Cressman Ranch

Exhibit "A"



EXHIBIT "A"

Land Surveyors, Inc. 8000 Anderson Square Rd., Suite 101 Austin, Texas 78757 Office: 512.374.9722 Firm Reg. No. 10015100 Page 1 of 7

METES AND BOUNDS DESCRIPTION

BEING 218.10 ACRES OF LAND, SAVE AND EXCEPT 5.51 ACRES FOR A NET ACREAGE OF 212.59 ACRES OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF TWO PARCELS OUT OF A CALLED 234.11 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS: THE HEREIN DESCRIBED "PARCEL 1" BEING COMPRISED OF THREE TRACTS: AN 81.41 ACRE TRACT OF LAND. KNOWN AS "TRACT 1" THEREIN; A 3.00 ACRE TRACT OF LAND, SAVED AND EXCEPTED FROM SAID 81.41 ACRE TRACT IN SAID DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CALLED 134.62 ACRE TRACT OF LAND; SAID "PARCEL 1" CONTAINING 216.02 ACRES OF LAND, SAVE AND EXCEPTING THEREFROM A 5.51 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, TEXAS FOR THE KENNY FORT BLVD. PHASE 4 RIGHT-OW-WAY BY INSTRUMENT OF RECRD IN DOCUMENT NUMBER 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR A NET ACREAGE OF 210.51 ACRES AND THE HEREIN DESCRIBED "PARCEL 2" BEING A 2.08 ACRE TRACT OF LAND (CALLED 2.09 ACRES), KNOWN AS "TRACT 2" THEREIN, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"PARCEL 1" DESCRIPTION

BEGINNING at a 1/2" iron pipe found for the northwest corner of said 134.62 acre tract, being in the east line of a 33.302 acre tract of land conveyed to the State of Texas by instrument of record in Volume 1970, Page 515 of the Official Records of Williamson County, Texas and known therein as "Part 7" and being in the south right-of-way line of County Road Number 113 (Kiphen Road); from which a 1" iron pipe found in the west line of said 33.302 acre tract and being in the south right-of-way line of said County Road Number 113 bears South 73°14'36" West a distance of 108.35 feet;

THENCE along the north line of the 134.62 acre tract and the south right-of-way line of County Road Number 113 the following three (3) courses:

- 1. North 67°57'23" East a distance of 347.32 feet (record: North 70°35' East a distance of 347.32 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
- 2. North 68°37'07" East a distance of 448.31 feet (record: North 71°14'44" East a distance of 448.31 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
- 3. Along a tangential curve to the right, having a radius of 949.99 feet (record: 949.99 feet), a length of 209.83 feet (record: 208.58 feet), a delta angle of 12°39'18" and a chord which bears North 74°56'46" East a distance of 209.40 feet (record: North 77°32'08" East a

distance of 208.16 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 134.62 acre tract, being in the west line of Lot 30, Jackie Thomison Subdivision, a subdivision of record in Cabinet I, Slides 94-96 of the Plat Records of Williamson County, Texas;

THENCE along the east line of the 134.62 acre tract and the west line of said Jackie Thomison Subdivision the following three (3) courses:

- 1. South 12°11'04" East a distance of 2284.62 feet (record: South 09°35' East a distance of 2286.86 feet) to a 1/2" rebar found for the southwest corner of Lot 19, Jackie Thomison Subdivision, being the northwest corner of Lot 18, Jackie Thomison Subdivision;
- 2. South 01°37'09" West a distance of 1736.34 feet (record: South 04°13'13" West a distance of 1736.30 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
- 3. South 01°43'24" West a distance of 159.55 feet (record: South 04°20'29" West a distance of 159.57 feet) to a 1/2" rebar found for the southwest corner of Lot 13, Jackie Thomison Subdivision, being in the north line of said 81.41 acre tract;

THENCE North 88°20'50" East (record: South 89°05'30" East), along the north line of the 81.41 acre tract and the south line of the Jackie Thomison Subdivision, passing at a distance of 564.27 feet (record: 564.63 feet) a 1/2" rebar found for the southeast corner of said Lot 13, Jackie Thomison Subdivision, and the southwest corner of Lot 12, Jackie Thomison Subdivision, and continuing along the north line of the 81.41 acre tract and the south line of said Lot 12, Jackie Thomison Subdivision for a total distance of 1044.14 feet (record: 1043.76 feet) to a 1/2" rebar found for the northeast corner of the 81.41 acre tract, being the southeast corner of Lot 12, Jackie Thomison Subdivision and being the southwest corner of a 75.074 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2004059024 of the Official Public Records of Williamson County, Texas and also being the northwest corner of a 71.110 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Volume 1760, Page 475 of the Official Records of Williamson County, Texas, and Document Number 1989006727 of the Official Records of Williamson County, Texas;

THENCE along the east line of the 81.41 acre tract and the west line of said 71.110 acre tract the following three (3) courses:

- 1. South 00°34'09" East a distance of 358.63 feet (record: South 01°59'20" West a distance of 359.79 feet) to a 1/2" rebar found;
- 2. South 00°37'36" East a distance of 190.30 feet (record: South 01°58'49" West a distance of 190.30 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
- 3. South 00°48'29" East a distance of 162.53 feet (record: South 01°47'57" West a distance of 162.84 feet) to a 1/2" rebar found;

THENCE South 00°38'14" East (record: South 01°57'52" West), continuing along the east line of the 81.41 acre tract, the west line of the 71.110 acre tract and the west line of a 9.258 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014056270 of the Official Public Records of Williamson County, Texas a distance of 602.57 feet (record: 602.22 feet) to a 1/2" rebar found;

THENCE South 00°40'22" East (record: South 01°55'02" West), along the west line of the 81.41 acre tract and the east line of said 9.258 acre tract a distance of 402.98 feet (record: 402.98 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE South 01°24'37" East (record: South 01°10'47" West), continuing along the east line of the 81.41 acre tract, the west line of the 9.258 acre tract and the west line of the remainder of a 101.110 acre tract conveyed to the City of Round Rock, Texas by instrument of record in Volume 1760, Page 451 of the Official Records of Williamson County, Texas a distance of 348.85 feet (record: 348.79 feet) to a 1" iron pipe found for a southeast corner of the 81.41 acre tract, being the northeast corner of a 10.516 acre tract of land conveyed to Jonathan Matthey Mitchell and Connie Mitchell by instrument of record in Document Number 1999074908 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of the 81.41 acre tract and the north and west line of said 10.516 acre tract the following two (2) courses:

