

Exhibit "A"  
(Property Description)

**ALL THAT CERTAIN 3.866 ACRE (168,400 SQUARE FEET) TRACT, LOT OR PARCEL OF LAND SITUATED WITHIN AND BEING A PORTION OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WITHIN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF A CALLED 101.110 ACRE TRACT OF LAND DESCRIBED AS TRACT I, IN EXHIBIT "C", AND THE REMAINING PORTION OF A CALLED 2.78 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "D", WHICH IS CONTAINED WITHIN SAID 101.110 ACRE TRACT, CONVEYED TO THE OLD SETTLERS ASSOCIATION IN A PARTITION DEED BETWEEN THE CITY OF ROUND ROCK AND THE OLD SETTLERS ASSOCIATION RECORDED IN VOLUME 1760, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AN AMENDMENT TO THE PARTITION DEED ENTERED INTO JANUARY 26, 2005 BY THE OLD SETTLERS ASSOCIATION OF WILLIAMSON COUNTY, TEXAS AND THE CITY OF ROUND ROCK, TEXAS IN WHICH THE 2.78 ACRE TRACT WAS RECONFIGURED AS A SAVE AND EXCEPT, RECORDED AS DOCUMENT 2005008528 IN SAID OFFICIAL RECORDS.**



3.866 ACRES  
ROUND ROCK, TEXAS  
Pg. 1 of 3

PROJECT NO. 352-822  
Revised NOVEMBER 21, 2025

### **METES AND BOUNDS DESCRIPTION**

**ALL THAT CERTAIN 3.866 ACRE (168,400 SQUARE FEET) TRACT, LOT OR PARCEL OF LAND SITUATED WITHIN AND BEING A PORTION OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, WITHIN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THE REMAINDER OF A CALLED 101.110 ACRE TRACT OF LAND DESCRIBED AS TRACT I, IN EXHIBIT "C", AND THE REMAINING PORTION OF A CALLED 2.78 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "D", WHICH IS CONTAINED WITHIN SAID 101.110 ACRE TRACT, CONVEYED TO THE OLD SETTLERS ASSOCIATION IN A PARTITION DEED BETWEEN THE CITY OF ROUND ROCK AND THE OLD SETTLERS ASSOCIATION RECORDED IN VOLUME 1760, PAGE 451 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AN AMENDMENT TO THE PARTITION DEED ENTERED INTO JANUARY 26, 2005 BY THE OLD SETTLERS ASSOCIATION OF WILLIAMSON COUNTY, TEXAS AND THE CITY OF ROUND ROCK, TEXAS IN WHICH THE 2.78 ACRE TRACT WAS RECONFIGURED AS A SAVE AND EXCEPT, RECORDED AS DOCUMENT 2005008528 IN SAID OFFICIAL RECORDS. SAID 3.866 ACRE TRACT (168,400 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**BEGINNING** at a 1-1/2 inch aluminum cap found in concrete, having a Texas State Plane **GRID** Coordinate of **N-10164750.16, E-3146207.48**, monumenting the southeast corner of Lot 2, Block A, Old Settlers Retail Subdivision Final Plat filed April 1, 2005 and recorded as Document Number 2005023336 in the Official Public Records, Cabinet AA, Slide 84, Plat Records, Williamson County, Texas, same being the southeast corner of said reconfigured 2.78 acre tract, being on the north line of East Palm Valley Boulevard (US Highway No. 79) as conveyed to the City of Round Rock as 1.724 acres by Document Number 2000048501 in said Official Public Records and being an interior line of the remainder of said Tract I containing 101.110 acres, from which a steel rebar with 1-1/4 inch cap labeled RJ Surveying found monumenting the southwest corner of said Lot 2 bears S 63°37'31"W, a distance of 242.14 feet;

