EXHIBIT "A"

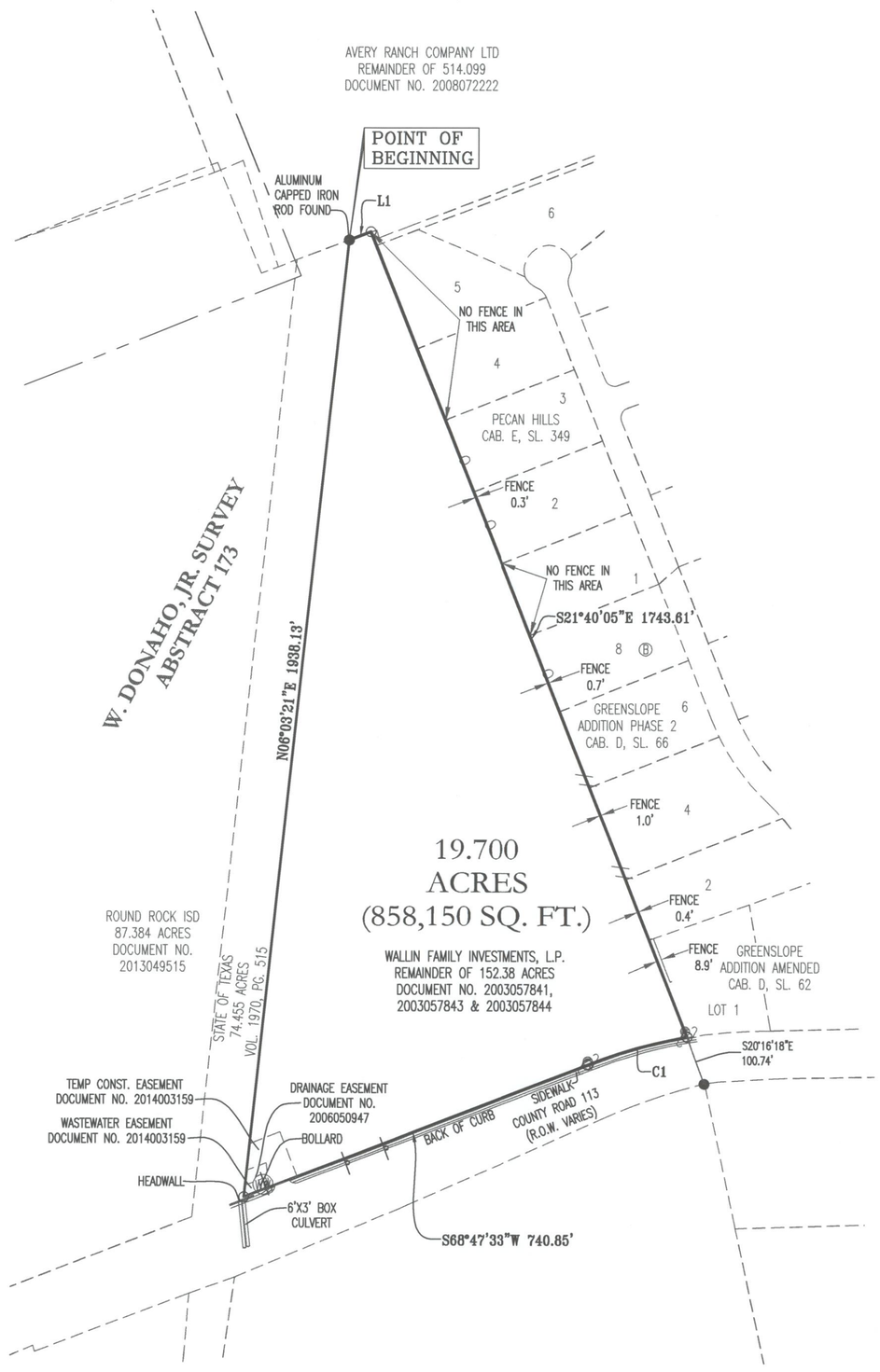
ALTA SURVEY OF 19.700 ACRES (858,150 SQUARE FEET) OF LAND BEING ALL OF THE REMAINDER OF A CALLED 152.38 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIS DONAHO, JR. SURVEY, ABSTRACT NUMBER 173, CONVEYED TO WALLIN FAMILY INVESTMENTS IN DOCUMENT NUMBER 2003057841, 2003057843, AND 2003057844, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

SCALE: 1" = 200'

north

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET
- GUY POLE
- POWER POLE
- WASTEWATER MANHOLE
- —OU— OVERHEAD ELECTRIC LINE
- —X— WIRE FENCE
- —//—//— WOOD FENCE
- —o— SIGN
- BOC BACK OF CURB
- ( ) RECORD INFORMATION DOCUMENT NO. 2003057841
- [ ] RECORD INFORMATION VOL. 1950, PG. 515



