

EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 1 of 2

April 7, 2016

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

FIELDNOTE DESCRIPTION of a 15.152 acre tract out of the George W. Glasscock Survey, Abstract No. 267 Williamson County, Texas, being a portion of that certain Tract II (75 acres), conveyed to Marjorie B. Quick and Edward D. Quick, Trustee of the Eugene O. Quick Family Trust, by deed recorded in Document No. 2005092614 of the Official Public Records of Williamson County Texas; the said 15.152 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, at the northwest corner of the said Tract II, being on the easterly right-of-way line of the Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the plat records of Williamson County Texas, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records and the most northerly corner of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the said Plat Records;

THENCE, N68°41'17"E, leaving the easterly right-of-way line of Settlement Drive, with the southerly line of said Meadow Lake, Section Six and northerly line of said Tract II, passing at 114.37 feet a 1/2" iron rod, found 0.12 feet north of the southeasterly corner of said Lot 7 and the southwesterly corner of Lot 5, Block V of said Meadow Lake, Section Six, passing at 224.90 feet a 1/2" iron rod, found 0.63 feet north of the southeasterly corner of said Lot 5 and the southwesterly corner of Meadow Park Drive (50' right-of-way), dedicated in said Meadow Lake, Section Six, passing at 274.37 feet, a 1/2" iron rod, with plastic cap (no marking), found for the southeasterly corner of Meadow Park Drive and the southwesterly corner of Lot 18, Block I, of said Meadow Lake, Section Six, passing at 449.70 feet a 1/2" iron rod found for the southeasterly corner of said Lot 18 and the southwesterly corner of that certain 43.524 acre tract conveyed to the City of Round Rock by deed, recorded in Document No. 1997030900, of the Official Public Records of Williamson County, Texas, for a total distance of 916.03 feet, to the calculated point of curvature (under water) of a non-tangent curve to the right, for the northeasterly corner;

THENCE, leaving the southerly line of said 43.524 acre tract, across said Tract II, being also across the inundated area of Floodwater Retarding Structure No. 14 in Upper Brushy Creek Watershed, as recorded in Cabinet A, Slide 321 of the said Plat Records, with the said non-tangent curve to the right, having a central angle of 90°08'05", a radius of 916.03 feet, a chord distance of 1296.98 feet (chord bears S23°45'19"W), for an arc distance of 1441.05 feet to the calculated point of non-tangency, being on the common westerly line of the said Tract II and easterly line of aforesaid Lot 2;

EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 2 of 2

April 7, 2016

THENCE, N21°10'38"W, with the common westerly line of said Tract II and easterly line of said Lot 2, passing at 406.03 feet a 1/2" inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a point of reference, for a total distance of 916.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.152 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of April, 2016.



Blaine J. Miller
Registered Professional Land Surveyor
No. 5121 State of Texas

LOCATION MAP
NOT TO SCALE

LEGEND

- Q P R M C OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
 N C R E WILLIAMSON COUNTY PLAT RECORDS
 C A B CABINET
 S L E SLIDE
 () RECORD INFORMATION
 { } THE SETTLEMENT: SECTION THREE RECORD INFORMATION
 D R N RIGHT-OF-WAY
 D R N DRIVEWAY
 S / W SIDEWALK
 C / W CULVERT
 ○ IRON ROD FOUND
 ○ BRICK SET WITH CAP MARKED
 ○ CANTAL SPRING CO. INC.
 ○ CALCULATED POINT
 ○ COTTON SHED FOUND IN CONCRETE
 ○ FIRE HYDRANT
 ○ WATER VALVE
 ○ WATER METER
 ○ SPRINKLER CONTROL VALVE
 ○ R/W-MH WATERMETER MANHOLE
 ○ ROAD FENCE
 ○ SINGLE WIRE (LOW) FENCE
 ○ BARBED WIRE FENCE
 ○ WOODPOST IRON FENCE
 ○ SIGN
 ○ BREAK IN SCALE

That I, Blaine J. Miller, a Registered Professional Land Surveyor do hereby certify to Stewart Title Guaranty Company, Georgetown Title Company, Inc., Marilyn Quick Richardson, that the above map or plat is true and correct to the best of my knowledge and that the property described hereon was determined from an actual survey on the ground under my direction and supervision.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey.

Witness my Hand and Seal at Austin, Travis County, Texas this the 7th day of April, 2016.

Blaine J. Miller
BLAINE J. MILLER
Registered Professional Land Surveyor
No. 5121 - State of Texas



(43.524 AC.)
CITY OF ROUND ROCK
DOC. NO. 1997030900
O.P.R.W.C.

THOMAS TOBY SURVEY NO. 200
ABSTRACT NO. 624

GEORGE W. GLASSCOCK SURVEY
ABSTRACT NO. 267

FLOOD PLAIN NOTE:
According to the "FLOOD INSURANCE MAP, PANEL #48491C0495 E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS TRACT IS IN ZONE "A". (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN WITH NO BASE FLOOD ELEVATIONS DETERMINED). NOTE: NEW FEMA MAPS ARE CURRENTLY UNDER REVIEW, WHICH COULD CHANGE THE FLOODPLAIN STATUS OF THIS TRACT.

NOTE 1: THE UPPER BRUSHY CREEK WATERSHED, SITE NO. 14, PLAT RECORDED IN CABINET A, SLIDE 321 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS, SHOWS THE BOUNDARY LINE OF THE PROPERTY AS BEING 2' ABOVE THE SPILLWAY CREST ELEVATION. THE CURRENT SPILLWAY CREST ELEVATION OF THE CREST OF DAM IS 722.0'. THIS GIVES A "SPILLWAY CREST PLUS 2' FEET" ELEVATION OF 724.0'. THE ELEVATION LOG FOR THE PROPERTY SURVEY OBTAINED AS PART OF A SITE TOPOGRAPHY SURVEY DONE CONCURRENTLY WITH THE BOUNDARY SURVEY, THE PROPERTY ELEVATION BASED ON NAVD83 DATUM OBTAINED FROM GPS OBSERVATION.

NOTE 2: APPEARS TO BE THE POWER LINE SHOWN ON SOUTH SIDE OF POND #14 ON PLAT RECORDED IN CABINET A, SLIDE 321 OF THE PLAT RECORDS OF WILLAMSON COUNTY PLAT RECORDS.

NOTE 3: DESCRIPTION OF POWER LINE IS 61' NORTH OF THE SOUTH PROPERTY LINE OF TRACT A (7.5 ACRES).

NOTE 4: BASES OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GSD.

NOTE 5: BASED AVERAGE ON 7th April, 2016.

1842 Old Settlers Blvd.
15.152 ACRES
(Portion of Tract II)

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
832 Capital at Texas Highway South Austin, TX Suite 115 Austin, TX 78748 (512) 327-6006		FIRM REGISTRATION NO. 107-287-01	
DRAWN BY:	SUM	SCALE: 1" = 40'	F.B.
JOB NO.: 16507.10		DATE: APRIL 6, 2016	SHEET NO. 1
ESTABLISHED: 1963	EX-100701	OWN. &	

EXHIBIT A