**THENCE**, along the east line of said Lot 2, with an interior line of said remaining 101.110 acre tract, N 26°21'46"W, at a distance of 229.67 feet pass the southwesterly ending corner of a called 0.359 acre Access Easement recorded as Document Number 2005008531 in said Official Public Records,,and in all a total distance of 259.67 feet to 1-1/2 inch aluminum cap found in concrete monumenting the northeast corner of said Lot 2, being the northwesterly ending corner of said 0.359 acre Access Easement, and being an interior corner of said 101.110 acre tract and the northeast corner of said reconfigured 2.78 acre tract;

**THENCE**, along the north line of said Lot 2 and Lot 1 of said Block A, being the north line of said reconfigured 2.78 acre tract, S 63°37'33"W, at a distance of 241.99 feet pass a steel rebar with 1-1/4 inch cap labeled RJ Surveying at the common north corner of said Lots, and in all a total distance of 408.19 feet to a 1-1/2 inch aluminum cap found in concrete at the northwest corner of said Lot 1, being a southwest corner of said 2.78 acre remainder and the northwest corner of said reconfigured 2.78 acre tract, same being on the east line of that certain tract or parcel described as containing 6.153 acres of land in a General Warranty Deed to F5 Ranch LLC dated September 29, 2020 and recorded as Document Number 2020118972 in said Official Public Records, from which a mag nail with washer labeled "Early Boundary" monumenting the southwest corner of said Lot 1, same being the southeast corner of said 6.153 acre tract, on the north line of said Palm Valley Boulevard and said 1.724 acre tract, bears S 02°14'38"E, a distance of 284.54 feet;

**THENCE**, along the east line of said 6.153 acre tract and the west line of said 2.78 acre remainder tract, common with the west line of said remaining 101.110 acre tract, N 02°15'21"W, at a distance of 22.97 feet pass the northwest corner of said 2.78 acre remainder tract, and in all a total distance of 500.50 feet to a 1/2 inch steel rebar found below ground level, at an angle point in said common line, from which a 1/2 inch steel rebar found bears N 31°23'58"E, a distance of 0.90 feet;


**THENCE**, departing the east line of said 6.153 acre tract and across said 101.110 acre tract the following three (3) courses;

1. N 69°08'49"E, a distance of 235.96 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set,
2. S 28°51'16"E, a distance of 434.50 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set on the north line of said Access Easement, and
3. S 26°21'46"E, at a distance of 30.00 feet pass the south line of said Access Easement, and in all a total distance of 259.68 feet to a 5/8 inch steel rebar with cap labeled "CEC Boundary" set on the north line of said Palm Valley Boulevard and said 1.724 acre tract, from which a TxDOT Type II bronze cap in concrete found at called Station 231+76.03 bears N 63°37'31"E, a distance of 525.24 feet;

**THENCE**, along the north line of said Palm Valley Boulevard and said 1.724 acre tract, being the southerly line of said 101.110 acre remainder tract, S 63°37'31"W, a distance of 50.00 feet to the **POINT OF BEGINNING** containing 3.866 acres of land (168,400 sqft), more or less.

All Bearings and distances are referenced to the Texas State Plane Coordinate System, Central Zone 4203, NAD83(2011). All distances and acreage are shown as Grid.

I, Chet M. Glasscock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document represents a survey made on the ground under my direction and supervision. A TSPS Cat. 1-A, Condition III survey and map was prepared in addition.



Chet M. Glasscock, R.P.L.S.  
No. 4626 – State of Texas  
CEC - Austin



November 21, 2025

Date



BEGINNING at a 0-1-7/2 inch aluminum cap found in concrete, having a Texas State Plane Grid Coordinate of N=10617485.16, E=13646207.48, monumenting the southeast corner of Lot 2, Block A, Old Settlers Retail Subdivision. Final Plat filed April 1, 2005 and recorded as Document Number 2005-092403, County Public Records Office, Bexar County, Texas; and  
THENCE S 89° 3' 10" W, distance 1.274 acres, more or less, being all of said reconfigured tract, being on the north line of East Palm Valley Boulevard (US Highway No. 79) as conveyed to the City of Round Rock as called 1.724 acres by Document Number 2000NN00000, in said Official Public Records and  
THENCE S 89° 3' 10" W, distance 1.010 acre, containing 101.0 acres, from which stated street intersects;  
and bearing with 1-1/4 inch cap labeled RJ Surveying found monumenting the southwest corner of said Lot 2 bears S 63°37'31" W, a distance of 244.2 feet;

