

# EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF WILLIAMSON

JULY, 2020

DRAINAGE EASEMENT  
0.02 ACRE – 1082 SQUARE FEET

These notes describe that certain tract of land located in the **EPHRAIM EVANS SURVEY, ABSTRACT NO. 212** and the **DAVID CURRY SURVEY, A-130**, situated in Williamson County, Texas; being within the corporate city limits of Round Rock, Texas, being a part of and out of Lot 2, Block "A", Cypress Addition, a dedicated subdivision as recorded in Cabinet N, Slide 267 of the Plat Records of Williamson County, Texas (PRWC), same being conveyed to WC Round Rock Land Partners, LP of record in Document No. 2013115112 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2020 and being more fully described as follows:

**BEGINNING** at a calculated point (North = 10,174,637.85 feet, East = 3,129,438.76 feet) in the South line of "Parcel 2 – 0.27 Acre" as recorded in Document No. 2019065012, OPRWC, same being in the South line of future Oakmont Drive; found ½" iron rod (capped LAND DESIGN) at the Southeast corner of said "Parcel 2 – 0.27 Acre" and the Southwest corner of "Parcel 3 – 0.92 Acre" as recorded in Document No. 2019065012, OPRWC in the South line of future Oakmont Drive bearing North 66° 43' 24" East a distance of 132.62 feet;

**THENCE** with the Southern, Western and Northern lines of subject tract, over and across aforementioned Lot 2, Block "A", Cypress Addition as follows:

- **South 32° 56' 15" West 68.70 feet** to a calculated corner to a point in the common line of Lot 2, Block "A" and Lot 1, Block "A" Cypress Addition,
- **North 22° 26' 56" West 38.70 feet** with said common line of Lots 1 and 2, Block "A" to a calculated corner at a common corner of both in the aforementioned South line of "Parcel 2 – 0.27 Acre";

**THENCE North 69° 39' 33" East** with the South line of said "Parcel 2 – 0.27 Acre" and the South line of future Oakmont Street a distance of **9.55 feet** to a found ½" iron rod;

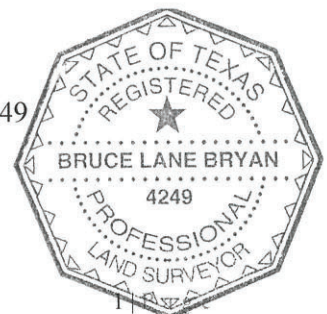
**THENCE North 66° 43' 24" East** with said South line of said "Parcel 2 – 0.27 Acre" and the South line of future Oakmont Street a distance of **47.00 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **0.02 Acre (1082 square feet)** of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert distances to surface divide by combined scale factor of 0.999911979520. Attention is invited to accompanying plat for further information.

  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.  
TBPLS Firm No. 10128500 911 N. Main St., Taylor, TX 76574



OAKMONT CENTRE SECTION FIVE  
 CAB. F, SLIDE 139 PRWC  
 CHANDLER CREEK PARCEL E&F, L.P.  
 DOC.# 2011019081 OPRWC

EPHRAIM EVANS SURVEY  
 ABSTRACT NO. 212

PARCEL 1  
 0.15 OF ONE ACRE  
 (6,455 SQ. FT.)  
 DOC.# 2019065012 OPRWC

TOTKN, LLC  
 (18.389 ACRES)  
 DOC. NO. 2018072814  
 OPRWC

PARCEL 3  
 0.92 OF ONE ACRE  
 (39,991 SQ. FT.)  
 DOC.# 2019065012 OPRWC

P.O.B.  
 IRF N 66° 43' 24" E  
 132.62'

N66°43'24"E 47.00'

N69°39'33"E 9.55'

N22°26'56"W 38.70'

PARCEL 2  
 0.27 OF ONE ACRE  
 (11,907 SQ. FT.)  
 DOC.# 2019065012 OPRWC  
 S32°56'15"W 68.70'<sub>2</sub>

APPROXIMATE LOCATION

DRAINAGE EASEMENT  
 1082.49 SQ FT  
 0.02 ACRES

CYPRESS ADDITION  
 CAB. N, SLIDE 267 PRWC  
 WC ROUND ROCK LAND PARTNERS  
 LP DOC. # 2013115112 OPRWC

DAVID CURRY SURVEY  
 ABSTRACT NO. 130

1  
 BLOCK A  
 CYPRESS ADDITION  
 CAB. N, SLIDE 267 OPRWC  
 WC ROUND ROCK LAND PARTNERS LP  
 DOC. # 2013115112 OPRWC



LEGEND:

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- △ CALCULATED CORNER

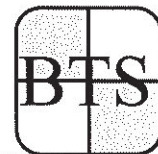


SCALE: 1"=100'

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS  
 STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD  
 83, 93 ADJUSTMENT AND ARE GRID VALUES; TO  
 CONVERT DISTANCES TO SURFACE DIVIDE BY COMBINED  
 SCALE FACTOR OF 0.999911979520.

DRAINAGE EASEMENT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
 TAYLOR, TX 76574

PHONE: (512) 352-9090  
 FAX: (512) 352-9091

FIRM No. 10128500

bryantechnicalservices.com

# EXHIBIT "B"

STATE OF TEXAS  
COUNTY OF WILLIAMSON

JULY, 2020

## TEMPORARY CONTRUCTION EASEMENT #3 0.03 ACRE – 1275 SQUARE FEET

These notes describe that certain tract of land located in the **EPHRAIM EVANS SURVEY, ABSTRACT NO. 212**, situated in Williamson County, Texas; being within the corporate city limits of Round Rock, Texas, being a part of and out of Lot 2, Block "A", Cypress Addition, a dedicated subdivision as recorded in Cabinet N, Slide 267 of the Plat Records of Williamson County, Texas (PRWC), same being conveyed to WC Round Rock Land Partners of record in Document No. 2013115112 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2020 and being more fully described as follows:

**BEGINNING** at a found ½" iron rod (capped LAND DESIGN) (North = 10,174,782.48 feet, East = 3,129,798.53 feet) at a common corner of "Parcel 4 – 0.33 Acre" as recorded in Document No. 2019065012, OPRWC and "Parcel 3 – 0.92 Acre" as recorded in Document No. 2019065012, OPRWC in the South line of future Oakmont Drive;

**THENCE South 68° 50' 59" West** with the South line of said "Parcel 3 – 0.92 Acre" and South line of future Oakmont Drive a distance of **255.18 feet** to a found ½" iron rod at the Southwest corner of said "Parcel 3 – 0.92 Acre", same being the Southeast corner of "Parcel 2 – 0.27 Acre" as recorded in Document No. 2019065012, OPRWC;

**THENCE South 23° 16' 36" East**, over and across aforementioned Lot 2, Block "A", a distance of **5.00 feet** to a calculated point at the Southwest corner of subject tract;

**THENCE North 68° 51' 02" East**, over and across aforementioned Lot 2, Block "A", a distance of **255.02 feet** to a calculated point at the Southeast corner of subject tract;

**THENCE North 21° 27' 37" West**, over and across aforementioned Lot 2, Block "A", a distance of **5.00 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **0.03 Acre (1275 square feet)** of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values; to convert distances to surface divide by combined scale factor of 0.999911979520. Attention is invited to accompanying plat for further information

  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.  
TBPLS Firm No. 10128500  
911 N. Main St., Taylor, TX 76574