- 1. South 84°30'10" West a distance of 780.21 feet (record: South 87°06'37" West a distance of 780.37 feet) to a 60D nail found in the approximate centerline of an asphalt drive;
- 2. South 11°17'24" East a distance of 500.05 feet (record: South 08°40' East a distance of 500.08 feet) to a 60D nail found in the approximate centerline of said asphalt drive, being the southernmost southeast corner of the 81.41 acre tract, being the northeast corner of a 4.680 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014027063 of the Official Public Records of Williamson County, Texas and herein known a Reference Point "A";

THENCE continue along the south line of the 81.41 acre tract and the north line of said 4.680 acre tract the following eight (8) courses:

- 1. South 85°51'39" West a distance of 250.62 feet (record: South 88°25'43" West a distance of 250.41 feet) to a 3/8 rebar found;
- 2. North 82°42'31" West a distance of 142.60 feet (record: North 80°03' West a distance of 142.70 feet) to a 3/8 rebar found;
- 3. North 58°37'07" West a distance of 69.36 feet (record: North 56°06' West a distance of 69.40 feet) to a 3/8 rebar found;
- 4. North 28°19'17" West a distance of 65.01 feet (record: North 25°46' West a distance of 65.00 feet) to a cotton spindle with washer found;
- 5. North 01°48'42" West a distance of 136.78 feet (record: North 00°48'30" East a distance of 137.00 feet) to a 3/8 rebar found;
- 6. South 87°59'46" West a distance of 57.83 feet (record: North 89°11'30" West a distance of 58.00 feet) to a 3/8 rebar found;
- 7. North 11°15'21" West a distance of 219.36 feet (record: North 08°35' 32" West a distance of 219.19 feet) to a 3/8 rebar found;

8. South 87°41'04" West a distance of 347.03 feet (record: North 89°42'01" West a distance of 347.11 feet) to a 1/2 rebar found for the southwest corner of the 81.41 acre tract, being in the east line of Lot 20, Block E, Legends Village Section 2, Phase 4; a subdivision of record in Document Number 2010074432 of the Official Public Records of Williamson County, Texas;

THENCE North 09°58'00" East (record: North 12°34'57" East), along the west line of the 81.41 acre tract and the east line of said Block E, Legends Village Section 2, Phase 4 a distance of 1163.69 feet (record: 1163.76 feet) to a 1/2 rebar found for the northeast corner of Lot 5A, Block E, Legends Village Section 2, Phase 4;

THENCE continue along the west line of the 81.41 acre tract and the north line of Block E, Legends Village Section 2, Phase 4 the following two (2) courses:

- 1. North 84°21'16" West a distance of 177.68 feet (record: North 81°44'19" West a distance of 177.68 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
- 2. North 88°23'23" West a distance of 479.83 feet (record: North 85°47'31" West a distance of 480.92 feet) to a 1/2" rebar found in the north line of Lot 10, Block E, Legends Village Section 2, Phase 4, being the southeast corner of Lot 7, Block G, Legends Village Section 2, Phase 3; a subdivision of record in Document Number 2011038590 of the Official Public Records of Williamson County, Texas;

THENCE North 00°53'17" East (record: North 03°30'41" East), continuing along the west line of the 81.41 acre tract and the east line of said Block G, Legends Village Section 2, Phase 3, a distance of 439.27 feet (record: 439.65 feet) to a 1/2" rebar found for the northwest corner of the 81.41 acre tract, being in the south line of the 134.62 acre tract and also being the northeast corner of Lot 1, Block G, Legends Village Section 2, Phase 3;

THENCE South 88°57'23" West (record: North 88°26'57" West), along the south line of the 134.62 acre tract and the north line of Block G, Legends Village Section 2, Phase 3, a distance of 600.49 feet (record: 599.50 feet) to a 1/2" rebar found for the southwest corner of the 134.62 acre tract, being the northwest corner of Lot 14, Block G, Legends Village Section 2, Phase 3 and being in the east line of the 33.302 acre tract;

THENCE along the west line of the 134.62 acre tract and the east line of the 33.302 acre tract the following five (5) courses:

- 1. North 17°20'44" East a distance of 294.02 feet (record: North 19°55'18" East a distance of 293.75 feet) to a 1/2" rebar found for a point of curvature;
- 2. Along a tangential curve to the left, having a radius of 2954.43 feet (record: 2954.43 feet), a length of 1122.13 feet (record: 1124.02 feet), a delta angle of 21°45'42" and a chord which bears North 08°10'07" East a distance of 1115.40 feet (record: North 08°33'52" East a distance of 1117.25 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
- 3. North 02°16'14" West, passing at a distance of 1031.02 feet a 1/2" iron pipe found, and continuing for a total distance of 1934.36 feet (record North 02°20'05" West a distance of 1934.36) to a 1/2" rebar found for a point of curvature;

- 4. Along a tangential curve to the right, having a radius of 5679.65 feet (record: 5679.65 feet), a length of 820.14 feet (record: 820.29 feet), a delta angle of 08°16'25" and a chord which bears North 01°48'58" East a distance of 819.43 feet (record: North 01°48'10" East a distance of 819.57 feet) to a 1/2" rebar found for a point of tangency;
- 5. North 04°51'51" East a distance of 210.18 feet (record: North 07°29'20" East a distance of 212.35 feet) to the POINT OF BEGINNING of "PARCEL 1".