THENCE, along the northline of said Lot 2, and a distance of 241.99 feet pass a steel rebar with a diameter of one inch and a surveying iron pin; thence, south 80° 06' 00" west, a distance of 408.19 feet to a surveying iron pin; thence, south 7° 00' 00" east, a distance of 1.00 foot to a three-inch aluminum cap found in concrete at the northwest corner of said Lot 1, being a southwest corner of said 2.78 acre remainder and the northeast corner of said reconfigured 2.78 acre tract, same being on the east line of that certain tract or parcel of land described as above and recorded as Document Number 2010118972 on September 29, 2020 and recorded as Document Number 2020118972 in said Official Public Records, from which a map nail with washer labeled "Early Boundary monumenting the southwest corner of said 2.78 acre tract" was removed; thence, south 82° 00' 00" east, a distance of 284.54 feet to a steel rebar located at the southeast corner of said 2.78 acre tract, being the southeast corner of said Palm Valley Boulevard and said 1.7224 acre tract, bears S 02°14'38" E, a distance of 284.54 feet;

THENCE, departing the east line of said 6.153 acre tract and across said 101.110 acre tract the following three (3) courses;

1. N 69°08'49" E, a distance of 235.96 feet to a 5/8 inch steel rebar with cop labeled "CEC Boundary" set;
2. S 28°51'16" E, a distance of 434.50 feet to a 5/8 inch steel rebar with cop labeled "CEC Boundary" set on the north line of said Access Easement; and
3. S 26°21'46" E, at a distance of 30.00 feet pass the south line of said Access Easement, and in all a total distance of 259.68 feet to a 5/8 inch steel rebar with cop labeled "CEC Boundary" set on the north line of said Palm Valley Boulevard and said 1.724 acre tract, from which a 100 foot wide bronze cap in concrete found at called Station 231+76.03 bears N 63°37'31" E, a distance of 525.24 feet;

SURVEYORS COMMENTS:

BASED UPON TEXAN TITLE INSURANCE COMPANY  
GF NO. TWH2500270  
EFFECTIVE DATE: AUGUST 21, 2025, ISSUED DATE SEPTEMBER 18, 2025  
THE MATTERS OF TITLE RELEVANT TO THIS SURVEY ARE LISTED BELOW:

