

**EXHIBIT****"A"**

EXHIBIT \_\_\_\_

Creek Bend Tract  
40.018 ACRES  
JOB NO. 5029-01**METES & BOUNDS DESCRIPTION**

FIELD NOTES FOR 40.018 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. McDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 16.5 ACRE TRACT OF LAND AND A CALLED 197 ACRE TRACT OF LAND AS CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 40.018 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at a southerly corner of said Sauls remainder tract, for the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the westerly line of said Sauls remainder tract, N 20°31'32" W, pass a 1/2-inch iron rod found with cap stamped "Austin Surveyors" at the most northerly corner of said Lot 1, Block A, Fern Bluff Community Center at a distance of 449.18 feet, continuing on with an east line of a called 5.100-acre tract dedicated as right-of-way by instrument recorded in Document No. 9861935 of the Official Records of Williamson County, Texas, pass a 1/2-inch iron rod found at the south corner of a called 0.374-acre tract of land described as Tract 1, as conveyed to Fern Bluff Municipal Utility District by instrument recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas at a distance of 1,978.99 feet, and continuing on with the east line of said Fern Bluff 0.374-acre tract for a total distance of 2,325.94 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of said Sauls 16.5-acre tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found bears S 27°06'22" E, a distance of 5.34 feet;

THENCE, with the northerly line of said Sauls 16.5-acre tract, N 70°12'51" E a distance of 71.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the occupied south right-of-way line of County Road 174 (Hairy Man Road)(No Record right-of-way information found), for the most northerly corner of the herein described tract;

THENCE, with the occupied south right-of-way line of said County Road 174 (Hairy Man Road), generally as fenced, the following twelve (12) courses:

- 1) S 77°02'03" E a distance of 275.06 feet to 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;
- 2) Along said curve to the right, an arc distance of 247.79 feet, having a radius of 380.00 feet, a central angle of 37°21'43" and a chord which bears S 58°21'11" E, a distance of 243.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;
- 3) S 39°40'19" E, a distance of 132.98 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point for corner;
- 4) S 48°12'09" E, a distance of 262.51 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point for corner;
- 5) S 56°15'04" E, a distance of 62.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point for corner;
- 6) S 42°51'35" E, a distance of 94.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point for corner;
- 7) S 40°27'24" E, a distance of 121.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;
- 8) Along said curve to the left, an arc distance of 128.80 feet, having a radius of 400.00 feet, a central angle of 18°26'55" and a chord which bears S 49°40'52" E a distance of 128.24 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;
- 9) S 58°54'20" E, a distance of 119.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point for corner;
- 10) S 61°24'51" E, a distance of 145.92 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;
- 11) Along said curve to the left, an arc distance of 161.44 feet, having a radius of 1200.00 feet, a central angle of 07°42'29" and a chord which bears S 65°16'05" E a distance of 161.31 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner; and

- 12) S 69°07'20" E, a distance of 347.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;

THENCE, leaving the occupied south right-of-way line of said County Road 174 (Hairy Man Road), over and across said Sauls remainder tract, along said curve to the right, an arc distance of 34.58 feet, having a radius of 25.00 feet, a central angle of 79°14'30" and a chord which bears S 29°30'04" E a distance of 31.89 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, ten (10) feet west of and parallel with an existing driveway, S 10°07'11" W a distance of 76.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE along said curve to the left, an arc distance of 47.36 feet, having a radius of 50.00 feet, a central angle of 54°16'08" and a chord which bears S 17°00'53" E a distance of 45.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

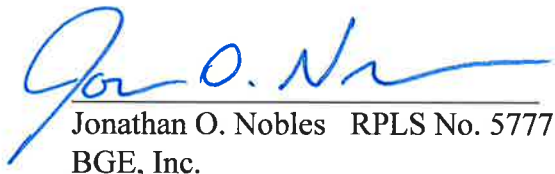
THENCE S 44°08'57" E a distance of 49.74 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the northwest right-of-way line of said Creek Bend Boulevard, for the most southerly east corner of the herein described tract, from which a 1/2-inch iron rod found on the northwest right-of-way line of said Creek Bend Boulevard bears N 45°51'03" E, a distance of 281.85 feet;