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	208.81	1050.00	S74°29'22"W	208.46	104.75	11°23'38"

Record Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
[C1]	208.92	1050.00	S77°23'39"W	208.58	104.81	11°24'02"

Line Table		
Line #	Length	Direction
L1	46.44	N68°44'53"E

Record Line Table		
Line #	Length	Direction
(L1)	236.15	S71°10'00"W

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10. b) EASEMENT DATED AUGUST 22, 1977, BY RUDOLPH WALLIN TO TEXAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 699, PAGE 899, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. – unable to locate with description provided, but easement is for parent tract

j) EASEMENT DATED JUNE 21, 2006, BY WALLIN FAMILY INVESTMENTS, L.P. TO THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2006050947, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – as shown on drawing

k) EASEMENT DATED JANUARY 8, 2014, BY WALLIN FAMILY INVESTMENTS, L.P. TO THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2014003159, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – as shown on drawing

l) EASEMENT DATED FEBRUARY 12, 2015, BY WALLIN FAMILY INVESTMENTS, L.P., ET AL TO QWEST COMMUNICATIONS COMPANY, L.L.C., ET AL, RECORDED UNDER DOCUMENT NO. 2015058336, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – no easement description provided in document

n) THE RIGHTS OF UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT TO LEVY TAXES AND ISSUE BONDS.

THIS TRACT MAY OR MAY NOT BE SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10. a) EASEMENT DATED SEPTEMBER 18, 1936, BY A.A. BOOTY TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. – no parent tract Volume and Page listed in easement document Vol. 282, Page 530

THIS TRACT IS NOT SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

10. c) EASEMENT DATED OCTOBER 19, 1997, BY RUDOLPH G. WALLIN TO TEXAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 710, PAGE 42, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. – easement is for 2 acre Wallin tract located west of subject tract

d) EASEMENT DATED SEPTEMBER 6, 1979, BY RUDOLPH WALLIN TO TEXAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL COMPANY RECORDED IN VOLUME 801, PAGE 263, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. – easement now located in right-of-way of County Road 113

e) EASEMENT DATED NOVEMBER 13, 1985, BY RUDOLPH WALLIN AND WIFE, DORIS A. WALLIN TO TEXAS UTILITIES ELECTRIC COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1472, PAGE 1, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. – easement now located in right-of-way of County Road 113

f) EASEMENT DATED JUNE 20, 2001, BY RUDOLPH WALLIN AND DORIS WALLIN TO THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2001044953, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – easement located west of subject tract, ingress egress rights from Kiphen Road

g) EASEMENT DATED JANUARY 5, 2002, BY RUDOLPH WALLIN AND DORIS WALLIN TO TXU ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2002034946, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – easement located west of subject tract, ingress egress rights from Kiphen Road and F.M. 1460

h) EASEMENT DATED MARCH 22, 2004, BY WALLIN FAMILY INVESTMENTS, L.P. TO THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2004021868, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – easement located west of subject tract, ingress egress rights from Kiphen Road and F.M. 1460

i) EASEMENT DATED JUNE 29, 2004, BY WALLIN FAMILY INVESTMENTS, L.P. TO THE CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2004052037, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. – easement located west of subject tract, ingress egress rights from Kiphen Road

TITLE COMMITMENT GF# 150070966.

TO: KB HOME LONE STAR INC., ITS SUCCESSORS AND ASSIGNS, WALLIN FAMILY INVESTMENTS, L.P., GEORGETOWN TITLE COMPANY, INC., WESTCOR LAND TITLE INSURANCE COMPANY AND WINSTEAD PC

EFFECTIVE DATE SEPTEMBER 25, 2015.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I hereby certify that on the 23rd day of October, 2015:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) all corners and points of course change, (ii) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (iii) the location of all rights-of-way, easements and any other matters of record together with appropriate recording references (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iv) all abutting dedicated public streets providing access to the subject property together with the width and name thereof, and (v) all other significant items on the subject property;

(b) Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, or (iii) party walls conflicts or protrusions;

(c) This survey shows all roads, streets and rights-of-way which abut and/or are adjacent to the subject property and no gap, strip or gore exists between any such road, street or right-of-way, or adjacent property and the subject property;

(d) All required building set back lines on the subject property are located as shown hereof;

(e) Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress;

(f) The location of each easement, right-of-way, servitude, and other matters affecting subject property and listed in the Commitment for Title Insurance issued by Georgetown Title Company, Inc., under GF#150070966, issued October 06, 2015, with respect to the subject property, has been shown on the survey, together with appropriate recording references to the extent that such matters can be located. The subject property shown on the survey is the property described in that Title Commitment.