REMAINDER LOT 3  
BLOCK B

AKMONT CENTRE SECTION FIVE  
CAB. F, SLIDE 139 PRWC  
ANDLER CREEK PARCEL E&F, L.P.  
DOC.# 2011019081 OPRWC

EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

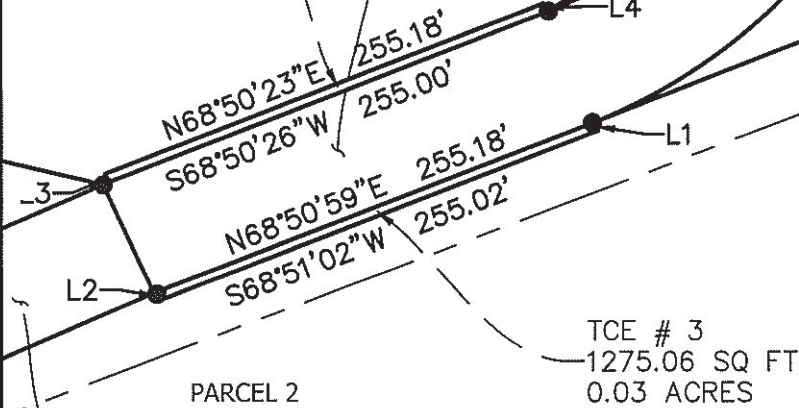
PARCEL 9  
DOC. NO. 2018020604  
OPRWC

PARCEL 5  
0.11 OF ONE ACRE  
(4,755 SQ. FT.)  
DOC.# 2019065012 OPRWC

PARCEL 3  
0.92 OF ONE ACRE  
(39,991 SQ. FT.)  
DOC.# 2019065012 OPRWC  
TCE # 4  
1275.02 SQ FT  
0.03 ACRES

PARCEL 4  
0.33 OF ONE ACRE  
(14,161 SQ. FT.)  
DOC.# 2019065012 OPRWC

APPROXIMATE LOCATION



DAVID CURRY SURVEY  
ABSTRACT NO. 130

PARCEL 2  
0.27 OF ONE ACRE  
(11,907 SQ. FT.)  
DOC.# 2019065012 OPRWC

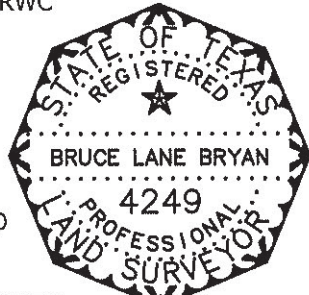
TCE # 3  
1275.06 SQ FT  
0.03 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S21°27'37"E
L2	5.00	N23°16'36"W
L3	5.00	N23°16'36"W
L4	5.00	S21°08'34"E

CYPRESS ADDITION  
CAB. N, SLIDE 267 PRWC  
MC ROUND ROCK LAND PARTNERS  
LP DOC. # 2013115112 OPRWC

LEGEND:

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- △ CALCULATED CORNER



*B. L. Bryan*



SCALE: 1"=100'

TEMPORARY CONSTRUCTION  
EASEMENT 3 AND 4

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76754

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500

bryantechnicalservices.com

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS  
STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD  
83, 93 ADJUSTMENT AND ARE GRID VALUES; TO  
CONVERT DISTANCES TO SURFACE DIVIDE BY COMBINED  
SCALE FACTOR OF 0.99991979520.

# EXHIBIT "C"

STATE OF TEXAS  
COUNTY OF WILLIAMSON

JULY, 2020

## TEMPORARY CONTRUCTION EASEMENT #6 0.07 ACRE – 3016 SQUARE FEET

These notes describe that certain tract of land located in the **EPHRAIM EVANS SURVEY, ABSTRACT NO. 212** and the **DAVID CURRY SURVEY, ABSTRACT NO. 130**, situated in Williamson County, Texas, being within the corporate city limits of Round Rock, Texas, being a part of and out of Lot 1 and Lot 2, Block "A", Cypress Addition, a dedicated subdivision as recorded in Cabinet N, Slide 267 of the Plat Records of Williamson County, Texas (PRWC), same lots being conveyed to WC Round Rock Land Partners, LP of record in Document No. 2013115112 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2020 and being more fully described as follows:

**BEGINNING** at a calculated point (North = 10,174,612.32 feet, East = 3,129,376.83 feet) at the Southwest corner of "Parcel 2 – 0.27 Acre" as recorded in Document No. 2019065012, OPRWC, same being in the South line of future Oakmont Drive and in the North line of said Lot 1, Block "A", Cypress Addition;

**THENCE North 69° 39' 33" East** with the common line of said "Parcel 2 – 0.27 Acre" and said Lot 1, Block "A", Cypress Addition, a distance of **10.45 feet** to a calculated point at the Northeast corner of said Lot 1, Block "A", Cypress Addition, same being the Northwest corner of aforementioned Lot 2, Block "A", Cypress Addition;

**THENCE North 69° 39' 33" East** with the common line of said "Parcel 2 – 0.27 Acre" and said Lot 2, Block "A", Cypress Addition, a distance of **9.55 feet** to a found ½" iron rod in the said common line of these tracts;