THENCE, with the northwest right-of-way line of said Creek Bend Boulevard and the southeast line of said Sauls remainder tract, the following four (4) courses:

- 1) S 45°51'03" W a distance of 1,130.81 feet to a 1/2-inch iron rod found at a point of curvature of a curve to the right;
- 2) Along said curve to the right, an arc distance of 37.49 feet, having a radius of 940.00 feet, a central angle of 02°17'06" and a chord which bears S 47°03'22" W a distance of 37.49 feet to a 1/2-inch iron rod found for corner;
- 3) S 55°43'08" W, a distance of 47.14 feet to a concrete nail with washer stamped "BGE INC" set at a point of curvature of a curve to the right; and

- 4) Along said curve to the right, an arc distance of 208.08 feet, having a radius of 935.00 feet, a central angle of  $12^{\circ}45'03''$  and a chord which bears S  $57^{\circ}23'50''$  W a distance of 207.65 feet to the **POINT OF BEGINNING** and containing 40.018 acres of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 12, 2018 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD-83, Texas Central Zone 4203. A survey plat of even date was prepared by the undersigned in conjunction with this metes and bounds description.

  
Jonathan O. Nobles RPLS No. 5777  
BGE, Inc.

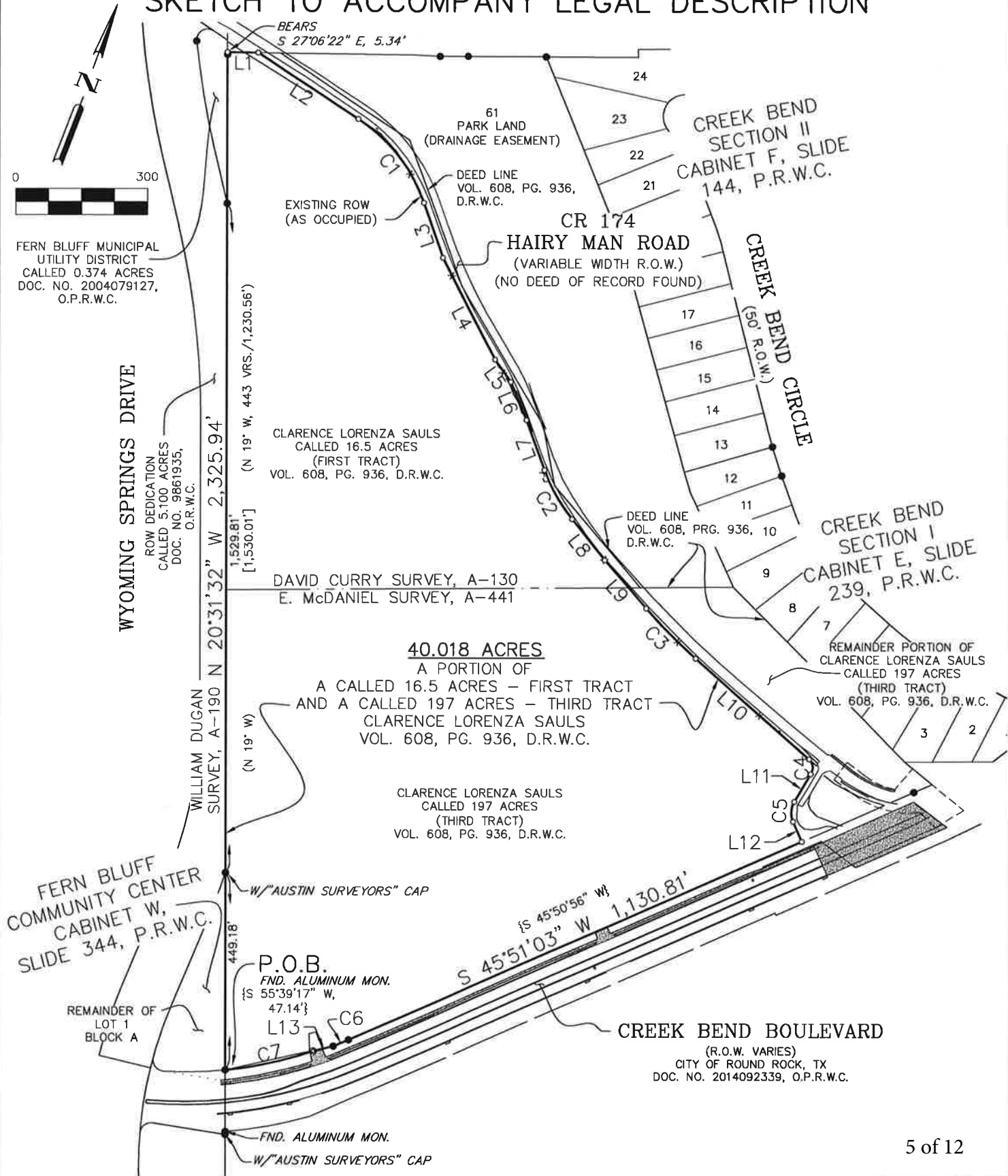
7000 North Mopac, Suite 330  
Austin, Texas 78731  
Telephone: (512) 879-0400  
TBPLS Licensed Surveying Firm No. 10106502



