

PETITION FOR CONSENT TO THE CREATION  
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ROUND  
ROCK, TEXAS:

DEBRA KAY BRIGGS AND MARC BRIGGS (herein the "Petitioners"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petition the City Council of the City of Round Rock, Texas (the "City"), for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 3 (or next available numerical designation) (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 230.08 acres of land, more or less, situated in Williamson County, Texas. All of the land proposed to be included within the District is or will be located within the City's corporate boundaries. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is described in Exhibit A, which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

Debra Kay Briggs owns fee simple title to 225.082 acres of the Land, and Marc Briggs and Debra Kay Briggs own fee simple title to 4.998 acres of the Land. The Petitioners hereby represent that they own a majority in value of the Land which is proposed to be included in the District, shown on the tax roll certified by the Williamson Central Appraisal District.

V.

The Petitioners represent that there are no lienholders on the Land.

## VI.

The general nature of the work proposed to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, parks and recreation facilities, systems, and enterprises as shall be consistent with all of the purposes for which the District is created (the "Project").

## VII.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Williamson County, Texas. There is not now available within the area, which will be developed for residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system, or roads, or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, or parks and recreational facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, and parks and recreational facilities to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

## VIII.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioners, from such information as they have at this time, that such cost will be approximately \$57,663,024.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioners, from such information as they have at this time, that such cost will be approximately \$18,448,875.

XI.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioners, from such information as they have at this time, that such cost will be approximately \$991,875.

XII.

The total cost of the proposed District's projects is estimated by the Petitioners to be approximately \$77,103,774.

WHEREFORE, the Petitioners pray that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

**[EXECUTION PAGES FOLLOW]**

RESPECTFULLY SUBMITTED this 23<sup>rd</sup> day of May, 2025.

By: Debra Kay Briggs  
DEBRA KAY BRIGGS

THE STATE OF TEXAS

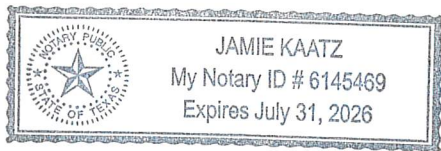
§

COUNTY OF Williamson

§

§

This instrument was acknowledged before me on May 23, 2025, by Debra Kay Briggs.



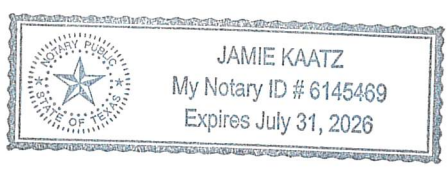
Jamie Kaatz  
Notary Public, State of Texas

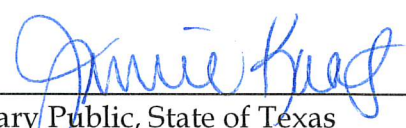
(NOTARY SEAL)

By:   
MARC BRIGGS

THE STATE OF TEXAS                   §  
  §  
COUNTY OF Williamson           §

This instrument was acknowledged before me on May 23, 2025, by  
Marc Briggs.



  
Notary Public, State of Texas

(NOTARY SEAL)

### LEGAL DESCRIPTION

DESCRIPTION OF A 230.08 ACRE TRACT OF LAND SITUATED IN THE JOSEPH MOTT SURVEY, ABSTRACT NO. 427 AND THE CALVIN BELL SURVEY, ABSTRACT NO. 112, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 222.20 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2023063688, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.TX.), LESS AND EXCEPT A CALLED 0.3367 ACRE TRACT (PARCEL 37A) RECORDED IN DOCUMENT NO. 2020130795, AND A CALLED 1.62 ACRE TRACT (PARCEL 37) RECORDED IN DOCUMENT NO. 2020038996, BOTH CONVEYED TO WILLIAMSON COUNTY, O.P.R.W.C.TX., ALSO BEING ALL OF A CALLED 4.987 ACRE TRACT CONVEYED TO MARC BRIGGS AND DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021004024, O.P.R.W.C.TX., AND A CALLED 5.00 ACRE TRACT CONVEYED TO DEBRA KAY BRIGGS, RECORDED IN DOCUMENT NO. 2021153608, O.P.R.W.C.TX.; SAID 230.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND (GRID COORDINATES N:10,192,190.57, E:3,146,632.44) ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 110 (ROCKRIDE LANE) (PUBLIC RIGHT-OF-WAY), FOR THE COMMON NORTH CORNER OF SAID 222.20 ACRE TRACT AND A CALLED 128.37 ACRE TRACT CONVEYED TO 600 WESTINGHOUSE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 2020052469, O.P.R.W.C.TX., SAME BEING THE NORTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 66 DEGREES 03 MINUTES 12 SECONDS EAST, WITH THE COMMON LINE OF SAID 222.20 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 903.06 FEET TO A 1/2-IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE COMMON NORTH CORNER OF SAID 220.20 ACRE TRACT AND A CALLED 1.00 ACRE TRACT CONVEYED TO JANET SUE PATTERSON, RECORDED IN DOCUMENT NO. 2010055935, O.P.R.W.C.TX.;