This tract, herein known as "PARCEL 1", contains 216.02 gross acres of land, more or less, out of the Willis Donaho Survey, Abstract Number 173 and the P.A. Holder Survey, Abstract Number 297; both in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

SAVE AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 5.51 ACRE TRACT

BEGINNING at a 1/2" rebar set with plastic cap, stamped "BASELINE INC" in the southerly line of said 81.41 acre tract and the north line of a 4.680 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014027063 of the Official Public Records of Williamson County, Texas;

THENCE crossing through the 81.41 acre tract the following three (3) courses:

- 1. Along a non-tangential curve to the right, having a radius of 955.00 feet (record: 955.00 feet), a length of 430.67 feet (record: 430.67 feet), a delta angle of 25°50'18" (record: 26°50'19") and a chord which bears North 64°14'09" East a distance of 427.03 feet (record: North 64°13'10" East a distance of 427.03 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
- 2. North 77°09'22" East a distance of 349.55 feet (record: North 77°08'19" East a distance of 349.55 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
- 3. Along a tangential curve to the left, having a radius of 1010.00 feet (record: 1010.00 feet), a length of 1371.49 feet (record: 1371.49 feet), a delta angle of 77°48'09" (record:77°48'09") and a chord which bears North 38°15'18" East a distance of 1268.52 feet (record: North 38°14'15" East a distance of 1268.52 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the east line of the 81.41 acre tract and the west line of a 71.110 acre tract of land conveyed to the City of Round Rock by instrument of record in Volume 1760, Page 475 of the Official Records of Williamson County, Texas, and Document Number 1989006727 of the Official Records of Williamson County, Texas;

THENCE South 00°38'14" East (record: South 01°57'52" West), along the east line of the 81.41 acre tract and the west line of said 71.110 acre tract and the west line of a 9.258 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014056270 of the Official Public Records of Williamson County, Texas a distance of 375.28 feet to a 1/2" rebar found;

THENCE South 00°40'22" East (record: South 01°55'02" West), continuing along the east line of the 81.41 acre tract and the west line of said 9.258 acre tract a distance of 153.40 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

THENCE crossing through the 81.41 acre tract the following three (3) courses:

- 1. Along a non-tangential curve to the right, having a radius of 1140.00 feet (record: 1140.00 feet), a length of 998.28 feet (record: 998.28 feet), a delta angle of 50°10'23" (record: 50°10'22") and a chord which bears South 52°04'11" West a distance of 966.69 feet (record: South 52°03'08" West a distance of 966.69 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
- 2. South 77°09'22" West a distance of 84.49 feet (record: South 77°08'19" West a distance of 84.49 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature';
- 3. Along a tangential curve to the left, having a radius of 1020.00 feet (record: 1020.00 feet), a length of 438.38 feet (record: 438.38 feet), a delta angle of 24°37'29" (record: 24°37'29") and a chord which bears South 64°50'38" West a distance of 435.01 feet (record: South 64°49'35" West a distance of 435.01 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the southerly line of the 81.41 acre tract and the east line of said 4.680 acre tract;

THENCE along the southerly line of the 81.41 acre tract and the east and north lines of the 4.680 acre tract the following two (2) courses:

- 1. North 11°15'21" West a distance of 79.13 feet (record: North 08°35'32" West a distance of 79.20 feet to a 3/8" rebar found for the northeast corner of the 4.680 acre tract;
- 2. South 87°41'04" West a distance of 263.25 feet (record: North 89°42'01" West a distance of 262.96 feet) to the POINT OF BEGINNING of the Save and Except tract.

This Save and Except tract contains 5.511 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas..

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

This Save and Except tract contains 5.51 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS. THE NET ACREAGE FOR "PARCEL 1" is derived by subtracting the 5.51 Save and Except tract acreage from the 216.02 gross acreage, which yields 210.51 net acres.

"PARCEL 2 DESCRIPTION"

COMMENCING at the aforesaid Reference Point "A";

THENCE South 11°11'27" East (record: South 08°40' East), along the east line of said 4.680 acre tract and the west line of the 10.516 acre tract a distance of 28.84 feet to a 60D nail found for the northeast corner of said 2.09 acre tract, being the southeast corner of the 4.680 acre tract for the POINT OF BEGINNING of "PARCEL 2";

THENCE South 11°18'22" East (record: South 08°40' East), along the east line of the 2.09 acre tract and the west line of the 10.516 acre tract and the west line of a 6.16 acre tract of land conveyed to R.A. Waits by instrument of record in Volume 617, Page 812 of the Deed Records of Williamson

County, Texas a distance of 179.22 feet (record: 179.27 feet) to a 60D nail found for the southeast corner of the 2.09 acre tract and being in the north line of a 13.101 acre tract of land conveyed to Joseph J. Widdison and Heather Widdison by instrument of record in Document Number 2018053383 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of the 2.09 acre tract and the north line of said 13.101 acre tract the following two (2) courses:

- 1. South 87°34'14" West a distance of 469.70 feet (record: North 89°47' West a distance of 469.70 feet) to a calculated point;
- 2. North 43°28'25" West a distance of 94.98 feet (record: North 40°49'37" West a distance of 94.98 feet) to a calculated point for an angle point in the south line of the 4.680 acre tract;

THENCE North 01°45'50" West (record: North 00°52'28" East), along the west line of the 2.09 acre tract and the south line of the 4.680 acre tract a distance of 111.27 feet (record; 111.27 feet) to a calculated point; from which a 1/2" rebar found bears North 00°51'36" East a distance of 12.42 feet;

THENCE North 88°13'54" East (record: South 89°07'32" East), along the north line of the 2.09 acre tract and the south line of the 4.680 acre tract a distance of 503.14 feet (record: 503.14 feet) to the POINT OF BEGINNING of "PARCEL 2".

This tract, herein known as "PARCEL 2", contains 2.08 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas. THE COMBINED NET ACREAGE for "PARCEL 1" (210.51 acres) and "PARCEL 2" (2.08 acres) is 212.59 acres of land more or less. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CFRS

