

# EXHIBIT - A

158.006 ACRES  
JOSEPH MARSHALL SURVEY, ABSTRACT 409  
WILLIAMSON COUNTY, TEXAS  
TITLE

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF THAT 317.966 ACRE TRACT OF LAND CONVEYED TO THE FREEMAN FAMILY TRUST AND MARVIN H. FREEMAN ESTATE IN VOLUME 2453, PAGE 437, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, IN ALL A TOTAL OF 158.006 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at the southwestern corner of Red Bud Acres, a subdivision recorded in Cabinet C, Slide 71 of the Plat Records of Williamson County, Texas (P.R.W.C.TX), common to a point in the northeastern line of Forest Ridge, Phase V, a subdivision recorded in Cabinet O, Slides 151-152, (P.R.W.C.TX), also being an eastern corner and **POINT OF BEGINNING** of the herein described tract

**THENCE**, with the northern boundary line of said Forest Ridge, Phase V, and Forest Ridge, Phase II, a subdivision recorded in Cabinet L, Slides 378-381, (P.R.W.C.TX), N76°20'26"W, a distance of 2508.56 feet to a point at a northwestern corner of said Forest Ridge, Phase II, common to an eastern corner of Revised Lake Forest III, Phase III, a subdivision recorded in Cabinet Z, Slides 276-278, (P.R.W.C.TX),

**THENCE**, with an eastern boundary line of said Revised Lake Forest III, Phase III, the following three (3) courses and distances, numbered 1 through 3,

1. N00°48'49"W, a distance of 412.58 feet to a point
2. N03°44'58"E, a distance of 395.34 feet to a point, and
3. N03°08'01"E, a distance of 501.00 feet to an northeastern corner of said Revised Lake Forest III, Phase III, tract common to a southeastern corner of a 21.191 acre tract conveyed to Gregory Stephen Carter in Document No. 2010072268, of the Official Public Records of Williamson County, Texas, (O.P.R.W.C.TX),

1. **THENCE**, with a southeastern boundary line of said 21.191 acre tract and of Lot 1, Block A, (95.511 acres), of Brushy Creek Regional Wastewater Treatment Plant, a subdivision recorded in Cabinet DD, Slides 272-273, (P.R.W.C.TX), the following three (3) courses, numbered 1 through 3,

1. N28°00'00"W, a distance of 90.00 feet to a point,
2. N41°56'28"E, a distance of 336.63 feet to a point, and
3. N33°45'41"E, a distance of 1074.14 feet to a point in a southern line of said Lot 1, Block A, (95.511 acres), of Brushy Creek Regional Wastewater Treatment Plant.

**THENCE**, with the southeastern boundary line said Brushy Creek Regional Wastewater Treatment Plant, the following seven (7) courses and distances, numbered 1 through 7,

1. N72°07'08"E, a distance of 545.97 feet to a point,
2. N63°42'53"E, a distance of 317.37 feet to a point,
3. N59°00'04"E, a distance of 58.65 feet to a point,
4. N25°43'40"E, a distance of 191.78 feet to a point,
5. N05°17'43"E, a distance of 148.50 feet to a point,
6. N31°27'17"E, a distance of 253.39 feet to a point, and
7. N61°28'26"E, a distance of 449.45 feet to a point in the western line of Forest Bluff, Section 1C, a subdivision recorded in Cabinet O, Slides 346-348, (P.R.W.C.TX), common to an eastern corner of said Brushy Creek Regional Wastewater Treatment Plant, also being the northernmost corner of the herein described tract.