2/19/2018  
Date

Client: Milestone Community Builders  
Date: February 19, 2018  
Project No.: 5029-01

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



5 of 12

SCALE: 1"=300'

SHEET 5

OF 6



**BGE, Inc.**

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## GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

LEGEND

DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FND.	FOUND
I.	IRON
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
●	FOUND 1/2" I. ROD UNLESS OTHERWISE NOTED
○	1/2" I. ROD SET
⊙	WITH CAP "BGE INC."
⊕	CONCRETE NAIL SET WITH WASHER STAMPED "BGE INC."
—	EDGE OF ASPHALT
—x—	BARBED WIRE FENCE
( )	RECORD INFORMATION, VOL. 608, PG. 936, O.P.R.W.C.
[ ]	RECORD INFORMATION, DOC. NO. 9861935
{ }	RECORD INFORMATION, DOC. NO. 2014092339, O.P.R.W.C.

## LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 70°12'51" E	71.82'
L2	S 77°02'03" E	275.06'
L3	S 39°40'19" E	132.98'
L4	S 48°12'09" E	262.51'
L5	S 56°15'04" E	62.81'
L6	S 42°51'35" E	94.44'
L7	S 40°27'24" E	121.61'
L8	S 58°54'20" E	119.43'
L9	S 61°24'51" E	145.92'
L10	S 69°07'20" E	347.17'
L11	S 10°07'11" W	76.00'
L12	S 44°08'57" E	49.74'
L13	S 55°43'08" W	47.14'

## CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	247.79'	380.00'	37°21'43"	S 58°21'11" E	243.43'
C2	128.80'	400.00'	18°26'55"	S 49°40'52" E	128.24'
C3	161.44'	1,200.00'	7°42'29"	S 65°16'05" E	161.31'
C4	34.58'	25.00'	79°14'30"	S 29°30'04" E	31.89'
C5	47.36'	50.00'	54°16'08"	S 17°00'53" E	45.61'
C6	37.49'	940.00'	2°17'06"	S 47°03'22" W	37.49'
C7	208.08'	935.00'	12°45'03"	S 57°23'50" W	207.65'

## RECORD CURVE DATA DOC. NO. 2014092339, O.P.R.W.C.

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C6}	{37.50'}	{940.00'}	{2°17'10"}	{S 46°59'31" W}	{37.50'}
{C7}	{207.96'}	{935.00'}	{12°44'37"}	{S 57°22'18" W}	{207.53'}