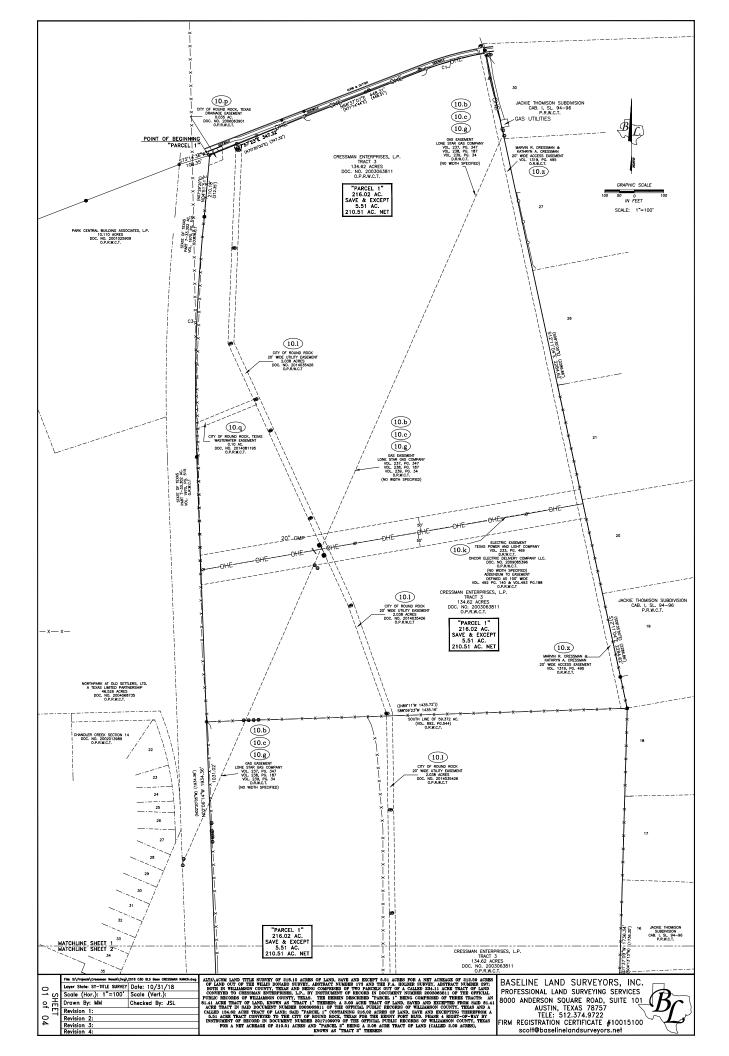
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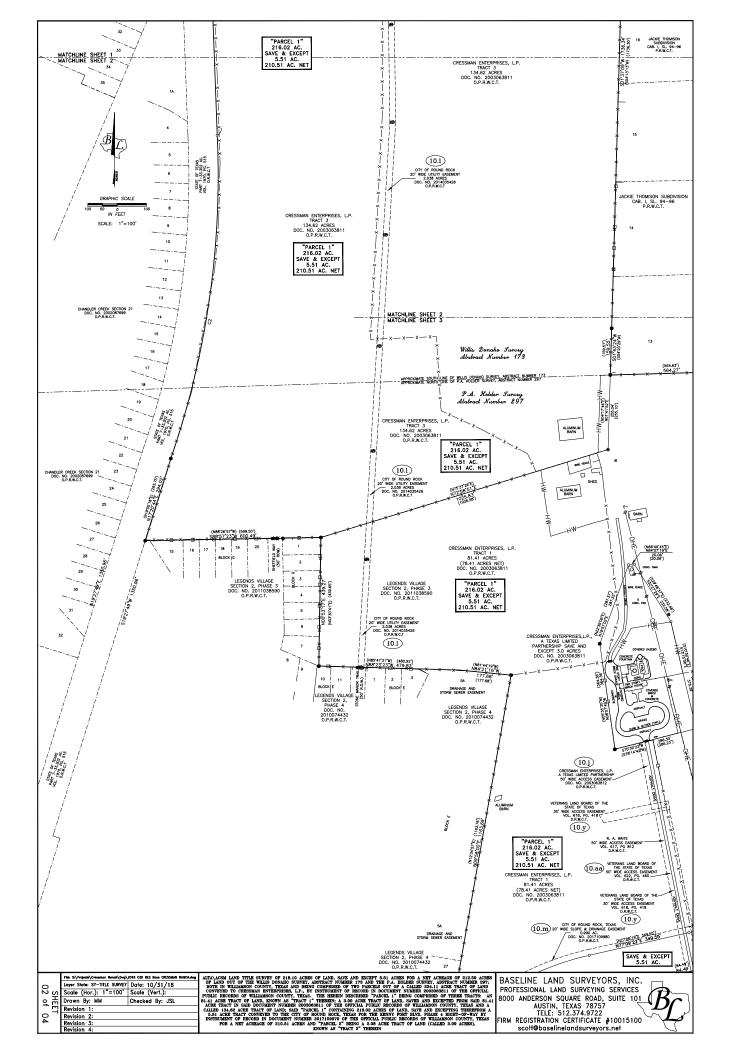
J. Scott Laswell

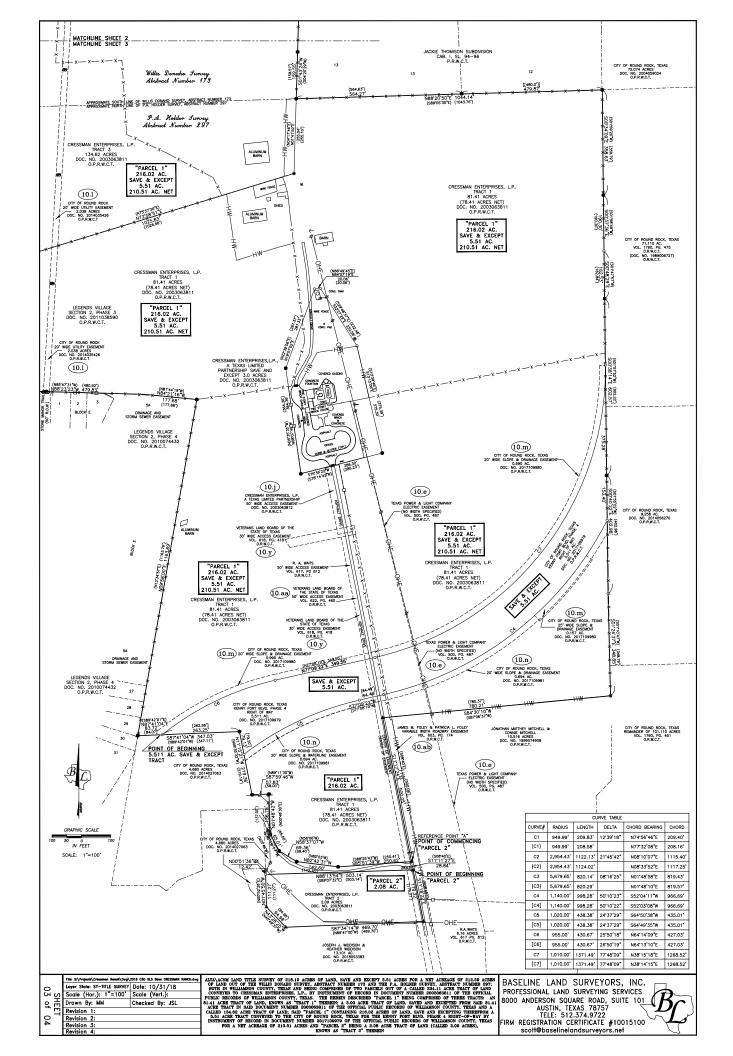
Registered Professional Land Surveyor

State of Texas No. 5583

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BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83\96 CORS