**THENCE**, with the western boundary line of said Forest Bluff, Section 1C and a 2.426 acre tract conveyed to the City of Round Rock in Document No. 2004056071, (O.P.R.W.C.TX), S01°39'27"E, a distance of 531.18 feet to a point in the western boundary line of said 2.426 acre tract,

THENCE, with the western boundary line of said 2.426 acre tract and Forest Bluff, Section 1B, a subdivision recorded in Cabinet N, Slides 379-380, (P.R.W.C.TX), S02°46'39"E, a distance of 452.63 feet to a point at the southwestern corner of said Forest Bluff, Section 1B, common to the northwestern corner of Old Oak Estates, a subdivision recorded in Cabinet D, Slides 49-50, (P.R.W.C.TX),

THENCE, with the western boundary line of said Old Oak Estates, the following eleven (11) courses and distances, numbered 1 through 11,

1. S02°29'03"E, a distance of 144.27 feet to a point,
2. S03°05'31"W, a distance of 26.00 feet to a point,
3. S03°05'31"W, a distance of 54.70 feet to a point,
4. S00°10'31"W, a distance of 23.57 feet to a point,
5. S00°23'59"E, a distance of 105.45 feet to a point,
6. S02°01'29"E, a distance of 144.68 feet to a point,
7. S02°45'29"E, a distance of 122.98 feet to a point,
8. S03°12'31"W, a distance of 35.00 feet to a point,
9. S05°12'31"W, a distance of 93.25 feet to a point,
10. S03°30'01"W, a distance of 18.34 feet to a point, and
11. S01°24'01"W, a distance of 231.17 feet to a point for the southwestern corner of said Old Oak Estates common to the northwestern corner of a 2.930 acre tract conveyed to Tim and Juanita Rico in Document No. 9734617, Official Records of Williamson County, Texas (O.R.W.C.TX),

THENCE, with the western boundary line of said 2.930 acre tract, S00°19'13"E, a distance of 241.86 feet to the southwestern corner of said 2.930 acre tract, common to the northwestern corner of Woodhollow Subdivision, a subdivision recorded in Cabinet D, Slides 328-329, (P.R.W.C.TX),

THENCE, with the western boundary line of said Woodhollow Subdivision, S00°56'10"E, a distance of 478.58 feet to the southwestern corner of said Woodhollow Subdivision, common to the northwestern corner of a 1.35 acre tract conveyed to Bruce H. Jackson in Document No. 9634736, (O.R.W.C.TX),

THENCE, with the western boundary line of said 1.35 acre tract, S02°01'00"W, a distance of 224.49 feet to a point for the southwestern corner of said 1.35 acre tract, common to the northwestern corner of said Red Bud Acres,

THENCE, with the western boundary line of said Red Bud Acres, the following two (2) courses and distances, numbered 1 and 2,

1. S00°08'14"E, a distance of 162.57 feet to a point, and
2. S00°08'23"W, a distance of 47.06 feet to the POINT OF BEGINNING and containing 158.006 acres of land.

These field notes are prepared based on record information found in Volume 2453, Page 437, Public Records of Williamson County, Texas. No actual on-the-ground survey was performed.

