EXHIBIT 'A' Page 1 of 5

FIELD NOTE DESCRIPTION OF A 4.680 ACRE TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING A 4.680 ACRE (203,849 SQUARE FOOT) TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS: SAID 4.680 ACRE TRACT BEING ALL THAT CERTAIN CALLED 4.728 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JIM TOM ETHEREDGE AND ROSE MARIE ETHEREDGE, HUSBAND AND WIFE, FILED ON SEPTEMBER 17, 2012, AND RECORDED IN DOCUMENT NO. 2012076655, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 4.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 4.728 acre tract and the herein described tract, same being a corner of that certain called 78.41 acre tract of land (Tract 1) described in a Warranty Deed to Cressman Properties, L.P., filed on July 8, 2003, and recorded in Document No. 2003063811, O.P.R.W.C.T., said point also being on the east line of Lot 30, Block E, Legends Village Section 2, Phase 4, an addition to the City of Round Rock, Texas, filed on November 3, 2010, and recorded in Document No. 2010074432, O.P.R.W.C.T.;

THENCE, departing the east line of said Lot 30, Block E, and with the common line of said 4.728 acre tract and said 78.41 acre tract, the following eight (8) calls:

- 1) North 87 degrees 41 minutes 05 seconds East, a distance of 347.00 feet to a 1/2-inch iron rod found marking the northernmost northeast corner said 4.728 acre tract and the herein described tract;
- 2) South 11 degrees 14 minutes 51 seconds East, a distance of 219.54 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 3) North 87 degrees 52 minutes 16 seconds East, a distance of 57.84 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 4) South 01 degrees 48 minutes 19 seconds East, a distance of 136.74 feet to a cotton spindle with washer stamped "Wallace Group" set in asphalt for a corner of the herein described tract;
- 5) South 28 degrees 18 minutes 09 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 6) South 58 degrees 37 minutes 04 seconds East, a distance of 69.40 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 7) South 82 degrees 41 minutes 34 seconds East, a distance of 142.68 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

EXHIBIT 'A' Page 2 of 5

Field Note Description (continued) 4.680 Acre Tract

8) North 85 degrees 51 minutes 37 seconds East, at a distance of 225.51 feet passing a 1/2-inch iron rod found in the west line of a 25 foot wide access easement, and continuing in all a total distance of 250.55 feet to a mag nail found in asphalt for a corner of the herein described tract, said point being on the common easternmost east line of said 4.728 acre tract and the west line of that certain called 10.516 acre tract of land described in a Warranty Deed to Jonathan Matthew Mitchell and wife Connie Mitchell, filed on November 3, 1999, and recorded in Document No. 199974908, O.P.R.W.C.T.;

THENCE, South 11 degrees 14 minutes 21 seconds East, with the common line of said 4.728 acre tract and said 10.516 acre tract, a distance of 28.78 feet to a 60d nail found in asphalt for the easternmost corner of said 4.728 acre tract and the herein described tract, same being the northeast corner of that certain called 2.09 acre tract of land (Tract 2) described in said Warranty Deed to Cressman Properties, L.P., recorded in Document No. 2003063811, O.P.R.W.C.T.;

THENCE, departing the west line of said 10.516 acre tract, and with the common line of said 4.728 acre tract and said 2.09 acre tract, the following two (2) calls:

- 1) South 88 degrees 16 minutes 03 seconds West, a distance of 503.13 feet to a 1/2-inch iron pipe found for a corner of the herein described tract, same being the northwest corner of said 2.09 acre tract:
- 2) South 01 degrees 37 minutes 40 seconds East, at a distance of 44.11 feet passing a 60d nail found, and at a distance of 82.46 feet passing a 1/2-inch iron pipe found, and continuing in all a total distance of 111.27 feet to a calculated point in the channel of Chandler Branch for the southernmost corner of said 4.728 acre tract and the herein described tract, said point also being on the northeast line of that certain called 13.101 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Osama Al Aali, filed on May 6, 2011, and recorded in Document No. 2011029335, O.P.R.W.C.T.;

THENCE, departing the west line of said 2.09 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following two (2) calls:

- 1) North 43 degrees 31 minutes 02 seconds West, a distance of 81.02 feet to a calculated point for a corner of the herein described tract;
- 2) North 21 degrees 06 minutes 40 seconds West, a distance of 75.00 feet to a calculated point for a corner of the herein described tract, same being the northernmost northeast corner of said 13.101 acre tract, said point also being on the south line of that certain called 1.00 acre tract of land (Tract I) described in a Warranty Deed With Vendor's Lien to Mark Zimmerman and Kandace Zimmerman, filed on September 24, 1996, and recorded in Document No. 199650707, Official Records of Williamson County, Texas (O.R.W.C.T.);

EXHIBIT 'A' Page 3 of 5

Field Note Description (continued) 4.680 Acre Tract

THENCE, with the common line of said 4.728 acre tract and said 1.00 acre tract, the following four (4) calls:

- 1) North 88 degrees 13 minutes 50 seconds East, a distance of 79.03 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the southeast corner of said 1.00 acre tract;
- 2) North 01 degrees 46 minutes 10 seconds West, a distance of 203.43 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the northeast corner of said 1.00 acre tract;
- 3) South 88 degrees 13 minutes 50 seconds West, a distance of 214.13 feet to a calculated point for a corner of the herein described tract, same being the northwest corner of said 1.00 acre tract:
- 4) South 01 degrees 46 minutes 10 seconds East, a distance of 203.43 feet to a calculated point for a corner of the herein described tract, same being the southwest corner of said 1.00 acre tract, said point also marking the northernmost northwest corner of said 13.101 acre tract;

THENCE, departing said 1.00 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following two (2) calls:

- 1) South 68 degrees 18 minutes 20 seconds West, a distance of 90.00 feet to a calculated point for a corner of the herein described tract:
- 2) South 47 degrees 16 minutes 20 seconds West, a distance of 54.10 feet to a calculated point for a corner of the herein described tract, same being on a northeast line of that certain called 15.636 acre tract of land described in a Donation Special Warranty Deed to City of Round Rock, filed on November 16, 2006, and recorded in Document No. 2006100218, O.P.R.W.C.T.;

THENCE, departing said 13.101 acre tract, and with the common line of said 4.728 acre tract and said 15.636 acre tract, the following two (2) calls:

- 1) North 53 degrees 28 minutes 50 seconds West, a distance of 33.02 feet to a 1/2-inch iron rod found for a corner of the herein described tract;
- 2) South 89 degrees 27 minutes 21 seconds West, a distance of 161.19 feet to a 1/2-inch iron rod found for the westernmost southwest corner of said 4.728 acre tract and the herein described tract;

THENCE, North 09 degrees 58 minutes 34 seconds East, with the westernmost west line of said 4.728 acre tract, partway with the east line of said 15.636 acre tract, partway with the east line of Legends Village Section 2, Phase 1, an addition to the City of Round Rock, Texas, filed on November 2, 2006, and recorded in Document No. 2006096703, O.P.R.W.C.T., and partway with the east line of said Legends Village Section 2, Phase 4, a distance of 519.08 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 4.680 acres (203,849 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc., Round Rock, Texas.

EXHIBIT 'A' Page 4 of 5

Field Note Description (continued) 4.680 Acre Tract

Basis of Bearings: Bearings are referenced to the Texas State Plane Coordinate System (Central Zone – NAD 83) which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

8

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief 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 Round Rock, Williamson County, Texas.

Daniel M. Flaherty, R.P.L.S. No. 5004

The Wallace Group, Inc.

One Chisholm Trail, Suite 130 Round Rock, Texas 78681

Ph. (512) 248-0065

See attached Plat No. D-2083

22962-14_FN01.doc

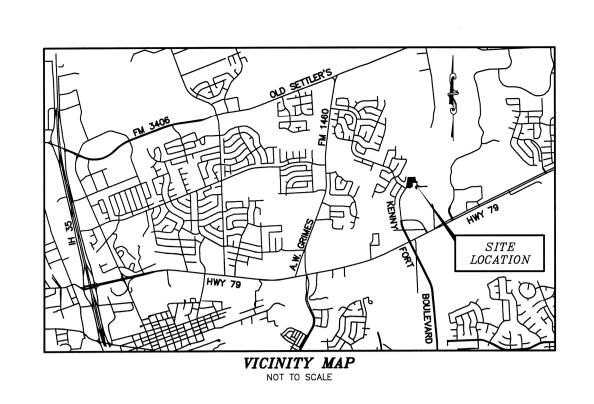
DANIEL M. FLAHERTY

DANIEL M. FLAHERTY

SURVE

SURVE

02-17-2014 Date



FIELD NOTE DESCRIPTION 4.680 ACRE TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 29 SITUATED IN CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