- THIS TRACT LES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AS DEPICTED ON FRIM MAP NUMBER 4645X002701, EFFECTINE SEPTEMBER 26, 2016, FOR TRANS COUNTY, TEXAS.
- TRACT HAS NOT BEEN ADDRESSED, PER THE TRAWS COUNTY
- THIS SHAPEY RETLETS EXEMBITS AND MATTER OF RECORD SHOWN IN COMMITTED TOR THIS CE, NO., NG-888-688-CHZ, EFFICINE DECARRED 63, 2017, SELLED BY FIRST MERCHAI THE RESEARCH WAS PERFORMED BY BASELINE (JAND SHAPEYORS, INC. FOR THE PHRPOSE OF THIS SHAPEY.
- THERE WERE NO DESIGNED OPERAPS, CAPS, CREES, OR ENCOUCHEDITS.
 THIS PROCESTE HAS DESCE PEDISTRIAN AND VENCLUA ACCESS TO PHIBLE REALIS-OF-MIX.
 IS RIVED IT S ABBECT TO THE FOLLOWING TRUS AS NOTID IN SOLIDULE 8 OF THE APPRENDATIONED THILE COMMINDING.
 ID JUSTID DESCENS IT THE MANAGEME. WAS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP, OR SANITARY LANDFIL
- 106.)THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONNETED TO LONE STAR GAS COMPANY RECORDED IN VOLUME 238, PAGE 187, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, (SHOWN HEREDN)) RECORDED IN VOLUME 617, PAGE 612 AS INCORPORATED IN VOLUME 633, PAGE 367, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. Undivided one-third in and to all the oil, gas and other minerals as set out in Mineral Deed recorded in Volume Page 32. Deed Records, Williamson County, Texas. (NOTED HEREWITH)
- 10c.) This property is subject to a restricted use easient conveyed to lone star gas company recorded in volume 237, page 347, deed records, williamson county, texas. (Shown Hereon) 10%) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONNEYED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 500, PAGE 487, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON) 104.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 349, PAGE 410, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (VAGUE DESCRIPTION CANNOT PLOT)
- $10_{\rm p}$) This property is subject to a restricted use easiblent conveyed to lone star and company recorded in volume 239, page 34, deed records, williamson colinty, texas. (Shorin Hereon) ONE-HALF OF ALL HANGENES IN AND ON SAID PROPERTY AS RESERVED BY GRANICS IN DEED DATED MAYON 8, DEPT HANGE AND SEET MAYON BY AN OWNER WHATTER OSSERN TO STARK ROOMS AND SEET MAY COMPANY, HAS DAY IN REMINIST MAYONED IN VOLUME 524, PAGE 146 DEED RECORDS, MILLAMSON COUNTY, TEXAS AND ALL ROBERS MAYONED HEARDON TO STARK ROOMS AND SEET MAYONED WEEKENING). THE RAPORTY IS SUBJECT TO A RESTRICTED USE EXECUTED CONNETTE TO TEXAS FORES & LIGHT COMPANY AND MESTERN MELL TELEPROCE COMPANY RECORDED IN VOLUME 549, PAGE 651, DEED RECORDS, MILLIMASON COUNTY, ** (MAGLE DESCRIPTION CANNOT FLOT)
- (IG), THES PROPERTY IS SUBJECT TO A RESTRICTED USE EXSELENT CONNECED TO TEXAS POWER & LIGHT COMPANY AND SOLTHMESTERN BELL ITELEPHONE COMPANY RECORDED IN VOLUME 710, PAGE 34, DEED RECORDS, MILLIAMSON COUNTY TEXAS. (VAGUE DESCRIPTION CANNOT PLOT) Terus, conditions and provisions of that certain easement agreement for access dated all's, 2003 Becthern Markin R. Oressiama and Diffe, Kaithern A. Cressiama and Cressiama etherriess, L.P., Recorded Pr document no. 2003063812, Official Public Records, Williamson County, Texas.
- 101.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2014035426 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EXSENSIT COMMENS TO TEXAS POWER & LICHIT COMPANY (APPLE) TO TEXAS POWER & LICHIT COMPANY STATE 480, DEED RECORDS AND AS MODERED BY INSTRUMENT DATED OF CROSES, 2,009, ORDED UNDER DOCUMENT NO. 2009065396 OFFICIAL PUBLIC RECORDS, MILLIAMSON COUNTY, TEXAS, (SHOWN HEREDN)
- 10m.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2017/109881 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (SHOWN HEREON) 10m.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EXSEMENT CONNEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2017109980 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON) GAWARDA RESERVES AN UMPACOLO DORE-MAY ARRESTS HI DIL, USE AND OTHER MARBAIS, AS SET DIT HE KEED D. COTERNE 11, 1884, E. F. WARMA A. LAUELE AND MET, MARBORIS E. MARGINET DI MARMA R. SEESSAMA AND L. M. RACORAT HORERON THE TO SAID RESERVATION HAS NOT BEDI EXAMINOS DESERVABINT TO THE DATE OF DESCRIBED DE HERRITH)
- TO.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASIBILITY COMMETCD TO ONCOR ELECTRIC DELINERY COMPANY RECORDED UNDER DOCUMENT NO. 200303994 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (NO METES AND BOANDS SPECTFED) 104.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2014081195 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON) 10p.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2006063901 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
- 10x) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASIMENT CONVEYED TO CITY OF ROUND ROCK, RECORDED IN VOLUME 1713, PAGE 198, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, (DOES NOT APPLY) 104.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONFERD TO CITY OF ROUND ROCK, RECORDED IN VOLUME 1422, PAGE 402, OFFICIAL RECORDS, MILLIAMSON COUNTY, TEXAS. (DOES NOT APPLY) 101.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONVEYED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 623, PAGE 91, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, (DOES NOT APPLY) 104.) THIS PROPERTY IS SUBJECT TO A RESTRICTED USE EASEMENT CONNEYED TO CITY OF ROUND ROCK, RECORDED UNDER DOCUMENT NO. 2013/03/0846 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT APPLY)
- (19), THIS PROPERTY IS SUBJECT TO A RESTRICTED USE THATY FOOT WIDE (20) ACCESS EASEMENT I COMMETED TO VETENANS UND BANDO OF THE STATE OF TEXAS, RECORDED IN VOLUME 618, PAGE 418, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON) 160) Tens, conditors and provisings of that cetain amenation dependent agreement ante hay 14, 2015, by and retired out of rough coach, and creasure deterbries, a 1, eccorded inder document no. 20150-06231 Official Public Records, billianson County, Iexas, (NOTE) Herenthy 10w.) AS TO TRACT THREE (3): THE FOLLOWING WILL BE AN EXCEPTION ON THE OWNERS POLICY: LACK OF RIGHT TO ACCESS TO AND FROM THE LAND, COVERED RISK NUMBER FOUR (4) IS HEREBY DELETED, (NOTED HEREWITH)
- TICL). THIS PROPERTY IS SHALECT TO A RESTRICTED LISE THEATY FOOT WILE (20") ACCESS EXSELECT COMPATED TO WARPH IR, DESISSAML AND WITE LAITERING A. CRESSMAN RECORDED IN VOLUME 1319, PAGE 405, OFFICIAL RECORDES WILLMASON COUNTY, TEXAS. (SHOWN HEREON)
-)). THIS PROPERTY IS SUBJECT TO A RESTRICTED USE ACCESS EASEMENT CONNECTED TO VETERANS LAND BOARD OF STATE OF TEXAS, RECORDED IN YOLUME 622, PAGE 469, DEED RECORDS, MILLMARSON COUNTY, TEXAS. (SHOWN EDN)
- (10aJ) THE RIGHTS OF UPPER BRUSHY CREEK WATER CONTROL AND MARKVENDENT DISTRICT TO LEAY TAKES AND ISSUE BONDS. (WOTED HEREWITH) (10sz.) ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY (NOTED HEREWITH) ADAS), AZEZES ESCRETAT DESCRIBED UN PARTINON DEED CATED JULY 25, 1975, 69 ROMANY, KROIST MET, AL O, RECORDED I VICULAE 815, PARE DAY AND IN DEED JAMEN DE TOU, 50, 1975, 67 TEARN RODERNA MOUS PEET MET, MC ADMINISTRAT OF TOURISM AND SPEET MET, MC RECORDED IN VOLUME 605, PARE 174, DEED RECORDES, WILLIAMACON COUNTY, TEARS, (SAMINI MEDERN)
- One.) RIGHTS OF PARTIES IN POSSESSION. (NOTED HEREWITH)
- ROADHAY EASTAINT TO R.A. WATS, CONVEYED IN VOL. 617, PAGE 812, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (SHOWN HERECON) note. This tract is also subject to the following item, not referenced in the above mentioned comminent for title insurance: IOD), AW YORKE AND APPROVE EXSURINT, ETHER PHILLS OR PRIVITE, THE EXSTRUCE OF WHICH IS NOT DISCLOSED BY THE PHILLIC RECORDS AS DEFINED HEREIN, INCLUDING, BUT NOT LIMITED TO, ROADS OR UTILLIES IN USE OR ON THE LAND. (NOTED HEREINTH)

