right-of-way); said point being the most easterly southeast corner of said Equipmentshare.com Inc. tract;

THENCE, South 06 degrees, 58 minutes, 33 seconds West, along said west line of State Highway No. 130 and a south line of said Equipmentshare.com Inc. tract, a distance of 23.08 feet to a 1/2-inch iron rod with red RPLS 4046 cap found for the south corner of said Equipmentshare.com Inc. tract;

THENCE, South 67 degrees, 31 minutes, 21 seconds West, along said north line of County Road No. 118 and the south line of said Equipmentshare.com Inc. tract, at a distance of 59.79 feet, passing a 1/2-inch iron rod with red RPLS 4046 cap found for the southwest corner of said Equipmentshare.com Inc. tract and being in the east line of said David G. Abernethy and wife, Pamela L. Abernethy tract, continuing in all a total distance of 853.83 feet to a 1/2-inch iron rod with PACHECO KOCH cap found in the east line of said County Road No. 118 and the west line of said David G. Abernethy and wife, Pamela L. Abernethy tract;

THENCE, North 21 degrees, 31 minutes, 09 seconds West, along said east line of County Road No. 118 and said west line of David G. Abernethy and wife, Pamela L. Abernethy tract, a distance of 692.24 feet to a 1/2-inch iron rod found for the northwest corner of said Gary H. Lawrence and wife, Denise R. Lawrence tract and the southwest corner of that tract of land described in Warranty Deed to Store Master Funding XIV, LLC recorded in Document No. 2019081873 of said Official Public Records;

THENCE, North 68 degrees, 30 minutes, 13 seconds East, departing said east line of County Road No. 118, along the north line of said Gary H. Lawrence and wife, Denise R. Lawrence tract and the south line of said Store Master Funding XIV, LLC tract, at a distance of 593.98 feet, passing a 1/2-inch iron rod with PACHECO KOCH cap found for the northeast corner of said Gary H. Lawrence and wife, Denise R. Lawrence tract and being in the west line of said Equipmentshare.com Inc. tract, continuing in all a total distance of 786.28 feet to a 1/2-inch iron rod with PACHECO KOCH cap found in said west line of State Highway No. 130 and the east line of said Equipmentshare.com Inc. tract;

THENCE, along said east line of Equipmentshare.com Inc. tract and said west line of State Highway No. 130, the following three (3) calls:

South 19 degrees, 17 minutes, 38 seconds East, a distance of 307.58 feet to a 2-inch aluminum disk stamped "TXDOT" found for corner;

South 22 degrees, 44 minutes, 35 seconds West, a distance of 151.26 feet to a 2-inch aluminum disk stamped "TXDOT" found for corner;

South 20 degrees, 31 minutes, 57 seconds East, a distance of 245.08 feet to the POINT OF BEGINNING;

CONTAINING: 498,410 square feet or 11.442 acres of land, more or less.

ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER RD, Suite 1400
DALLAS, TX 75231
972-235-3031
CONTACT: STEVEN HEILBRUN

SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:
LSBD ROUND ROCK 118, LLC
1959 SLOAN PLACE, SUITE 100
ST. PAUL, MN 55117
952-465-7165
CONTACT: WILLY BOULAY

SURVEYOR CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

That I, Dustin C. Pustejovsky, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.



Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690
Dustin.pustejovsky@westwoods.com
www.westwoods.com

ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, Steven Heilbrun, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.



Steven Heilbrun, PE
Licensed Professional Engineer
No. 105006
Steven.heilbrun@westwoods.com
www.westwoods.com

CITY CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Approved this 10 day of January, 2023, by the City Planning and Zoning Commission of the City of Round Rock, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this Plat is within the City of Hutto.

Rob Wendt, Chairman
City of Round Rock
Planning & Zoning Commission
01-28-2023

COUNTY ENGINEER CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Adam D. Boatright
Adam D. Boatright, P.E.
Williamson County
County Engineer
07/20/2023
Date

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 10th day of January, A.D. 2023, at 8:25 o'clock A.M. and duly recorded on the 11th day of January, A.D. 2023 at 1:15 o'clock P.M. in the plat records of said county, in document no. 2023064750.

Witness my hand and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

By: Diana Lamm
Deputy



COUNTY ADDRESSING CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Road name and address assignments verified this the 10 day of January, 2023 A.D.

Williamson County Addressing Coordinator

GENERAL NOTES

- 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North American Vertical Datum of 1988, Central Zone 4203, based on observations made on September 09, 2022.
2. No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 481079-0500F, effective date December 20, 2019, for Williamson County, Texas
3. No portion of this tract is encroached by the ultimate 1% annual floodplain
4. The survey abstract lines shown hereon are approximate and are not located on the ground.
5. Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (R-2022-232), as amended.
6. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (R-2022-232), as amended.
7. All sidewalks shall be maintained by each of the adjacent property owners.
8. A twenty five foot (25') building line easement abutting the north-south portion of CR 118. A fifty foot (50') building setback easement abutting the east-west portion of CR 118 is hereby conveyed for all street side property lots shown hereon.
9. Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 6-30, City of Round Rock, Texas, 2018, and as per the adopted Development Agreement (R-2022-232), as amended.
10. Right-of-way is hereby dedicated by conveyance to Williamson County as shown hereon.
11. Maintenance responsibility for drainage will not be accepted by the County other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
12. The minimum fee shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points. Where necessary, to meet the American with Disabilities Act (ADA). Recreational vehicles parking pads must also be placed at least one foot above BFE.
13. Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the county reserves the right to clear obstructions that are causing adverse impacts to the roadway.
14. This subdivision was exempt from providing storm-water management controls (detention) at the time of filing this plat based on Williamson County Subdivision Regulation B11.1.4. Prior to any development within this subdivision, storm-water management controls shall be designed, constructed and maintained by the owner in accordance with the applicable regulations in effect at the time of development. Contact the Williamson County Floodplain Administrator for review and approval of the proposed storm-water management controls prior to any development within the subdivision.
15. This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations section B11.1, on new development that would evoke such controls beyond existing control.
16. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development.
17. Improvements within the county road right-of-way including, but not limited to encroaching, irrigation lighting is prohibited without first obtaining an executed license agreement with Williamson County.
18. All public roadways and easements as shown on this plat are free of liens.
19. Water service is provided by Jonah Water Special Utility District. Wastewater service is provided by City of Round Rock

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SHEET # OF 3
FINAL PLAT

LOT 1, BLOCK A
THE PRESERVE AT
MUSTANG CREEK

BEING A 11.442 ACRE TRACT
AND BEING OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155
REF. CASE NO. FP2212-001
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001
DRAWN BY GAL CHECKED BY DCP SCALE N/A DATE 09/09/2022 JOB NUMBER 5185-21.704

FINAL PLAT - LOT 1, BLOCK A, THE PRESERVE AT MUSTANG CREEK