BEING A 4.680 ACRE (203,849 SQUARE FOOT) TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS: SAID 4.680 ACRE TRACT BEING ALL THAT CERTAIN CALLED 4.728 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JIM TOM ETHEREDGE AND ROSE MARIE ETHEREDGE, HUSBAND AND WIFE, FILED ON SEPTEMBER 17, 2012. AND RECORDED IN DOCUMENT NO. 2012076655, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 4.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 4.728 acre tract and the herein described tract, same being a corner of that certain called 78.41 acre tract of land (Tract 1) described in a Warranty Deed to Cressman Properties, L.P., filed on July 8, 2003, and recorded in Document No. 2003063811, O.P.R.W.C.T., said point also being on the east line of Lot 30, Block E, Legends Village Section 2, Phase 4, an addition to the City of Round Rock, Texas, filed on November 3, 2010, and recorded in Document No. 2010074432, O.P.R.W.C.T.:

THENCE, departing the east line of said Lot 30, Block E, and with the common line of said 4.728 acre tract and said 78.41 acre tract, the following eight (8) calls:

North 87 degrees 41 minutes 05 seconds East, a distance of 347.00 feet to a 1/2-inch iron rod found marking the northernmost northeast corner said 4.728 acre tract and the herein described tract; South $\overline{1}1$ degrees 14 minutes 51 seconds East, a distance of 219.54 feet to a 1/2-inch iron rod found or a corner of the herein described tract; North 87 degrees 52 minutes 16 seconds East, a distance of 57.84 feet to a 1/2-inch iron rod found

or a corner of the herein described tract; South 01 degrees 48 minutes 19 seconds East, a distance of 136.74 feet to a cotton spindle with washer stamped "Wallace Group" set in asphalt for a corner of the herein described tract; South 28 degrees 18 minutes 09 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod found

or a corner of the herein described tract; South 58 degrees 37 minutes 04 seconds East, a distance of 69.40 feet to a 1/2-inch iron rod found or a corner of the herein described tract;

South 82 degrees 41 minutes 34 seconds East, a distance of 142.68 feet to a 1/2-inch iron rod found for a corner of the herein described tract; 8) North 85 degrees 51 minutes 37 seconds East, at a distance of 225.51 feet passing a 1/2-inch iron od found in the west line of a 25 foot wide access easement, and continuing in all a total distance of 250.55 feet to a mag nail found in asphalt for a corner of the herein described tract, said point being on the common easternmost east line of said 4.728 acre tract and the west line of that certain called 10.516 acre tract of land described in a Warranty Deed to Jonathan Matthew Mitchell and wife Connie

THENCE, South 11 degrees 14 minutes 21 seconds East, with the common line of said 4.728 acre tract and said 10.516 acre tract, a distance of 28.78 feet to a 60d nail found in asphalt for the easternmost corner of said 4.728 acre tract and the herein described tract, same being the northeast corner of that certain called 2.09 acre tract of land (Tract 2) described in said Warranty Deed to Cressman Properties, L.P., recorded in Document No. 2003063811, O.P.R.W.C.T.;

Mitchell, filed on November 3, 1999, and recorded in Document No. 199974908, O.P.R.W.C.T.;

THENCE, departing the west line of said 10.516 acre tract, and with the common line of said 4.728 acre tract and said 2.09 acre tract, the following two (2) calls:

South 88 degrees 16 minutes 03 seconds West, a distance of 503.13 feet to a 1/2—inch iron pipe found for a corner of the herein described tract, same being the northwest corner of said 2.09 acre

2) South 01 degrees 37 minutes 40 seconds East, at a distance of 44.11 feet passing a 60d nail found, and at a distance of 82.46 feet passing a 1/2-inch iron pipe found, and continuing in all a total distance of 111.27 feet to a calculated point in the channel of Chandler Branch for the southernmost corner of said 4.728 acre tract and the herein described tract, said point also being on the northeast line of that certain called 13.101 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Osama Al Aali, filed on May 6, 2011, and recorded in Document No. 2011029335, O.P.R.W.C.T.; THENCE, departing the west line of said 2.09 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following