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SCALE: 1"=300'

SHEET 6

OF 6

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METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 1.127 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130 AND THE E. McDANIEL SURVEY, ABSTRACT NO. 441, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 16.5 ACRE TRACT OF LAND AND A CALLED 197 ACRE TRACT OF LAND AS CONVEYED TO CLARENCE LORENZA SAULS BY INSTRUMENT RECORDED IN VOLUME 608, PAGE 936 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF COUNTY ROAD NO. 174 (HAIRY MAN ROAD) (NO RECORD ROW INFORMATION FOUND); SAID 1.127 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING for POINT OF REFERENCE** at an aluminum capped monument found on the north right-of-way line of Creek Bend Boulevard (variable width right-of-way) as recorded under Document No. 2014092339 of the Official Public Records of Williamson County, Texas, at the most northerly corner of a called 0.034 acre tract of land conveyed as right-of-way by instrument recorded in Document No. 2015020981 of the Official Public Records of Williamson County, Texas, at the southeast corner of the remaining portion of Lot 1, Block A, Fern Bluff Community Center, a subdivision as recorded in Cabinet W, Slides 334 & 335 of the Plat Records of Williamson County, Texas, at a southerly corner of said Sauls remainder tract, Thence, with the westerly line of said Sauls remainder tract, N 20°31'32" W, pass a 1/2-inch iron rod found with cap stamped "Austin Surveyors" at the most northerly corner of said Lot 1, Block A, Fern Bluff Community Center at a distance of 449.18 feet, continuing on with an east line of a called 5.100-acre tract dedicated as right-of-way by instrument recorded in Document No. 9861935 of the Official Records of Williamson County, Texas, pass a 1/2-inch iron rod found at the south corner of a called 0.374-acre tract of land described as Tract 1, as conveyed to Fern Bluff Municipal Utility District by instrument recorded in Document No. 2004079127 of the Official Public Records of Williamson County, Texas at a distance of 1,978.99 feet, and continuing on with the east line of said Fern Bluff 0.374-acre tract for a total distance of 2,325.94 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of said Sauls 16.5-acre tract, from which a 1/2-inch iron rod found bears S 27°06'22" E, a distance of 5.34 feet; Thence, with the northerly line of said Sauls 16.5-acre tract, N 70°12'51" E a distance of 71.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the occupied south right-of-way line of County Road 174 (Hairy Man Road) (No Record right-of-way information found), for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the northerly line of said Sauls 16.5-acre tract, N 70°12'51" E, a distance of 51.79 feet to a calculated point for the most westerly corner of Lot 61 (Park Land/Drainage Easement) of CREEK BEND SECTION II, a subdivision recorded under Cabinet F, Slide 144 of the Plat Records of Williamson County, Texas, at the most northerly northeast corner of said Sauls 16.5 acre tract;

THENCE, with the easterly deed line of said Sauls 16.5 acre tract and the west line of said Lot 61, the following five (5) courses:

- 1) S 76°18'13" E, a distance of 355.60, feet to a calculated point for corner;
- 2) S 40°33'13" E, a distance of 355.55, feet to a calculated point for corner;
- 3) S 51°03'13" E, a distance of 369.46, feet to a calculated point for corner;
- 4) S 31°18'13" E, a distance of 140.27, feet to a calculated point for corner; and
- 5) S 60°28'47" E, a distance of 303.28 feet, to a calculated point for most southerly corner of said Lot 61;

THENCE, N 69°05'16" E, with a northerly line of said Saul's 197 acre tract and the southeasterly line of said Lot 61, a distance of 8.02 feet to a calculated point at the easterly edge of pavement of CR 174 (Hairy Man Road);