**THENCE** WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 234.78 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 73 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.03 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 1.00 ACRE TRACT, AND SAID 4.987 ACRE TRACT;

**THENCE** WITH THE COMMON LINE OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 16 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 59.32 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.",
2. NORTH 72 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.01 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING INC.", AND
3. NORTH 22 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 190.38 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 110, FOR THE NORTH COMMON CORNER OF SAID 1.00 ACRE TRACT AND SAID 4.987 ACRE TRACT;

**THENCE** WITH THE COMMON LINE OF SAID COUNTY ROAD 110 AND SAID 4.987 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 66 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 11.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC.", AND
2. NORTH 73 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 233.55 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "INTERSTATE SURVEYING, INC." FOR THE COMMON NORTH CORNER OF SAID 4.987 ACRE TRACT AND SAID 5.00 ACRE TRACT;

**THENCE** NORTH 73 DEGREES 10 MINUTES 43 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID COUNTY ROAD 110, A DISTANCE OF 310.99 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" FOUND;

**THENCE** WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 110, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 73 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 602.05 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "WILLIAMSON COUNTY",
2. NORTH 77 DEGREES 53 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 1/2-INCH IRON ROD CAPPED "WILLIAMSON COUNTY" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 423.13 FEET, A DELTA ANGLE OF 45 DEGREES 18 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 84 DEGREES 24 MINUTES 23 SECONDS EAST, A DISTANCE OF 412.19 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT AT THE INTERSECTION OF SAID COUNTY ROAD 110 AND COUNTY ROAD 105 (PUBLIC R.O.W.), ON THE COMMON LINE OF SAID 220.20 ACRE TRACT AND A CALLED 0.3367 ACRE TRACT (PARCEL 37A) CONVEYED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2020130795, O.P.R.W.C.TX.;

**THENCE** WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 0.3367 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 2,093.00 FEET, AN ARC LENGTH OF 71.64 FEET, A DELTA ANGLE OF 1 DEGREE 57 MINUTES 40 SECONDS AND A CHORD THAT BEARS SOUTH 23 DEGREES 40 MINUTES 33 SECONDS EAST, A DISTANCE OF 71.63 FEET TO A 3/8-INCH IRON ROD FOUND (BENT)
2. SOUTH 30 DEGREES 43 MINUTES 02 SECONDS EAST, A DISTANCE OF 147.97 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT WITH A RADIUS OF 267.70 FEET, AN ARC LENGTH OF 33.92 FEET, A DELTA ANGLE OF 7 DEGREES 12 MINUTES 24 SECONDS, AND A CHORD THAT BEARS SOUTH 32 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.90 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,
4. SOUTH 29 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 57.36 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET,

5. SOUTH 21 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 41.65 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND
6. SOUTH 21 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 634.85 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY SET ON THE COMMON LINE OF SAID 220.20 ACRE TRACT, SAID 0.3367 ACRE TRACT, AND A CALLED 96.33 ACRE TRACT CONVEYED TO JCN FAMILY PARTNERSHIP, L.P., RECORDED IN DOCUMENT NO. 2005081839, O.P.R.W.C.TX.;

**THENCE** WITH THE COMMON LINE OF SAID 96.33 ACRE TRACT AND SAID 220.20 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,232.06 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. SOUTH 21 DEGREES 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 3,085.55 FEET TO A 5-INCH WOODEN FENCE POST FOUND ON THE NORTH LINE OF A CALLED 286.55 ACRE TRACT, CONVEYED TO NELSON HOMESTEAD FAMILY PARTNERSHIP LTD, RECORDED IN DOCUMENT NO. 9824078, O.P.R.W.C.TX., FOR A COMMON SOUTH CORNER OF SAID 220.20 ACRE TRACT AND SAID 96.33 ACRE TRACT;

**THENCE** WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 286.55 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 68 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 2,765.24 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847", AND
2. NORTH 21 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,533.43 FEET TO A 1/2-INCH IRON ROD FOUND CAPPED "FOREST RPLS 1847" FOR A COMMON CORNER OF SAID 220.20 ACRE TRACT, SAID 286.55 ACRE TRACT, AND SAID 128.37 ACRE TRACT;

**THENCE** WITH THE COMMON LINE OF SAID 220.20 ACRE TRACT AND SAID 128.37 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 1,185.69 FEET TO A 5/8-INCH IRON ROD CAPPED "LJA SURVEY" SET, AND
2. NORTH 21 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,765.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 230.08 ACRES OF LAND, MORE OR LESS.

BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83/2011. ALL DISTANCES SHOWN ARE GRID DISTANCES, U.S. SURVEY FEET.



DUSTIN E. TROUSIL, RPLS # 6335

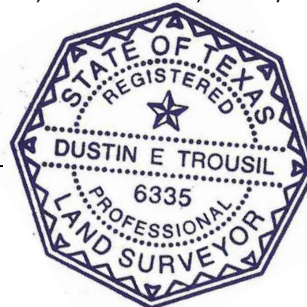
DATE: 5/27/2025

LJA SURVEYING, INC.

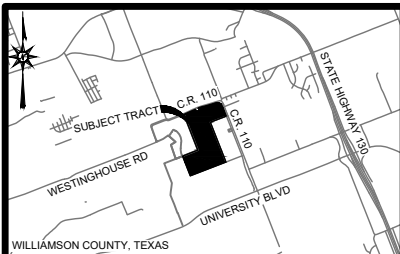
7500 RIALTO BLVD, BUILDING II, SUITE 100

AUSTIN, TEXAS 78735

TEXAS FIRM NO. 10194382







VICINITY MAP  
(NOT TO SCALE)

A

MARC BRIGGS AND  
DEBRA KAY BRIGGS  
CALLED 4.987 ACRES  
DOCUMENT NO. 2021004024  
O.P.R.W.C.TX.

B

DEBRA KAY BRIGGS  
CALLED 5.00 ACRES  
DOCUMENT NO. 2021153608  
O.P.R.W.C.TX.

C

JANET SUE PATTERSON  
CALLED 1.00 ACRES  
DOCUMENT NO. 2010055935  
O.P.R.W.C.TX.

## LEGEND



CALCULATED POINT



1/2" IRON ROD FOUND (AS NOTED)



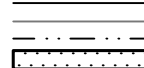
1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND



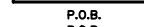
5/8" IRON ROD W/ CAP "LJA SURVEY" SET



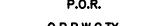
3/8" IRON ROD FOUND (BENT)



BOUNDARY LINE



ADJOINER LINE



APPROXIMATE SURVEY LINE



SUBJECT TRACT



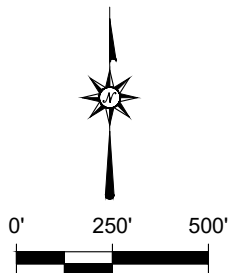
POINT OF BEGINNING



POINT OF REFERENCE



OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS



P.O.B.  
N: 10,192,190.57  
E: 3,146,632.44

N66°03'12"E 903.06'

CAPPED "INTERSTATE  
SURVEYING INC."

COUNTY ROAD 110  
(ROCKRIDE LANE)  
(PUBLIC RIGHT-OF-WAY)

B

C

A

B

C

A

B

C

A

B

C

A

B

C

A

B

C

DEBRA KAY BRIGGS  
CALLED 222.20 ACRES  
DOCUMENT NO. 2023063688  
O.P.R.W.C.TX.

600 WESTINGHOUSE INVESTMENTS, LLC  
CALLED 128.37 ACRES  
DOCUMENT NO. 2020052469  
O.P.R.W.C.TX.

CALVIN BELL SURVEY  
ABSTRACT NO. 112

APPROXIMATE SURVEY LINE

JOSEPH MOTT SURVEY  
ABSTRACT NO. 427

GROSS LAND AREA:  
230.08 ACRES

CITY OF GEORGETOWN ETJ LINE

S68°56'00"W 1232.06'

JCN FAMILY PARTNERSHIP, L.P.  
CALLED 96.33 ACRES  
DOCUMENT NUMBER 2005081839  
O.P.R.W.C.TX.