1) North 43 degrees 31 minutes 02 seconds West, a distance of 81.02 feet to a calculated point for a corner of the herein described tract;

North 21 degrees 06 minutes 40 seconds West, a distance of 75.00 feet to a calculated point for a corner of the herein described tract, same being the northernmost northeast corner of said 13.101 acre tract, said point also being on the south line of that certain called 1.00 acre tract of land (Tract I) described in a Warranty Deed With Vendor's Lien to Mark Zimmerman and Kandace Zimmerman, filed on September 24, 1996, and recorded in Document No. 199650707, Official Records of Williamson County,

THENCE, with the common line of said 4.728 acre tract and said 1.00 acre tract, the following four (4)

1) North 88 degrees 13 minutes 50 seconds East, a distance of 79.03 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the southeast corner of said 1.00 acre tract: 2) North 01 degrees 46 minutes 10 seconds West, a distance of 203.43 feet to a 1/2-inch iron rod with

range plastic cap stamped "Wallace Group" set for a corner of the herein described tract, same being the northeast corner of said 1.00 acre tract; South 88 degrees 13 minutes 50 seconds West, a distance of 214.13 feet to a calculated point for a corner of the herein described tract, same being the northwest corner of said 1.00 acre tract; South 01 degrees 46 minutes 10 seconds East, a distance of 203.43 feet to a calculated point for a

point also marking the northernmost northwest corner of said 13.101 acre tract; THENCE, departing said 1.00 acre tract, and with the common line of said 4.728 acre tract and said 13.101 acre tract, upstream and with the approximate center of said Chandler Branch, the following two (2) calls:

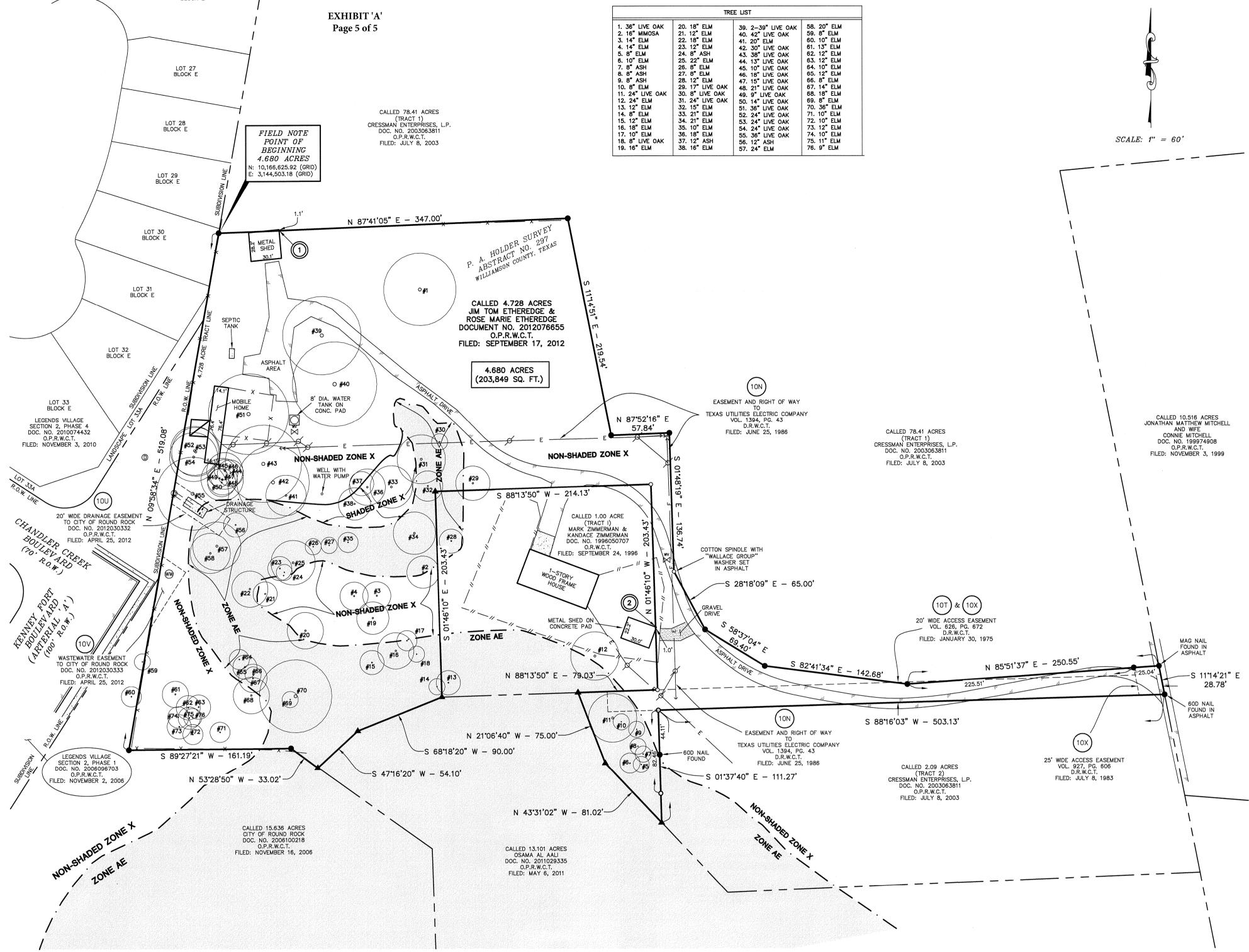
corner of the herein described tract, same being the southwest corner of said 1.00 acre tract, said

