

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 LSBD 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



2023064750 PLAT Total Pages: 4



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

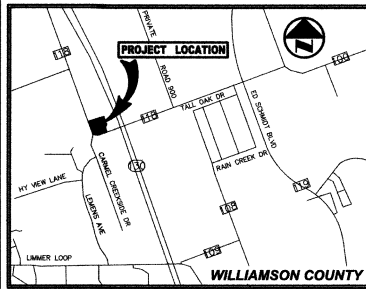
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023064750

PLAT Fee: \$246.00
08/04/2023 08:47 AM DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



VICINITY MAP
(NOT TO SCALE)

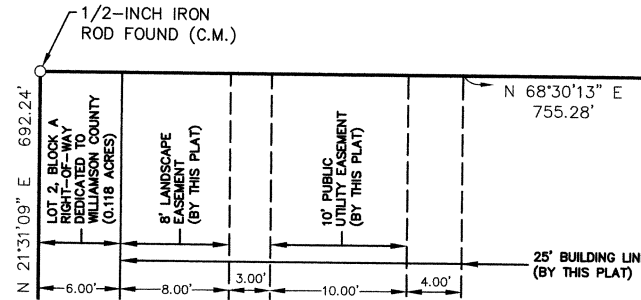
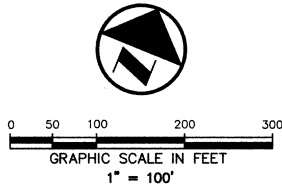
LEGEND

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

1 DETAIL

NOT TO SCALE



BENCH MARK LIST

TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE 4803, NORTH AMERICAN VERTICAL DATUM OF 1988, GRID 18 (CONUS)	
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=10183776.35' EASTING=3101883.77' ELEV=758.32'
BM# 20	1/2-INCH IRON ROD SOUTH OF THE INTERSECTION OF COUNTY ROAD 118 AND CARMEL CREEK/SHORE DRIVE, ± 30' FEET EAST OF A POWER POLE. NORTHING=10183427.18' EASTING=3180478.41' ELEV=758.03'

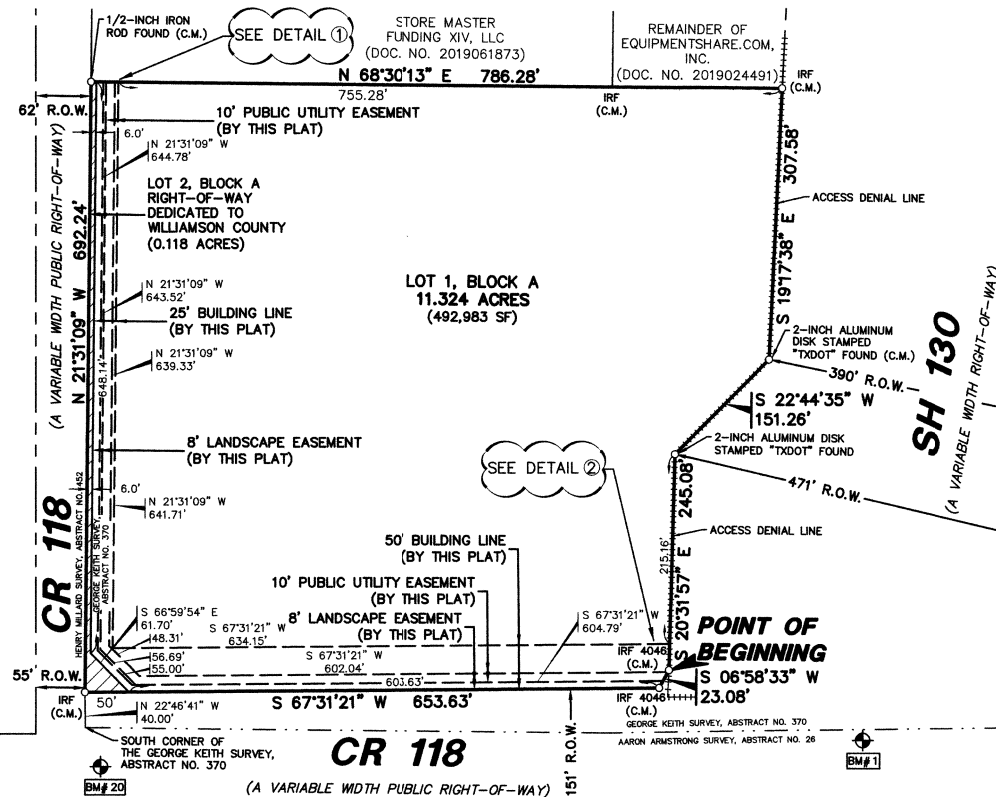
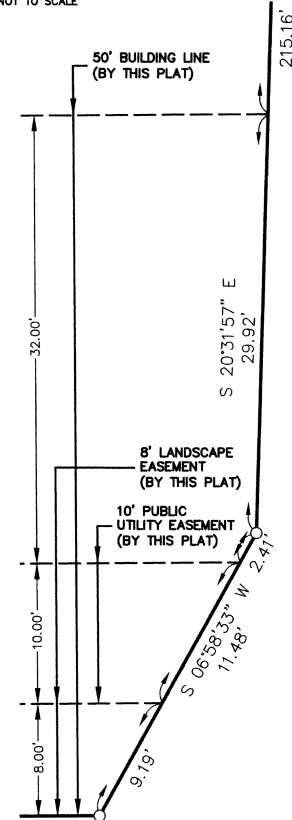
FINAL PLAT DETAILS

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

2 DETAIL

NOT TO SCALE



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

Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	JOB NUMBER 5185-21.704
REF. CASE NO. FP2212-001		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 ever 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
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 M. 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
952-465-7165
CONTACT: WILLY BOULAY

REF. CASE NO. FP2212-001

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

DRAWN BY		CHECKED BY	SCALE	DATE	JOB NUMBER
GAL		DCP	N/A	09/09/2022	5185-21.704

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
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

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 corner clip; said point being the most southerly southeast 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 853.63 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.

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
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
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 18 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
Rob Wendt, Chairman
City of Round Rock
Planning & Zoning Commission

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
Floodplain Administrator
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 18 day of August, A.D. 2023, at 6:25 o'clock A.M. and duly recorded on the 18 day of August, 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 Lam*
Deputy

**COUNTY ADDRESSING CERTIFICATION**

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Road name and address assignments verified this the day of , 20 A.D.

Williamson County Addressing Coordinator

GENERAL NOTES

- 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.
- 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.
- No portion of this tract is encroached by the ultimate 1% annual floodplain.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- 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.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners.
- 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.
- Subdivision walls shall be located and 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.
- Right-of-way is hereby dedicated by conveyance to Williamson County as shown hereon.
- Maintenance responsibility for drainage will not be accepted by the County other than that accepted with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- 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.
- 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.
- 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.
- 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.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance or floodplain development.
- Improvements within the county road right-of-way including, but not limited to landscaping, irrigation lights, is prohibited without first obtaining an executed license agreement with Williamson County.
- All public roadways and easements as shown on this plat are free of liens.
- Water service is provided by: Jonah Water Special Utility District. Wastewater service is provided by: City of Round Rock.

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

Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY GAL	CHECKED BY DCP	SCALE N/A	DATE 09/08/2022
JOB NUMBER 5185-21.704			

REF. CASE NO. FP2212-001

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

3
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

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