PARKFIELD COVE







LOCATION MAP SCALE: N.T.S.

## LEGEND

- P.O.B. POINT OF BEGINNING

  INF IRON ROD FOUND

  ONE CAPPED IRON ROD FOUND STAMPED \*\_\_\_
  BROW BRASS MONUMENT FOUND
- PK NAIL FOUND YELLOW CAP
- RED CAP

(\$03"14"21"E 362.39") -\$03"14"04"W 362.26"

CAR R. St. 156–159 P.R.W.C.T.

- P.R.D.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS DARBUT, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- CAR PG. CABINET PAGE DOC. NO. DOCUMENT NUMNER
- SQL FIL SQUARE FEET

  VOL PQL VOLUME PAGE

  ( ) ORIGINAL BOUNDARY CALL

  (CM) CONTROLLING MONUMENT
- EXISTING FENCE LINE OVERHEAD ELECTRIC LINE UNDERGROUND WATER LIN
- UNDERGROUND FIBER OPTIC
- FIBER OPTIC MARKER
- SIGN
- SIGN
  POWER POLE
  COMMUNICATION CABINET
  TRANSFORMER
  SANITARY SEWER MANHOLE
  TELEPHONE MANHOLE
  WATER VALVE
- TREE
- FIRE HYDRANT
- LIGHT POLE
- GUIDE ANCHOR

- GUIDE ANCHOR
  ELECTRIC METER
  WATER METER
  FLOW LINE
  REINFORCED CONCRETE PIPE
- POLYVINYI CHI ORIDE PIPE
- BOLLARD ASPHALT PAVEMENT CONCRETE PAVEMENT

## GENERAL NOTES:

- 1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, Central Zone (4203), NAD83. Elevations, if shown, are derived fron North American Vertical Datum(NAVD) 81 using GEIOD12A.
- According to Community Panel No. 48491C0635F, dated December 20, 2019 of According to Community James No. 4849 (Lossis), gladed Debember (2), gladed Debember (2), 2019 or the Fordiges (Incomprey Management April, Mational Foldor Insurance Program Maps, a profined of this propagation, a width Foldo Zene XY. (areas determined to cuties 500-year so a special froot hazard area, this food cuties 500-year foldor (3), and the property and/or the structures therein with the food forming the foldor of the structures therein with the food control of the structures therein with cuties food control of the control of the structures therein with country and the structure food control of the structures therein with the country of the structures of the structure of
- 3. The zoning of the subject tract is General Commercial (C-1), according to City of Round Rock Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyer. Not last of current zoning dissolitations, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the felidwork.
- 4. Location of all underground utilities are approximate, source information from record documents tasked in title commitment from First American Title Insurance Company; dusted effective Newments 2, 2022 and tasked Verember 14, 2022 can be used to the committee of the commi
- The subject property has no visible signs of recent earth work, building construction, or building additions.
- There were no changes to the street right-of-way, evidence of sides
- This survey has been prepared for the sole purpose of the transaction described the referenced title commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

## Exhibit A

TO: DELL COMPUTER HOLDING, L.P., SWITCH, LTD., HERITAGE TITLE COMPANY OF AUSTIN, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2221 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTHANSPS LAMD THIS SURVEYS, JOINTY ESTRAILSHED AND ADOPTED BY A TAM AND NSYS, AND INCLUDES ITEMS 1, 2, 3, 4, (6), 7, (a), 8, 9, 11(6), 11(6), 13, 14, 16 8, 17 OF TAILE A THEREOF THE RELD WORK WAS COMPLETED ON NOVEMBER 19, 20, 30.



ALTA/NSPS LAND TITLE SURVEY switch

THENCE along the east line of said Lot 1, the following courses and distances;

ference: First American Title Insurance Company, dated effective November 3, 2022 and sed November 14, 2022 under GF No. 202244028.

10(a). Electric distribution easement granted to Fexas Power and Light Co., by instrument dated November 22, 1976, recorded in Volume 705, Page 802 of the Deed Records added November 22, 1976, instructed large large and the fat text of land in expect, this text of large large and the fat text of land. However, the exact location the surveyor is unable to determine because of vague and ambiguous.

10(d). The terms, conditions and stipulations of that certain Electric Utility Easement and Right of Way dated September 30, 2021, recorded under Document No. 2021 156759 of the Official Public Records of Williamson Courty, Texas. Not located on subject tract and not

with yellow cap for an angle point;

EASEMENT NOTES:

107 107 107 07 107 89 84 68 84 79

107 107 107 107 88 54 58 54

LOT LOT LOT LOT LOT M S88°16'30"E 605.64'-

303 TOTAL PARKING SFACES

PARKING COUNT:

REGULAR PARKING SPACES HANDICAPPED PARKING SPACES