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7, North 11171 West o distance of 213.55 feet (record: North 0273.57 West o distance of 213.55 feet) to o 3/5 was found;
3/5 was found;
10. South E71.07 West o distance of 273.55 feet (record: North 262.57 West o distance of 273.11 feet) to 1/5 was found for a found of 273.55 feet (record: North 262.57 West of the 1/5 was found for a found 6. South 87:5946 West a distance of 57.83 feet (record: North 89*11:30 West a distance of 58.00 feet) to a 3/8 rebar found; North 842116 West a distance of 177.85 feet (record: North 814419 West a distance of 177.65 feet) to a 1/2" retar set with plastic cap, stamped "BASCINE, INC.; NBMCE continue along the south line of the 81.41 acre tract and the north line of solid 4.880 acre tract the alphaing eight (3) courses: HDKE doing the east line of the 134.62 acre tract and the west line of add Jacké Thombson Subdivision the oldwing three (3) courses:

THERE AND BOARDS EXCEPTION.

BERT STREET, AND BOARDS EXCEPTION.

B

HENCE along the north line of the 134.62 acre tract and the south right-of-way line of County Road Number he following three (3) courses: North 675723 East a distance of 347.32 feet (record: North 70'35 East a distance of 347.32 feet) to a robor set with plastic cop. stamped 'BASCLINE, INC.;

North 68'37'07 East a distance of 448.31 feet (record: North 71'14'44' East a distance of 448.31 feet) to a rebar set with plastic cap, stamped "BASELINE, INC. for a point of curvature; o largentid come to the right, basing a redial of 943,99 feet (record: 940,99 feet), a length of Concost. 253,95 feet), a data only of 17,39 feet a chord which book feets in Section 18,45 feets a Concost. 253,95 feet, a data only of 17,39 feet and others and 19,45 feets) to a 17 feet one see all public and 19,45 feets. The concost of 18,45 feets and 19,45 feets

 South 121104 East o distance of 2284-82 feet (record: South 0835 East o distance of 2286-86 feet) to o 1/27 mater found for the asoliment corner of Lot 19, Josofa Thomison Suddivision, being the auchiment corner of Lot 18, Josefa Thomison Suddivision; South 01'3709' West a distance of 1736.34 feet (record: South 04'13'13' West a distance of 1736.30 feet) tr 1/2' rebor set with plantic cap, stamped 'BASELNE, NC.'; 01432# Best o defonce of 19555 feet (record: South 04202# Best o defonce of 19557 feet) to in found for the southwest corner of Lot 13, Josée Thomstein Subdivision, being in the north line of soid i soot:

South 00'34'00' East a distance of 358.63 feet (record: South 01'59'20' West a distance of 359.79 feet) to c 1/2' rebor found;

 South 0073736 East a distance of 190.30 feet (record: South 019848 West a distance of 190.30 feet) to a 175 refeor set with platfic cap, stemped SMSEAM, INC.;
 150 miles of 199.26 East a distance of 192.35 feet (record: South 0197.57 West a distance of 192.84 feet) to a 1/2" refeor found; HIRINET South COV/8141 East (records: South 0179725 Week), confluing along the east line of the 8141 care front the west line of the 7111 care thors do the west line of 0.25% once that of lood companyed to the City of Richard Road, Team by Herinment of record in Document Namese 2014058270 of the Official Public Road Road (Name 1) and County (Name 2) and County (Name 2) addressed of COLOT feet (Names CRIZZ New) to 1/2" most road: Records of Richards County (Name 2) addressed of COLOT feet (Names CRIZZ New) to 1/2" most road; Records of COLOT (Names) to 1/2" most road (Namese Namese).