1) South 68 degrees 18 minutes 20 seconds West, a distance of 90.00 feet to a calculated point for a corner of the herein described tract; South 47 degrees 16 minutes 20 seconds West, a distance of 54.10 feet to a calculated point for a corner of the herein described tract, same being on a northeast line of that certain called 15.636 acre tract of land described in a Donation Special Warranty Deed to City of Round Rock, filed on November 16, 2006, and recorded in Document No. 2006100218, O.P.R.W.C.7

THENCE, departing said 13.101 acre tract, and with the common line of said 4.728 acre tract and said 15.636 acre tract, the following two (2) calls:

1) North 53 degrees 28 minutes 50 seconds West, a distance of 33.02 feet to a 1/2-inch iron rod found for a corner of the herein described tract; 2) South 89 degrees 27 minutes 21 seconds West, a distance of 161.19 feet to a 1/2-inch iron rod found for the westernmost southwest corner of said 4.728 acre tract and the herein described tract;

THENCE. North 09 degrees 58 minutes 34 seconds East, with the westernmost west line of said 4.728 acre tract, partway with the east line of said 15.636 acre tract, partway with the east line of Legends Village Section 2, Phase 1, an addition to the City of Round Rock, Texas, filed on November 2, 2006, and recorded in Document No. 2006096703, O.P.R.W.C.T., and partway with the east line of said Legends Village Section 2, Phase 4, a distance of 519.08 feet to the **POINT OF BEGINNING** of the herein described tract, delineating and encompassing within the metes recited 4.680 acres (203,849 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc., Round Rock, Texas.



LEGEND

O.R.W.C.T. = OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) \bigcirc = 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

> = CALCULATED POINT = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET (UNLESS OTHERWISE NOTED)

E ---- = OVERHEAD ELECTRIC LINE ---- X ----- = WIRE FENCE ______ = WOOD FENCE = GUY WIRE

= POWER POLE = ELECTRIC BOX, METER OR PANEL = WATER VALVE

= EXISTING CONCRETE

= SANITARY SEWER (WW) MANHOLE = STORM DRAIN MANHOLE = EDGE OF ASPHALT

= TREE

= TITLE COMMITMENT SCHEDULE "B" ITEM

GENERAL NOTES:

1. ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS. 2. SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE

APPLICABLE. 3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON, COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT 5. THE LOCATION OF THE FLOOD PLAIN AREAS SHOWN HEREON WERE ESTABLISHED BY INTERPOLATING THE INFORMATION SHOWN ON THE FEMA MAP FOR THIS AREA. THIS SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK. SURFACE DISTANCES SHOWN HEREON WERE DERIVED USING A COMBINED SCALE FACTOR OF 0.99988313

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN A ZONE "AE" - A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD, (BASE FLOOD ELEVATION DETERMINED). A PORTION IS ALSO IN A SHADED ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND A PORTION IS IN A NON-SHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE COMMUNITY PANEL NO. 481079 0495E AND 481048 0495E OF THE FLOOD INSURANCE RATE MAP NO. 48491C0495E FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE

FENCE NOTE:

WIRE FENCE ALONG THE NORTH, WEST AND SOUTH LINES OF THE SUBJECT TRACT ARE ON THE PROPERTY LINE WITH MINOR DEVIATIONS.