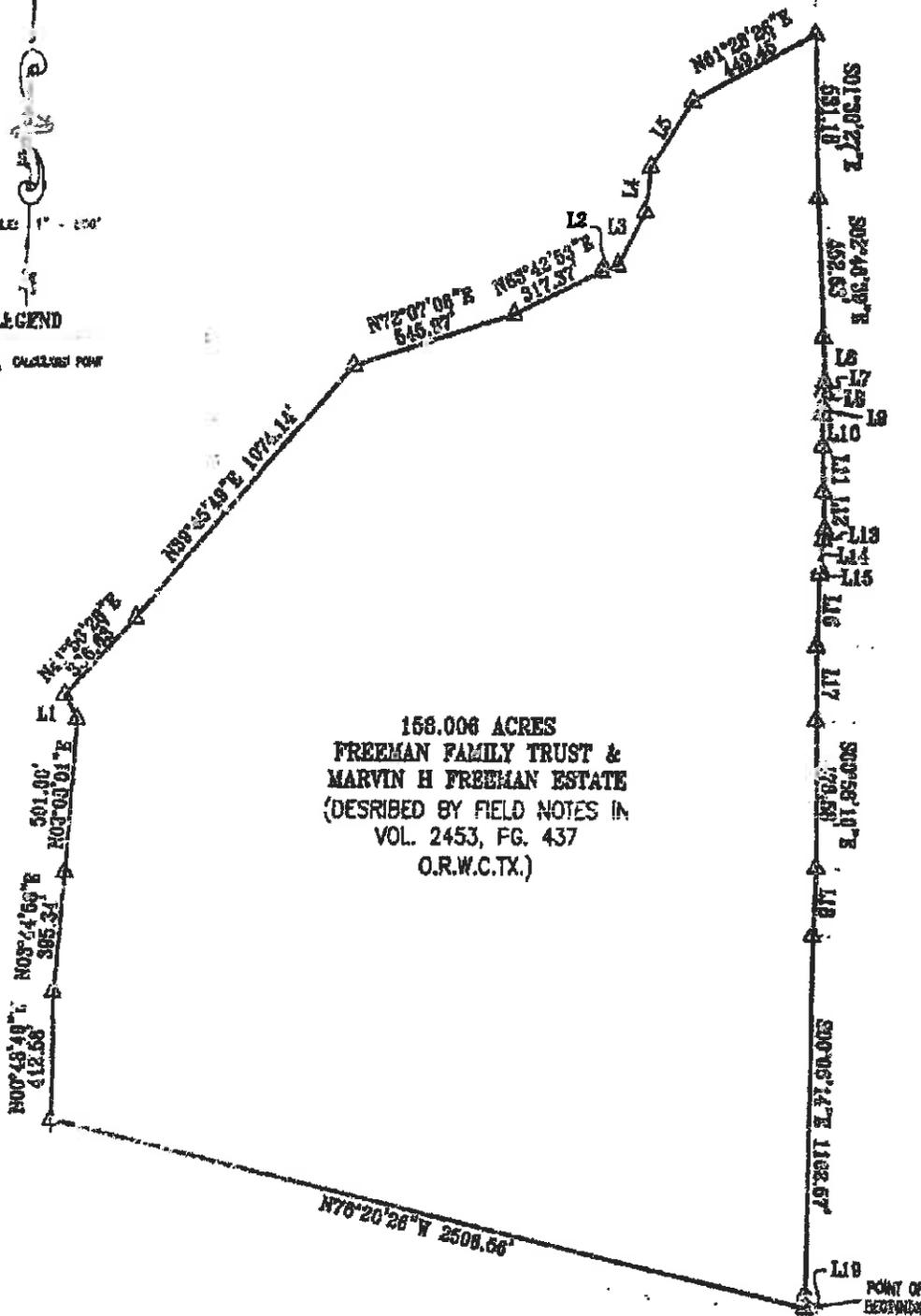
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BEARING BASIS: VOLUME 2453, PAGE 437, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

D:\4137-FREEMAN FOUND ROCK\SURVEY\FIELD NOTES\FN-FREEMAN TRACT

# SKETCH TO ACCOMPANY FIELD NOTES



SHEET 1 OF 2

BEARING BASIS: VOL. 2453, PG. 437, O.R.W.C.TX.

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PATH: - J: 4137-FREEMAN ROUND ROCK, DUBOIS, TX - FREEMAN

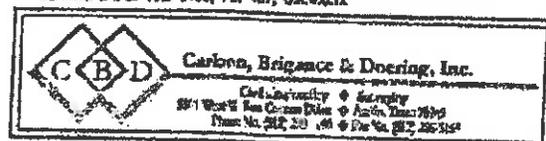
# SKETCH TO ACCOMPANY FIELD NOTES



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.00	N28°00'00"W
L2	58.65	N69°00'04"E
L3	191.78	N25°42'40"E
L4	148.50	N05°57'43"E
L5	253.39	N31°27'17"E
L6	144.27	S02°29'09"E
L7	26.00	S03°05'31"W
L8	54.70	S03°05'31"W
L9	23.57	S00°10'31"W
L10	105.45	S00°23'59"E
L11	144.68	S02°01'29"E
L12	122.98	S02°45'29"E
L13	35.00	S05°12'31"W
L14	93.25	S05°12'31"W
L15	18.34	S03°20'01"W
L16	231.17	S01°24'01"W
L17	241.86	S00°19'13"E
L18	224.49	S02°01'00"W
L19	47.06	S00°08'23"W

SHEET 2 OF 2

LANDS DEPT. VOL. 2453, PG. 437, OR.W.A.T.R.



PATH- J: 4137-FREEMAN ROUND ROCK\DWG\FR-FREEMAN