TRIDEC South 00'02'2' East (record: South 01'5502' Wes), along the well fine of the 61.41 zone tract and the east fine and paid 20'2' fine front of diffuses of 40'2.98 feet (record: 40'2.98 feet) to a 1/2' meter set with position, stranged 'BAELINE, NC.;

HBNCE doing the each. The of the 81.41 acre tract and the north and west fine of soid 10.516 acre tract the oliming two (2) courses: South 843010 West a distance of 780.21 feet (necest: South 870637 West a distance of 780.37 feet) to a noil found in the approximate centerfine of an aighfull driver;

South 1117.24 East o distorce of 500.05 feet (neced: South 0840 East o distorce of 500.08 feet) to a 600 feet on opportunate content of the California of California o

t. North 82°42'31" West a distance of 142.60 feet (record: North 85°03 West a distance of 142.70 feet) to a 3/8 etcr found: South 86'51'36' West a distance of 250.62' feet (record: South 88'2543' West a distance of 250.41' feet) to a rebar found;

> THENCE North 88*1354 East (vectori: South 89*07.32*East), along the north line of the 2.00 acre tract and the south line of the 4.000 acre tract a distance of 503.14 feet (record: 503.14 feet) to the POINT OF BECONNING of PARCIEL 2". PRIDES level 01*4550 West (record: North 05/2528 Early, along the west line of the 2-29 area tract and the south line of the 4-880 area frost a distance of 11127 feet (second 11127 feet) to a calculated point; from which a 1/2" rebor found bears North 05/5136 East a distance of 12-42 feet;

North 4372525'West a distance of 94,96 feet (record: North 4074937'West a distance of 94,96 feet) to a skubbed point for an angle point in the south line of the 4,660 acre tract; South 8773414 West a distance of 469.70 feet (record: North 89747 West a distance of 469.70 feet) to a Jobed point;

isk broth, havin beam or SHEEL 27, contains 2,08 soms of teat some or less, and of the PA, blade PA, where the second of the PA, blade PA, the second of the

TRICKE level OCYS17 Earl (excess: Nerb 0.575/41 Earl), continuing along the set illne of the 81-14 care tract and the seal line of sell Bibble Cu. Legisland Wlage Science J. Parise 3, o deliver or 49.827 feet (excest 439.65 earl) to a 1/2 relate found to the continued corner of the 81-81 care tract. Sell of the sealth line of the 15-432 care tract and one being the methematic corner of L. 1, Bible 61, beginned Williage Selection 2, Proce 3; 15-432 care tract and one being the methematic corner of L. 1, Bible 61, beginned Williage Selection 2, Proce 3; 2. North 8F2223 West o distance of 47825 feet (record: North 8F4731 West o distance of 48495 feet) to c. 1/2" reserv found in the morth lime of LOI, Book E. Lagende Village Section 2, Primar 4, Senio (48 north 18 nor insignal belon designation (species likely 12/19/2004) dans the west fixe of the \$1.41 over that and the seal the shall be serviced. When Section (Fixel 4) designated of 11/10.09 designated (section 11/10.25 designated) or 1/2 reboor found for the nontheast corner of Lot 5A, Book E, Legenda Village Section 2, Phase 4, PROMIC continues doing the west fixe of the \$1.41 over thost and the north fine of thout E, Legenda Village Section 2, Phase 4 of the following to 0/2) covered:

North 17:2014*East a distance of 294.02 feet (record: North 19'8518*East a distance of 293.75 feet) to a rebor found for a point of ourvature;

SERVING of a 1/2 from John found for the manifested comer of sold 13-42 core trook being in the east four of SERVING and trook in the contract of the contract

 North 28'1917 West a distance of 65.01 feet (record: North 25'48 West a distance of 65.00 feet) to a cotton girdle with washer found; North 58'3707 West a distance of 69.36 feet (record: North 58'06 West a distance of 69.40 feet) to a 3/8 etor found; North 01-4942 West a distance of 136.78 feet (record: North 00'4830 East a distance of 137.00 feet) to a rebor found:

TRACE Same SECTOT Mail (except. Note SECTOT Mail), owe the width of the 11-142 own that and in on the control text of the 11-142 own that and in own the control text of the 11-142 own that and interest of colors text (except sector) and in the 11-142 own that is a color text of the 11-142 own that the cold the cost that of the 13-142 own that the 11-142 own that the 11-142 own that the cost that of the 13-142 own that the 11-142 own that the cost that of the 13-142 own that the 11-142 own that the cost that of the 13-142 own that the 11-142 own that the cost that of the 13-142 own that the 11-142 own that the cost that of the 13-142 own that the 11-142 own t

 Along a transparial curve to the laft, haring a radius of 2854-35 feet (record: 2854-35 feet), a laught of 122.13 feet (record: 112402 feet), a color longs of 2174-92 cold o cloud which bear kenth 08°1007 East of littorius of 1152-06 feet (record: North 0823352 East a distance of 1117.25 feet) to a 1/2" retor set with position, advanced 1805.1104. Not: For a point of transparied; North 021614 West, possing at a distance of 1031.02 feet a 1/2" iron pipe found, and continuing for a total trans of 1934-36 feet (record – Korth 02/2005 West a distance of 1934-36) to a 1/2" resort found for a point curvature;

This troot, teach learn as PARET, I contains 314CC grass some of leaf, more or leas, cet of the Wills Diocelections of Marchael Number 173 and the 45 kiloted Severy, Authorital Number 201; both is Williamson County, Texas, Bening Besis: Texas State Plane Coordinates, Central Zone, NUI ST/MICCOS. 4. Along a longeridal come to the right, bording o reduc of 4679.65 feet (records -6679.65 feet), a result of 850.14 feet (records -6672.65 feet), a desired ougle of CRT 1552.05 and a chord winth beam theth of 14858 but o distance of 819.47 feet) to a 1/2" rebor found for a point founding of CRT 159.45 feet (records -1664) 014810 East a distance of 819.57 feet) to a 1/2" rebor found for a point founding of CRT 159.45 feet (records -1664) 014810 East a distance of 819.57 feet) to a 1/2" rebor found for a point founding feet of 1985. 5. North 04/51/51/East a distance of 210.18 feet (record: North 07/29/20/East a distance of 212.35 feet) to the POINT OF BEDINNING of PURCEL 1".