THENCE, over and across said Saul's 197 acre tract, generally with the northerly edge of pavement of said Hairy Man Road, in a Southeasterly direction, along said curve to the left, a distance of 243.06 feet, having a radius of 2,378.76 feet, a central angle of 05°51'16" and a chord which bears S 65°45'11" E, a distance of 242.96 feet to a calculated point for corner;

THENCE, continuing over and across said Saul's 197 acre tract, generally with the northerly edge of pavement of said Hairy Man Road, S 70°02'50" E, a distance of 210.00 feet to a calculated point for corner;

THENCE, continuing over and across said Saul's 197 acre tract, generally with the northerly edge of pavement of said Hairy Man Road, S 70°54'39" E, a distance of 90.65 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Saul's 197 acre tract, across said Hairy Man Road, S 19°05'21" W, a distance of 34.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the occupied south right-of-way line of said Hairy Man Road and being the most southerly corner of the herein described tract;



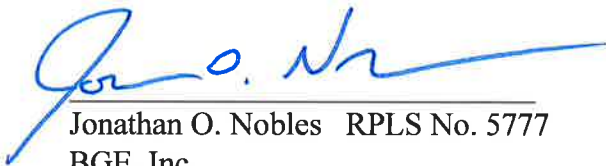
THENCE, with the occupied south right-of-way line of said County Road 174 (Hairy Man Road), generally as fenced, the following twelve (12) courses:

- 1) N 69°07'20" W, a distance of 347.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature to the right;
- 2) In a Northwesterly direction, along said curve to the right, an arc distance of 161.44 feet, having a radius of 1,200.00 feet, a central angle of 07°42'29" and a chord which bears N 65°16'05" W, a distance of 161.31 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 3) N 61°24'51" W, a distance of 145.92 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle corner;
- 4) N 58°54'20" W, a distance of 119.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature to the right;
- 5) In a Northwesterly direction, along said curve to the right, an arc distance of 128.80 feet, having a radius of 400.00 feet, a central angle of 18°26'55" and a chord which bears N 49°40'52" W, a distance of 128.24 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;
- 6) N 40°27'24" W, a distance of 121.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 7) N 42°51'35" W, a distance of 94.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 8) N 56°15'04" W, a distance of 62.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 9) N 48°12'09" W, a distance of 262.51 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an angle point;
- 10) N 39°40'19" W, a distance of 132.98 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature to the left;

11) In a Northwesterly direction, along said curve to the left, an arc distance of 247.79 feet, having a radius of 380.00 feet, a central angle of 37°21'43" and a chord which bears N 58°21'11" W, a distance of 243.43 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner; and

12) N 77°02'03" W, a distance of 275.06 feet to the **POINT OF BEGINNING** and containing 1.127 acres (49,109 square feet) of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 12, 2018 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD-83, Texas Central Zone 4203. A sketch accompanies this description. This document was prepared under 22 TAC 663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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2/27/2018