RUIDOSA IRRIGATION  
CO SURVEY  
ABSTRACT NO. 714

S21°31'32"E 3085.55'

MATCH LINE PAGE 5

SEE PAGE 5 FOR LINE AND CURVE TABLES

PAGE 4  
OF 5

DATE: 5/27/2025  
DRWN BY: SGC  
CHKD BY: DET  
PROJ NO. A3541-2401

## EXHIBIT "A"

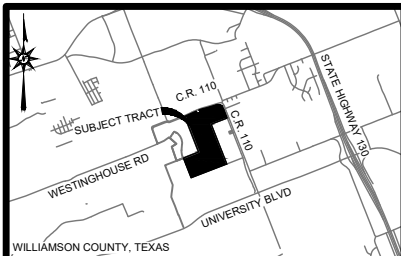
230.08 ACRE TRACT (10,022,385 SQ. FT.)  
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND  
JOSEPH MOTT SURVEY, ABSTRACT NO. 427  
WILLIAMSON COUNTY, TEXAS

LJA Surveying, Inc.

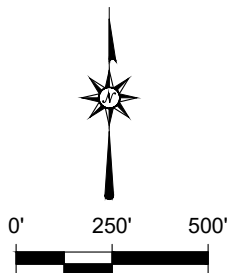
7500 Rialto Blvd, Building II  
Suite 100  
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382



VICINITY MAP  
(NOT TO SCALE)



Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	423.13'	535.00	45°18'54"	S84° 24' 23"E	412.19'
C2	71.64'	2,093.00	1°57'40"	S23° 40' 33"E	71.63'
C3	33.92'	269.70	7°12'24"	S32° 44' 00"E	33.90'

Line Table		
Line #	Direction	Length
L1	S30° 28' 52"E	234.78'
L2	N73° 18' 37"E	71.03'
L3	N16° 49' 27"W	59.32'
L4	N72° 22' 31"E	118.01'
L5	N22° 34' 37"W	190.38'
L6	N66° 24' 09"E	11.05'
L7	N73° 16' 57"E	233.55'
L8	N73° 10' 43"E	310.99'
L9	N73° 10' 32"E	602.05'
L10	N77° 53' 50"E	99.94'
L11	S30° 43' 02"E	147.97'
L12	S29° 07' 50"E	57.36'
L13	S21° 50' 58"E	41.65'
L14	S21° 50' 32"E	634.85'

### LEGEND

	CALCULATED POINT
	1/2" IRON ROD FOUND (AS NOTED)
	1/2" IRON ROD W/ CAP "FOREST RPLS 1847" FOUND
	5/8" IRON ROD W/ CAP "LJA SURVEY" SET
	3/8" IRON ROD FOUND (BENT)
	BOUNDARY LINE
	ADJOINER LINE
	APPROXIMATE SURVEY LINE
	SUBJECT TRACT
	POINT OF BEGINNING
	POINT OF REFERENCE
	OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS

P.O.B.  
P.O.R.  
O.P.R.W.C.TX.

MATCH LINE PAGE 4

N68°19'20"E 1185.69'

JOSEPH MOTT SURVEY  
ABSTRACT NO. 427

DEBRA KAY BRIGGS  
CALLED 222.20 ACRES  
DOCUMENT NO. 2023063688  
O.P.R.W.C.TX.

GROSS LAND AREA:  
230.08 ACRES

S21°31'32"E 3085.55'  
APPROXIMATE SURVEY LINE

RUIDOSA IRRIGATION  
CO SURVEY  
ABSTRACT NO. 714

JCN FAMILY PARTNERSHIP, L.P.  
CALLED 96.33 ACRES  
DOCUMENT NUMBER 2005081839  
O.P.R.W.C.TX.

5' WOODEN  
FENCE POST

S68°46'13"W 2765.24'

NELSON HOMESTEAD FAMILY PARTNERSHIP LTD  
CALLED 286.55 ACRES  
DOCUMENT NUMBER 9824078  
O.P.R.W.C.T.



*Dustin E. Trousil*  
DUSTIN TROUSIL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6335  
DATE OF SURVEY: 5/27/2025

### GENERAL NOTES

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD83 (2011) EPOCH 2018
2. VERTICAL DATUM: NAVD88
3. ALL DISTANCES SHOWN ARE GRID VALUES.

PAGE 5  
OF 5

DATE: 5/27/2025  
DRWN BY: SGC  
CHKD BY: DET  
PROJ NO. A3541-2401

### EXHIBIT "A"

230.08 ACRE TRACT (10,022,385 SQ. FT.)  
CALVIN BELL SURVEY, ABSTRACT NO. 112 AND  
JOSEPH MOTT SURVEY, ABSTRACT NO. 427  
WILLIAMSON COUNTY, TEXAS

### LJA Surveying, Inc.

7500 Rialto Blvd, Building II Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
T.B.P.L.S. Firm No. 10194382