SECTIVATE of a 1/2 refor at with positic cap, stamped SESEINE (NCT), the southeryl line of solid 81.41 ocre treat and the soft line of a 4.800 care troat of traid conveyed to the CDy of Round Rood, Texas by informant rescord in Document Number 2014/207053 of the Official Public Records of Wildermon County, Texas; ng a non-imagerilal come to the right, horizing a radius of \$25,000 feet (record: \$50,000 feet), a length of feet (record: \$50,000 feet), a selfen speed of \$25,501 feet (record: \$50,000 feet) and a choick beam from the selfence of 427,000 feet (record: Next) 647,310 feet a distance of 427,000 feet) to 1,72° rebar feet a debases of 427,000 feet (record: Next) 647,310 feet a distance of 427,000 feet) to 1,72° rebar

SURVEYORS,

A. Lings (segment) care to be tell, shorty around at 1910-00 feet (course 1910-00 feet), a reging of 1911-01 feet (course 1911-00 feet), or the course 1911-01 feet (course 1911-00 feet), and the course have the course of 1980-05 feet (course 1910-00 feet), and the course of 1980-05 feet) to 1911-01 feet (course 1980-05 feet) to 1911-01 feet (course 1980-05 feet), and the course 1911-01 feet (course 1980-05 feet) to 1911-01 feet (course 1980-05 feet) to 1911-01 feet (course 1980-05 feet), and the course 1980-05 feet) to 1911-01 feet (course 1980-05 feet) to 1911-01 feet) to 1911-01 feet (course 1980-05 feet) to 1911-01 fee North 7770922 East a distance of 349.55 feet (record: North 7770919 East a distance of 349.55 feet) to a 1/2" rebor set with plattic cap, stamped "BISELINE, INC. for a point of curvature;

X South GDT391 K East (recent: South 0175125 Wash), along the east few of the \$14.41 care frest and the fear of the \$1.110 care frost and the west few of the \$1.250 size frost of the discovered to the 80% of 8 found fear and \$1.000 size few of \$1.000 size few of \$1.000 size of the discovered to the 80% of 8 found fear and \$1.000 size of \$1.000 size

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This Same and Except tract contains 6,511 cores of land, more or leas, cut of the P.A. Holder Samey, Abstract Number 297 in Williamson County, Team.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NUD 83/06CXSS. South 87/4104 West a distance of 283.25 feet (record: North 88/4201 West a distance of 282.96 feet) to the POINT OF BEDINNING of the Sove and Except tract. North 111521: West a distance of 79.13 feet (record: North 08'3532' West a distance of 79.20 feet to a 8/8' rebar found for the northeast corner of the 4,680 acre bract; THENCE along the southerly line of the 81.41 core tract and the east and north lines of the 4.680 acre tract the foliating two (2) courses: Along a languetid curve to the left, horing a radius of 1020.00 feet (vector. 1020.00 feet), a languly of \$2.328 feet (vector. \$3.328 feet), a defix angle of \$47.3729 (vector. \$37.729) and a chord wide beam \$4.000.00 \$47.502 feet set, a distance of \$5.501 feet (vector. \$5.000.00 feet) and \$1.000.00 feet a distance of \$5.501 feet) to a 1/2 feet set also indirect on, demander \$900,000, 1000.00 feet and on the \$1.41 care treat and the seat feet of the feet on trade; South 770922 West a distance of 84.40 feet (record: South 770619 West a distance of 84.40 feet) to a 1/2" rebor set with platic cop, stomped "BASELINE, INC. for a point of curvature;

SURVEYOR'S CERTIFICATION:

TO: (I) STEWART TITLE GUMBANTY COMPANY:

DATE LAND SURVEYOR, STEEPED PROFESSIONAL LAND SURVEYOR, STELLIE LAND SURVEYORS

D. ANDERSON SOLUME ROAD, SUITE 101

TRIL, TEXAS 78757

2) 374-9722 10/31/18 DATE SURVEYOR, STATE OF TEXAS NO.

Drawn By: Revision 1

evision

... s/Projects/Creamen Recent/bys/2018 CID BLS Dece CRESSANS Name
Layer Stoke: SY-TITLE SURVEY | Dote: 10/51/18
Scale (Hor.): 1"=100" | Scale (Vert.):
Drown By: MM | Checker |

Transition Seed, 1912 and Levent Seed, 1922 and Levent, Annual New York, 2004 and Head Seed, 2004 and Head Seed Annual New York, 2004 and Head Seed, 2004 and 20

PRIPE South !!!!!27 Earl (record: South 0840 Earl), along the sext line of sold 4.600 oner trect and the series of the 10.516 ower trect or distance of 128,84 feet to a 600 not livend for the notheast corner of sold 2.09 core trect, being the southwart corner of the 4.680 core trect for the POINT OF BECINARY of PARCIL 2;

This Sam and Espect treat condains 5.51 octors of land, more or has, out of the PA. Holder Samer, Natroot Names 250 in Milliamon Courty, Team, theiring Statis House 1504 pt land Coordinates, Certain, Wild SUN,000565, Tiet NET AMERICA FOR PARCEL 11 is defined by subtracting the 5.51 Same and Except food overage which have 2005 of the document.

BASELINE

BABLEINE LAND SURVETURS, INC.

RROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
TELE: 512.374.9722
FIRM REGISTRATION CERTIFICATE #10015100
scott@baselinelandsurveyors.net

LAND