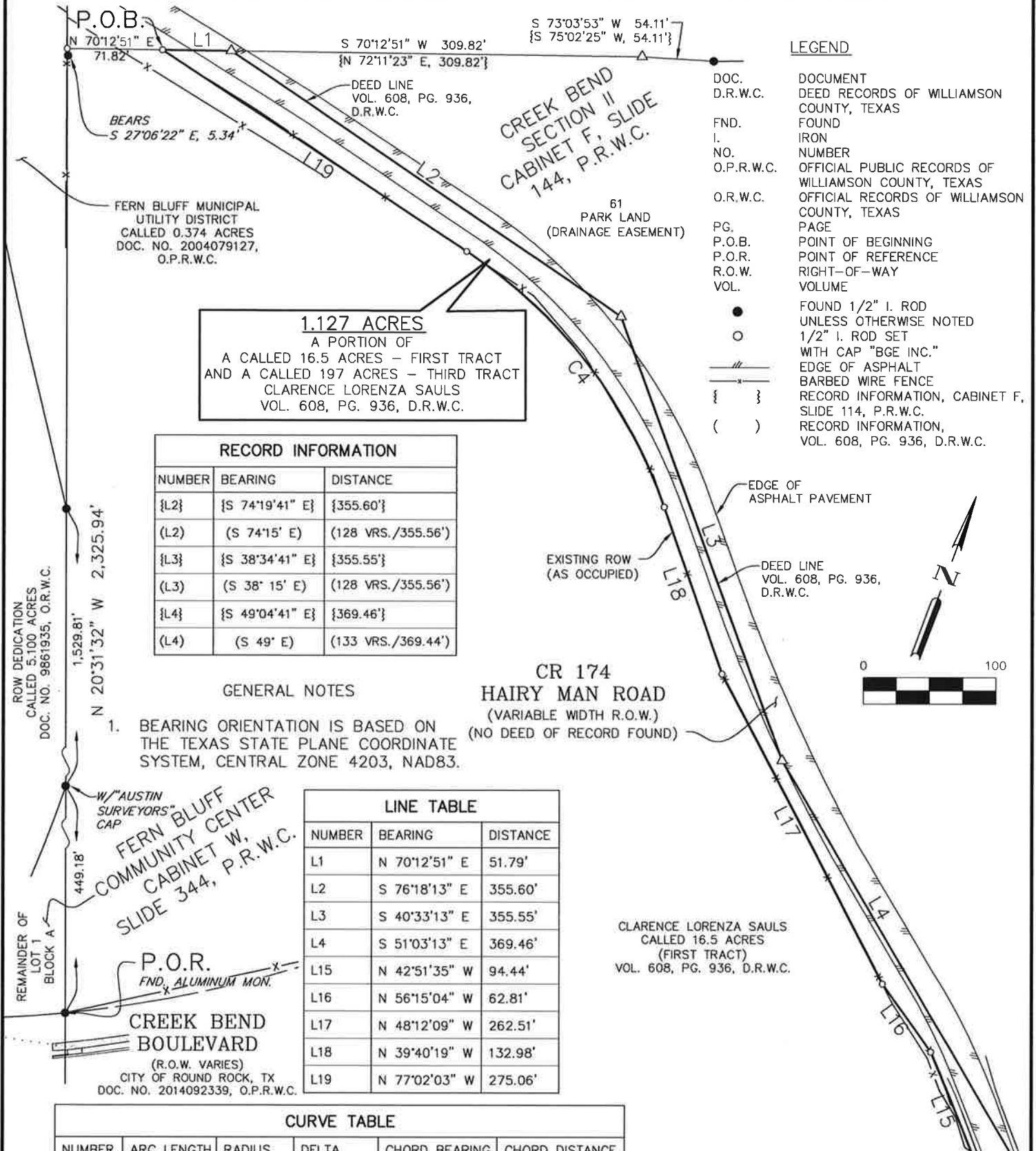
Date

Client: Milestone Community Builders

Date: February 26, 2018

Project No.: 5029-01

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MATCHLINE  
SEE SHEET 6 OF 6

SCALE: 1"=100'