"STATEMENT OF APPARENT ENCROACHMENTS

1) METAL SHED CROSSING THE NORTHERNMOST PROPERTY LINE OF THE SUBJECT TRACT NOT COVERED BY EASEMENT PROVIDED IN SCHEDULE B ITEMS. (2) METAL SHED ON CONCRETE PAD CROSSING THE EAST LINE OF THE 1.00 ACRE TRACT NOT COVERED BY EASEMENT PROVIDED IN SCHEDULE B ITEMS.

> PREPARED FOR: CITY OF ROUND ROCK, TEXAS 2008 ENTERPRISE DRIVE ROUND ROCK, TEXAS 78664

LAND TITLE SURVEY

A 4.680 ACRE TRACT OF LAND SITUATED IN THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT

CERTAIN CALLED 4.728 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JIM TOM ETHEREDGE AND ROSE MARIE ETHEREDGE, AS RECORDED IN DOCUMENT NO. 2012076655 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PREPARED BY:



TITLE COMMITMENT NOTE

SCHEDULE B:

EASEMENT RESEARCH WAS PERFORMED BY THE WALLACE GROUP, INC.

10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY ONLY)

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TEXAS AMERICAN TITLE COMPANY TITLE COMMITMENT G.F. NO. 9691-14-1003,

10B. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH

10C. AN EASEMENT GRANTED TO LONE STAR STATE POWER CO., INC., IN INSTRUMENT FILED IN VOLUME 225, PAGE 31,

10D, AN EASEMENT GRANTED TO LONE STAR GAS COMPANY, IN INSTRUMENT FILED IN VOLUME 237, PAGE 347, OF THE

10E. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 281, PAGE 464,

OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE SUBJECT TRACT.

RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE SUBJECT TRACT.

RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE SUBJECT TRACT.

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RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE SUBJECT TRACT

THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - AFFECTS THE SUBJECT TRACT.

TEXAS - AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

10W. LACK OF INGRESS AND EGRESS TO AND FROM A DEDICATED RIGHT OF WAY.

DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

PHYSICAL INSPECTION MAY DISCLOSE.

SURVEYORS CERTIFICATE:

DANIEL M. FLAHERTY, R.P.L.S. #5004

ONE CHISHOLM TRAIL, SUITE 130

WORK ORDER NO./PHASE: 22692-14

THE WALLACE GROUP, INC.

ROUND ROCK, TEXAS 78681

PHONE: (512) 248-0065

FAX: (512) 246-0359

OLD TOWN SQUARE

THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITH ANY CERTAINTY.

RECORDS OF WILLIAMSON COUNTY, TEXAS - AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE SUBJECT TRACT

OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

EFFECTIVE DATE JANUARY 3, 2014, ISSUED DATE JANUARY 14, 2014 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER

ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B

DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - THIS IS A "BLANKET" TYPE EASEMENT WITH NO DEFINED LOCATION OR WIDTH.

THERE IS NOT ENOUGH INFORMATION IN VOLUME 237, PAGE 347, D.R.W.C.T. FOR THE SURVEYOR TO DETERMINE ITS LOCATION

10F. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 304, PAGE 248, OF THE DEED

10G. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 337, PAGE 360, OF THE DEED

10H. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 343, PAGE 330, OF THE DEED

101. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 349, PAGE 408, OF THE DEED

10J. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 349, PAGE 410, OF THE DEED

10K. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 393, PAGE 248, OF THE DEED

10L. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, IN INSTRUMENT FILED IN VOLUME 500, PAGE 487, OF THE DEED

10M. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS. IN

10N. AN EASEMENT GRANTED TO TEXAS UTILITIES ELECTRIC COMPANY, IN INSTRUMENT FILED IN VOLUME 1394, PAGE 43, OF THE DEED

100. ALL OIL. GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH

ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER. AS SET FORTH IN INSTRUMENT FILED UNDER VOLUME 521.