**SCHEDULE B:**

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

- 10c. EASEMENT TO LONE STAR STATE POWER CO INC, PER VOL. 225, PG. 31, D.R.W.C.T. (UNABLE TO PLOT)  
10d. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 234, PG. 133, D.R.W.C.T. (UNABLE TO PLOT)  
10e. EASEMENT TO LONE STAR STATE POWER CO, INC, PER VOL. 237, PG. 347, D.R.W.C.T. (BLANKET)  
10f. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 281, PG. 464, D.R.W.C.T. (UNABLE TO PLOT)  
10g. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 286, PG. 394, D.R.W.C.T. (DOES NOT AFFECT)  
10h. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 304, PG. 248, D.R.W.C.T. (DOES NOT AFFECT)  
10i. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 337, PG. 360, D.R.W.C.T. (DOES NOT AFFECT)  
10j. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 337, PG. 360, D.R.W.C.T. (DOES NOT AFFECT)  
10k. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 337, PG. 360, D.R.W.C.T. (DOES NOT AFFECT)  
10l. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 337, PG. 360, D.R.W.C.T. (DOES NOT AFFECT)  
10m. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 348, PG. 406, D.R.W.C.T. (DOES NOT AFFECT)  
10n. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 349, PG. 410, D.R.W.C.T. (DOES NOT AFFECT)  
10o. EASEMENT TO TEXAS POWER & LIGHT COMPANY, PER VOL. 393, PG. 248, D.R.W.C.T. (DOES NOT AFFECT)  
10p. EASEMENT TO BRUSH CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, PER VOL. 477, PG. 280, D.R.W.C.T. (BLANKET/UNABLE TO PLOT)  
10q. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, PER VOL. 621, PG. 295, D.R.W.C.T. (DOES NOT AFFECT)  
10r. EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY, PER VOL. 1534, PG. 95, O.R.W.C.T. (DOES NOT AFFECT)  
10s. EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY, PER VOL. 1783, PG. 118, O.R.W.C.T. (DOES NOT AFFECT)  
10t. EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY, PER VOL. 1885, PG. 40, O.R.W.C.T. (DOES NOT AFFECT)  
10u. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN CITY IF ROUND ROCK ORDINANCE NO. 3012, PER VOL. 1953, PG. 283, O.P.R.W.C.T.  
10v. WATER LINE EASEMENT TO CITY OF ROUND ROCK, PER VOL. 2543, PG. 691, O.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10w. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN BOUNDARY AGREEMENT DATED APRIL 3, 1997, PER DOC NO. 9724002, O.R.W.C.T. (DOES NOT AFFECT)  
10x. PUBLIC UTILITY EASEMENT TO CITY OF ROUND ROCK, PER DOC NO. 2000048502, O.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10y. WATER AND WASTEWATER EASEMENT TO LOWER COLORADO RIVER AUTHORITY, PER DOC NO. 2001053431, O.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10z. DRAINAGE AND DETENTION EASEMENT TO TIMBERLANE INVESTMENTS INC, PER DOC NO. 2005008530, O.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10aa. ACCESS EASEMENT TO TIMBERLANE INVESTMENTS INC, PER DOC NO. 2005008531, O.P.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10ab. WATERLINE EASEMENT TO CITY OF ROUND ROCK, PER DOC NO. 2005065628, O.R.W.C.T. (DOES AFFECT/AS SHOWN HEREON)  
10ac. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD, ROADWAY, RAILROAD OR RAILROAD RIGHT OF WAY  
10cc. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT ON RECORD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N2°15'21"W	22.97'
L2	S63°37'31"W	50.00'

**P.A. HOLDER SURVEY  
ABSTRACT NO. 297**

ORIGINAL PARTITION  
REMAINDER CALLED 101.110 ACRES  
EXHIBIT "C" - TRACT 1  
VOL. 1760, PG. 451  
O.R.W.C.T.

~~ACCESS EASEMENT  
(SEE ITEM 10z)~~

AGE AND  
IN EASEMENT  
(ITEM 10y)

-PUBLIC UTILITY EASEMENT  
(SEE ITEM 10w)

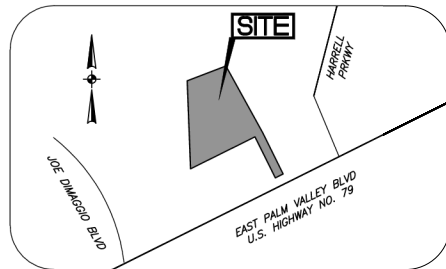
LOT 2  
CALLED 1.44 ACRES

BLOCK A  
OLD SETTLERS RETAIL SUBDIVISION  
CABINET AA, SLIDE 84

LOT 1  
CALLED 1.34 ACRES

GENERAL NOTES:

1. SURVEYOR DID NOT OBSERVE A CEMETERY, OR EVIDENCE OF SUCH.
2. NO ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL SURVEY WAS CONDUCTED.
3. UNDERGROUND WATER/SEWER LINES ARE LOCATED BASED ON UTILITY MARKERS, VALVE LOCATIONS, AND TEXAS 811 MARKINGS.
4. VISIBLE IMPROVEMENTS WERE LOCATED AND SHOWN HEREON
5. DIRECTIONAL CONTROL AND BEARING BASIS WERE DERIVED UTILIZING GPS. SURVEY CONTROL WAS SET ON SITE, AND SURVEY WAS MADE BY BASE METHOD. THE SURVEY REPORTS TEXAS STATE PLANE COORDINATES BASED ON NAD83(2011) CENTRAL ZONE 4203 GRID BEARINGS AND DISTANCES. ACREAGE AND COORDINATES THAT MAY BE SHOWN ARE GRID, AND DISTANCES ARE HORIZONTAL.




VICINITY MAP  
SCALE 1"=500'

**EXISTING LEGEND:**

- |  |  |
|--|--|
|  | PROPERTY LINE                                |
|  | ADJACENT PROPERTY LINE                       |
|  | RIGHT-OF-WAY                                 |
|  | EASEMENT                                     |
|  | FENCE  |
|  | SANITARY SEWER LINE                          |
|  | WATER LINE                                   |
|  | 1/2" STEEL REBAR FOUND (UNLESS NOTED)        |
|  | TxDOT TYPE II BRONZE CAP IN CONCRETE FOUND   |
|  | 5/8" STEEL REBAR SET WITH "CEC BOUNDARY" CAP |
|  | MAG NAIL WITH WASHER "EARLY BOUNDARY"        |
|  | MAILBOX                                      |
|  | PIN FLAG                                     |
|  | SIGN   |
|  | LIGHT STANDARD                               |
|  | BOLLARD                                      |
|  | SANITARY MANHOLE                             |
|  | CLEAN OUT                                    |
|  | WATER MANHOLE                                |
|  | WATER BOX (WATER VALVE)                      |
|  | FIRE HYDRANT                                 |
|  | WATERLINE MARKER                             |
|  | METER  |
|  | GAS METER                                    |
|  | POWER POLE                                   |
|  | GUY WIRE                                     |
|  | TELEPHONE PEDESTAL                           |
|  | TELEPHONE MANHOLE                            |
|  | ELECTRIC METER                               |
|  | ELECTRIC CONTROL CABINET (ABOVE GRADE)       |
|  | FIBER OPTIC MANHOLE                          |
|  | UTILITY RV HOOKUP                            |
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING

I, CHET M. GLASSCOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY AS TO THE RESULTS OF A SURVEY MADE ON THE GROUND, BY ME AND UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF TO SUBSTANTIALLY REPRESENT A TSPS CATEGORY 1-A CONDITION 3 TITLE SURVEY AND REPORT, OF THE PROPERTY SHOWN AND AS REQUESTED BY THE CLIENT.

 11/21/25  
CHET M. GLASSCOCK, R.P.L.S.  
NO. 4626 - STATE OF TEXAS

Civil & Environmental  
Consultants, Inc.

1221 S. MoPac Expressway  
Suite 350  
Austin, TX 78746  
Ph: 512.439.0400  
[www.cecinc.com](http://www.cecinc.com)

Texas Registered  
Engineering Firm F-38  
Surveying Firm 10194419

**MVRK INVESTORS, LLC  
3300 E. PALM VALLEY HOTEL  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS**

DRAWN BY:	<b>R.DOCKREY</b>	CHECKED BY:	<b>M.CALHOUN</b>	APPROVED BY:	<b>C.GLASSCOCK</b>
DATE:	<b>NOV. 21, 2025</b>	DWG SCALE:	<b>1"=50'</b>	PROJECT NO:	<b>352-822</b>

TSPS CATEGORY 1-A, CONDITION III TITLE SURVEY

DRAWING NO.:  
**1**  
SHEET 1 OF 1

REVISÉ NOV. 21, 2025