SHEET 5

11 of 12

OF 6



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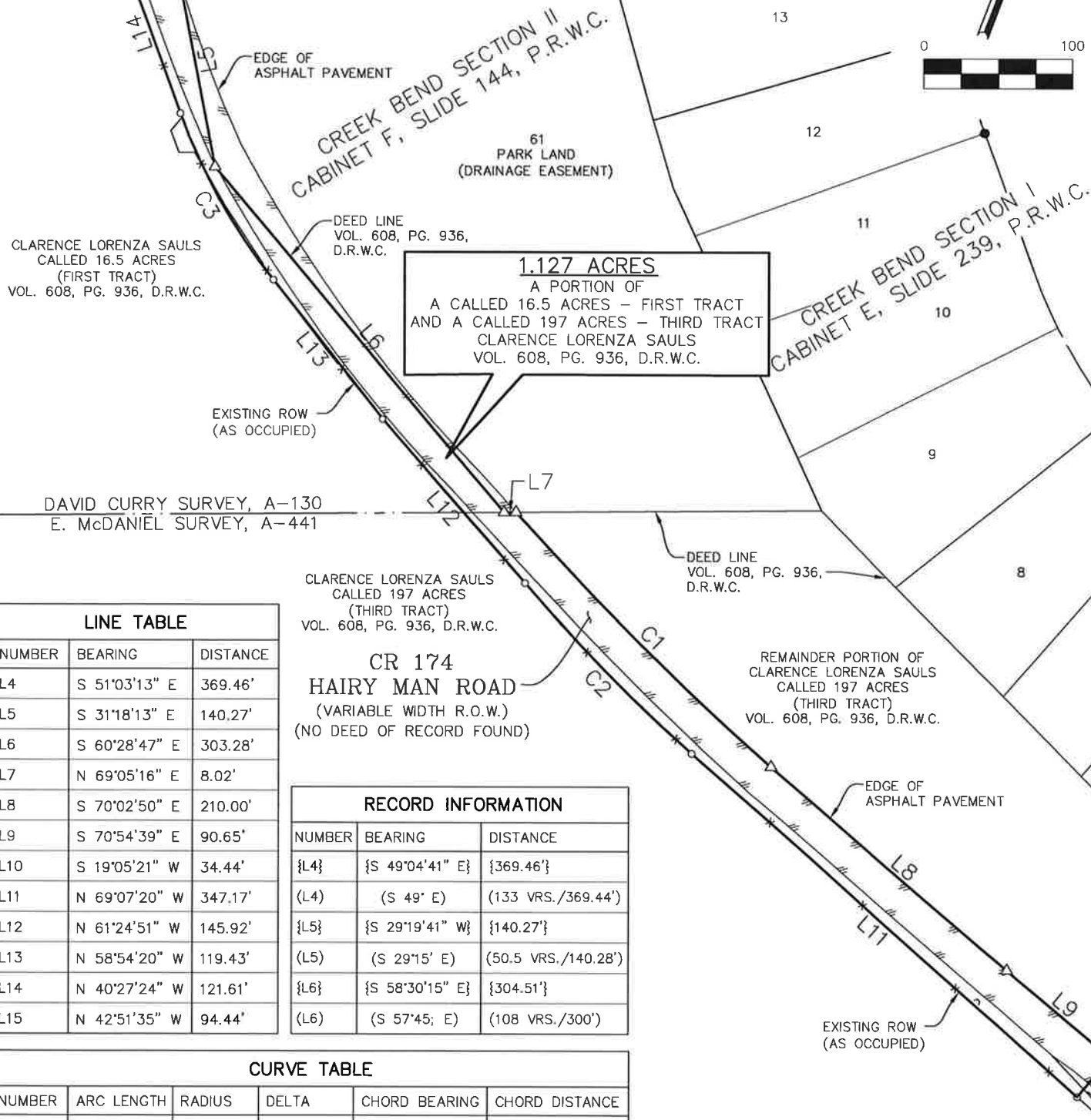
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L15 ~~~~~ L4



RECORD INFORMATION		
NUMBER	BEARING	DISTANCE
{L4}	{S 49°04'41" E}	{369.46'}
(L4)	(S 49° E)	(133 VRS./369.44')
{L5}	{S 29°19'41" W}	{140.27'}
(L5)	(S 29°15' E)	(50.5 VRS./140.28')
{L6}	{S 58°30'15" E}	{304.51'}
(L6)	(S 57°45' E)	(108 VRS./300')

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	243.06'	2,378.76'	5°51'16"	S 65°45'11" E	242.96'
C2	161.44'	1,200.00'	7°42'29"	N 65°16'05" W	161.31'
C3	128.80'	400.00'	18°26'55"	N 49°40'52" W	128.24'

SCALE: 1"=100'

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