10P. A 1/2 INTEREST OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH

10Q. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN MINERAL DEED, DATED MAY 26, 1938, RECORDED IN VOLUME 346, PAGE 32, OF

10R. TERMS. CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT, DATED FEBRUARY 18, 1948, RECORDED IN VOLUME 349, PAGE 471.

10S. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT, DATED JULY 24, 1984, RECORDED IN VOLUME 1049, PAGE 56, OF

10T. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT, DATED JANUARY 13, 1976, RECORDED IN VOLUME 626, PAGE

10U. A STORM SEWER AND DRAINAGE EASEMENT GRANTED TO CITY OF ROUND ROCK, IN INSTRUMENT FILED IN DOCUMENT NO. 2012030332,

10X. 25 FOOT ACCESS EASEMENT ALONG THE MOST EASTERLY PROPERTY LINE AND A 20 FOOT ACCESS EASEMENT AS SET OUT IN VOLUME

927, PAGE 606, DEED RECORDS AND IN DOCUMENT NO. 2012076655, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS -

10Y. SUBJECT TO ANY AND ALL VISIBLE AND OR APPARENT EASEMENTS OVER, UNDER OR ACROSS SUBJECT PROPERTY, WHICH A SURVEY OR

10Z. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE

THE UNDERSIGNED HEREBY CERTIFIES TO CITY OF ROUND ROCK AND/OR ASSIGNS, TEXAS AMERICAN TITLE

SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND

SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, THAT THIS SURVEY WAS MADE ON THE GROUND

BY ME OR UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SET FORTH ON AND ATTACHED TO THIS

STRUCTURES AND OTHER IMPROVEMENTS THEREON (IF ANY) AND THE LOCATIONS OF VISIBLE EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY WHICH ARE OF

EXCEPT AS SHOWN ON THIS SURVEY THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, ENCROACHMENTS.

PROTRUSIONS. OVERLAPPING OF IMPROVEMENTS, VIOLATION OF BUILDING OR SETBACK LINES, FENCES,

THE SURVEY REFLECTS THE BOUNDARY LINES OF THE HEREIN DESCRIBED LAND WHICH "CLOSE" BY MATHEMATICAL CALCULATIONS. THE TOTAL ACREAGE INCLUDED IN THE HEREIN DESCRIBED LAND IS 4.680

BOUNDARY MONUMENTATION & IMPROVEMENTS LOCATED ON: 01-16-14, 01-17-14 & 01-22-14

COMPANY AND TITLE RESOURCES GUARANTY COMPANY AS OF THE DATE HEREOF, THAT THIS SURVEY

SURVEY AND ACCURATELY SHOWS: THE BOUNDARIES AND AREA; THE LOCATION OF ALL BUILDINGS,

RECORD OR VISIBLE, OR OF WHICH THE CERTIFYING SURVEYOR HAS BEEN ADVISED OR IS AWARE.

EVIDENCE OF ABANDONED FENCES, EASEMENTS, ROADS OR RIGHTS OF WAY.

OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

10V. A WASTEWATER LINE EASEMENT GRANTED TO CITY OF ROUND ROCK, IN INSTRUMENT FILED IN DOCUMENT NO. 2012030333, OF THE

OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.

672; ADDITIONALLY AFFECTED BY VOLUME 613, PAGE 901 AND VOLUME 603, PAGE 196, OF THE DEED RECORDS OF WILLIAMSON COUNTY,

THERE IS NOT ENOUGH INFORMATION IN VOLUME 349, PAGE 471, D.R.W.C.T. FOR THE SURVEYOR TO DETERMINE ITS LOCATION

OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - THIS IS A "BLANKET" TYPE EASEMENT WITH NO DEFINED LOCATION OR WIDTH.

PAGE 336, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN TRACED FURTHER.

SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, AS SET FORTH IN INSTRUMENT RECORDED IN

VOLUME 534, PAGE 146, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN

INSTRUMENT FILED IN VOLUME 549, PAGE 651, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT THE

The Wallace Group, Inc.

Engineers ■ Architects ■ Planners ■ Surveyors Waco * Killeen * Dallas * Round Rock

02-17-2014

FIELDBOOK NO./PG. SURVEY DATE FILE NAME DRAWN BY DRAFT DATE CHECKED BY PLAT # DATE REMARKS 02-10-2014 | 22692R-14 SURVEY DMF D - 208302-17-2014 © 2014 ALL RIGHTS RESERVED