(g) The metes and bounds description contained hereon is correct and the record description of the subject property forms a mathematically closed figure;

(h) No portion of the subject property lies within a flood plain or flood prone area or a flood way of any body of water per the Federal Emergency Management Agency Rate Map, Community F.I.R.M. Map prepared for Williamson County, dated effective September 26, 2008, as shown on Community Panel No. 48491C 0495E or within any Aquifer Recharge Zone, Aquifer Transition Zone or Contributory Zone, Tract lies in Zone X, 0.2% Annual Chance Flood Hazard; and

(i) This survey conforms to the current 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association ("ALTA"), the American Congress on Surveying and Mapping ("ACSM"), and the National Society of Professional Surveyors ("NSPS") pursuant to the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, and includes items 1,2,3,4,6(a),7(b)(1), 8,9,10(a),11(a),13,14,16,17,18,19, of Table A thereof.

ROBERT J. GERTSON, RPLS# 6367
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512)280-5160 (512)280-5165 (fax)
rgertson@cbdeng.com

STATE OF TEXAS REGISTERED ROBERT J. GERTSON 6367 PROFESSIONAL LAND SURVEYOR

ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

ALTA SURVEY TABLE A NOTES:

7(b)(c). NO BUILDINGS LOCATED ON SITE.
9. NO PARKING SPACES ARE LOCATED ON THE SITE.
10. NO DIVISION OR PARTY WALLS ARE LOCATED ON THE SITE.
14 DISTANCE TO NEAREST INTERSECTION STREET: +/- 2648 FEET TO THE INTERSECTION OF F.M. 1460 AND COUNTY ROAD 113.
16. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
17. THERE IS NO INFORMATION ON PROPOSED CHANGES IN STREET RIGHT-OF-WAYS. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE IS NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
19. NO WETLANDS LOCATED ON SITE.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE W. DONAHO, JR. SURVEY, ABSTRACT NUMBER 173, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF 152.38 ACRE TRACT CONVEYED TO WALLIN FAMILY INVESTMENTS IN DOCUMENT NUMBERS 2003057841, 2003057843 AND 2003057844, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.700 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an aluminum capped iron rod found in the southern line of the remainder of 514.099 acre tract conveyed to Avery Ranch Company, LTD., in Document No. 2008072222, Official Public Records of Williamson County, Texas, also being a northwestern corner of said remainder of 152.38 acre tract, also being the easternmost corner of a 74.455 acre tract conveyed to the State of Texas in Vol. 1970, Pg. 515, Official Records of Williamson County, Texas, for the westernmost northwestern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of remainder of 514.099 acre tract and said remainder of 152.38 acre tract, N68°44'53"E, a distance of 46.44 feet to a ½" capped iron rod set,

THENCE, with the common boundary line of the remainder of 514.099 acre tract, said remainder of 152.38 acre tract, Pecan Hills, a subdivision recorded in Cabinet E, Slide 349, Plat Records of Williamson County, Texas, Greenslope Addition Phase 2, a subdivision recorded in Cabinet D, Slide 66, Plat Records of Williamson County, Texas and Lot 1, Greenslope Addition Amended, a subdivision recorded in Cabinet D, Slide 62, Plat Records of Williamson County, Texas, S21°40'05"E, a distance of 1743.61 feet to a ½" capped iron rod set, for the southernmost corner of said Lot 1, Greenslope Addition Amended, also being the easternmost corner of said remainder of 152.38 acre tract, and also being in the northern right-of-way line of County Road 113 (R.O.W. Varies), for the easternmost corner of the herein described tract, at a point of curvature to the left,

THENCE, with the common boundary line of said County Road 113 and said remainder of 152.38 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. with said curve to the left having a radius of 1050.00 feet, an arc length of 208.81 feet and whose chord bears S74°29'22"W, a distance of 208.46 feet to a ½" capped iron rod set, and
2. S68°47'33"W, a distance of 740.85 feet to a ½" capped iron rod set, in the northern right-of-way line of said County Road 113, also being the southernmost corner of said remainder of 152.38 acre tract, and also being in the eastern line of said 74.455 acre tract,

THENCE, with the common boundary line of said 74.455 acre tract and said remainder of 152.38 acre tract, N06°03'21"E, a distance of 1938.13 feet to the **POINT OF BEGINNING** and containing 19.700 acres of land.

PHYSICAL ADDRESS AS LISTED IN THE WILLIAMSON COUNTY APPRAISAL DISTRICT:
E OLD SETTLERS BLVD.
ROUND ROCK, TEXAS 78665

TRACT IS LOCATED IN THE ETJ, NO ZONING

TAX PARCEL ID # R384605

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
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PATH-J: \4752-082\DWG\ALTA.DWG