**THENCE North 66° 43' 24" East**, continuing with the common line of said "Parcel 2 – 0.27 Acre" and said Lot 2, Block "A", Cypress Addition, a distance of **90.78 feet** to a calculated point at the Easternmost corner of subject tract; found a ½" iron rod at the Southeast corner of said "Parcel 2 – 0.27 Acre" bearing North 66° 43' 24" East a distance of 88.44 feet;

**THENCE** with the Southern and Western lines of subject tract, over and across aforementioned Lot 1 and Lot 2, Block "A", Cypress Addition, as follows:

- **South 51° 43' 02" West** **40.05 feet** to a calculated point,
- **South 40° 57' 57" West** **67.38 feet** to a calculated point,
- **North 82° 58' 26" West** **1.76 feet** to a calculated point in the apparent common line of said Lot 1 and Lot 2, Block "A", Cypress Addition,
- **North 82° 58' 26" West** **50.56 feet** to a calculated point,
- **North 36° 48' 36" West** **16.52 feet** to a calculated point in the North line of said Lot 1, Block "A", Cypress Addition;

OAKMONT CENTRE SECTION FIVE  
 CAB. F, SLIDE 139 PRWC  
 CHANDLER CREEK PARCEL E&F, L.P.  
 DOC.# 2011019081 OPRWC

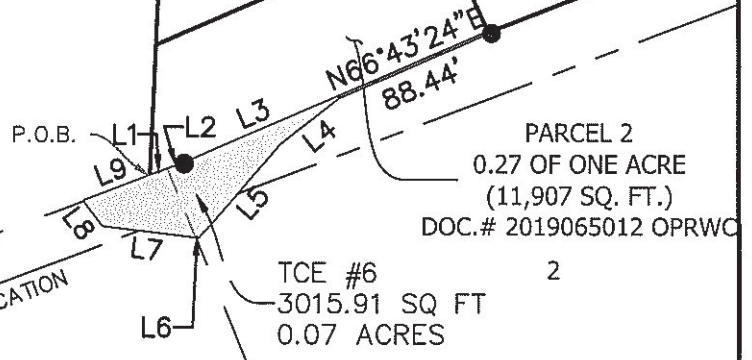
EPHRAIM EVANS SURVEY  
 ABSTRACT NO. 212

PARCEL 1  
 0.15 OF ONE ACRE  
 (6,455 SQ. FT.)  
 DOC.# 2019065012 OPRWC

PARCEL 3  
 0.92 OF ONE ACRE  
 (39,991 SQ. FT.)  
 DOC.# 2019065012 OPRWC

TOTKN, LLC  
 (18.389 ACRES)  
 DOC. NO. 2018072814  
 OPRWC

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.45	N69°39'33"E
L2	9.55	N69°39'33"E
L3	90.78	N66°43'24"E
L4	40.05	S51°43'02"W
L5	67.38	S40°57'57"W
L6	1.76	N82°58'26"W
L7	50.56	N82°58'26"W
L8	16.52	N36°48'36"W
L9	37.70	N69°26'37"E



PARCEL 2  
 0.27 OF ONE ACRE  
 (11,907 SQ. FT.)  
 DOC.# 2019065012 OPRWC

TCE #6  
 3015.91 SQ FT  
 0.07 ACRES

CYPRESS ADDITION  
 CAB. N, SLIDE 267 PRWC  
 WC ROUND ROCK LAND PARTNERS LP  
 LP DOC. # 2013115112 OPRWC

1  
 BLOCK A  
 CYPRESS ADDITION  
 CAB. N, SLIDE 267 OPRWC  
 WC ROUND ROCK LAND PARTNERS LP  
 DOC. # 2013115112 OPRWC

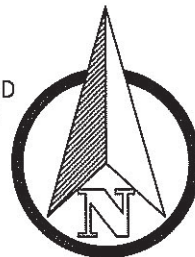
DAVID CURRY SURVEY  
 ABSTRACT NO. 130



*B. L. Bryan*

LEGEND:

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- △ CALCULATED CORNER



SCALE: 1"=100'

TEMPORARY CONSTRUCTION  
 EASEMENT 6

BRYAN TECHNICAL SERVICES, INC.



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 TAYLOR, TX 76574

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 83, 93 ADJUSTMENT AND ARE GRID VALUES; TO  
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 SCALE FACTOR OF 0.999911979520.