

EXHIBIT

"A"

356.482 ACRES
(15,528,354 SQ. FT.)
HENRY MILLARD SURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

FIELD NOTES

BEING ALL OF THAT CERTAIN 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING TRACT A: TRACT I, A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND TRACT A: TRACT II, BEING THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009005145 (O.P.R.W.C.TX.) AND A CALLED 0.07 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.TX.), AND BEING TRACT B: TRACT I AND TRACT III, THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED NANCY KAY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, NANCY KAY PRITCHARD OHLENDORF, TRUSTEE, RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), AND TRACT B: TRACT 2, BEING THE REMAINDER OF A CALLED 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.TX.), SAID 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found for the northwestern corner of said remainder of a called 104.6 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.TX.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, a distance of 2796.42 feet to a capped iron rod found, being the southwest corner of a called 0.18 acre tract of land (Tract I) conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.TX.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 201707074513 (O.P.R.W.C.TX.), and being the northwest corner of said 0.07 acre tract,

THENCE, with the common boundary line of said 0.18 acre tract and said 0.07 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped ½" iron rod found, being the southeast corner of said 0.18 acre tract, being the northeast corner of said 0.07 acre tract, and being in the southwest line of said remainder of a called 55.34 acre tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 0.18 acre tract, said 2.07 acre tract, said 0.14 acre tract, and that certain 34.70 acre tract (Tract 1) conveyed to Henry Development LTD. recorded in said Document Number 2004089842 the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a ½" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to ½" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a ½" iron rod found, and
4. N21°32'01"W, a distance of 1014.31 feet to a capped iron rod found, at the point of curvature for a curve to the left, being the northwest corner of said 55.34 acre tract, also being the northeast corner of said 34.70 acre tract, and being in the southern right-of-way line of University Boulevard (200' R.O.W.), from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard and being in the

south line of a called 167.558 acre tract of land described in Document Number 2017057905 (O.P.R.W.C.TX.) bears N21°29'53"W, a distance of 200.43 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet, and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found, and
2. N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeast corner of said 55.34 acre tract, being a northwest corner of the remainder of a called 60 acre tract of land conveyed to Audell Payne recorded in Volume 456, Page 486, Deed Records Williamson County, Texas, and being the north corner of the herein described tract, from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard being a southeast corner of said 167.558 acre tract and being a southeast corner of said 60 acre tract bears N21°40'02"W, a distance of 199.93 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°47'47"E, a distance of 903.92 feet to a 3/8" iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said 55.34, being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 104.6 acre tract, said 196.96 acre tract, and said 75 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S21°35'40"E, a distance of 268.79 feet to a 1/2" iron rod found,
2. S21°26'17"E, a distance of 913.49 feet, and
3. S21°30'03"E, a distance of 1332.40 feet to a capped 1/2" iron rod set stamped "CBD SETSTONE", for the southeast corner of said 196.96 acre tract, being the northeast corner of that certain 72.099 acre tract of land conveyed to Eleanor, Jacob, and Dorothea Olson recorded in Volume 595, Page 131 (D.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a 1/2" iron rod found, being an angle point in the southern boundary line of said 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of a called 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.TX.),

THENCE, with the common boundary line of said 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron rod found, and
2. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, and being an interior corner on the south line of said 196.96 acre tract, from which a 1/2" iron rod found for the southeast corner of said 64.508 acre tract bears N20°22'51"W, a distance of 59.77 feet,

THENCE, with the common boundary corner of said 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a 1/2" iron rod found, being a southeast corner of said 196.96 acre tract, being the

356.482 ACRES
(15,528,354 SQ. FT.)
HENRY MILLARDSURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

southwest corner of said 22.31 acre tract, being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.TX.), and being the northeast corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.TX.),

THENCE, with a south line of said 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a ½" iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract, being in the northern boundary line of said 100 acre tract, and being in the east right-of-way line of said County Road 110, from which a ½" iron rod found for the southwest corner of said 34.74 acre tract bears S21°20'42"E, a distance of 616.07 feet,

THENCE, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, and said 104.6 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'28"W, a distance of 1700.68 feet to a ½" iron rod found,
2. N21°29'00"W, passing a ½" iron rod found for the northwest corner of said 64.508 acre tract, being a southwest corner for said 196.96 acre tract, for a total distance of 1329.62 feet to a ½" iron rod found, and
3. N21°16'34"W, a distance of 39.02 feet to the **POINT OF BEGINNING** and containing 356.482 acres (15,528,354 sq. ft.) of land.

Surveyed by:

AARON V. THOMASON, RPLS NO. 6214

Carlson, Brigrance and Doering, Inc.

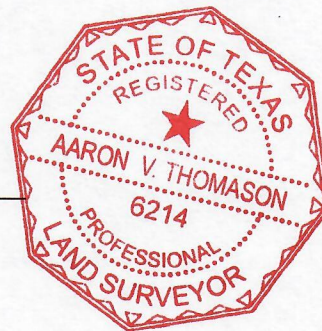
5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

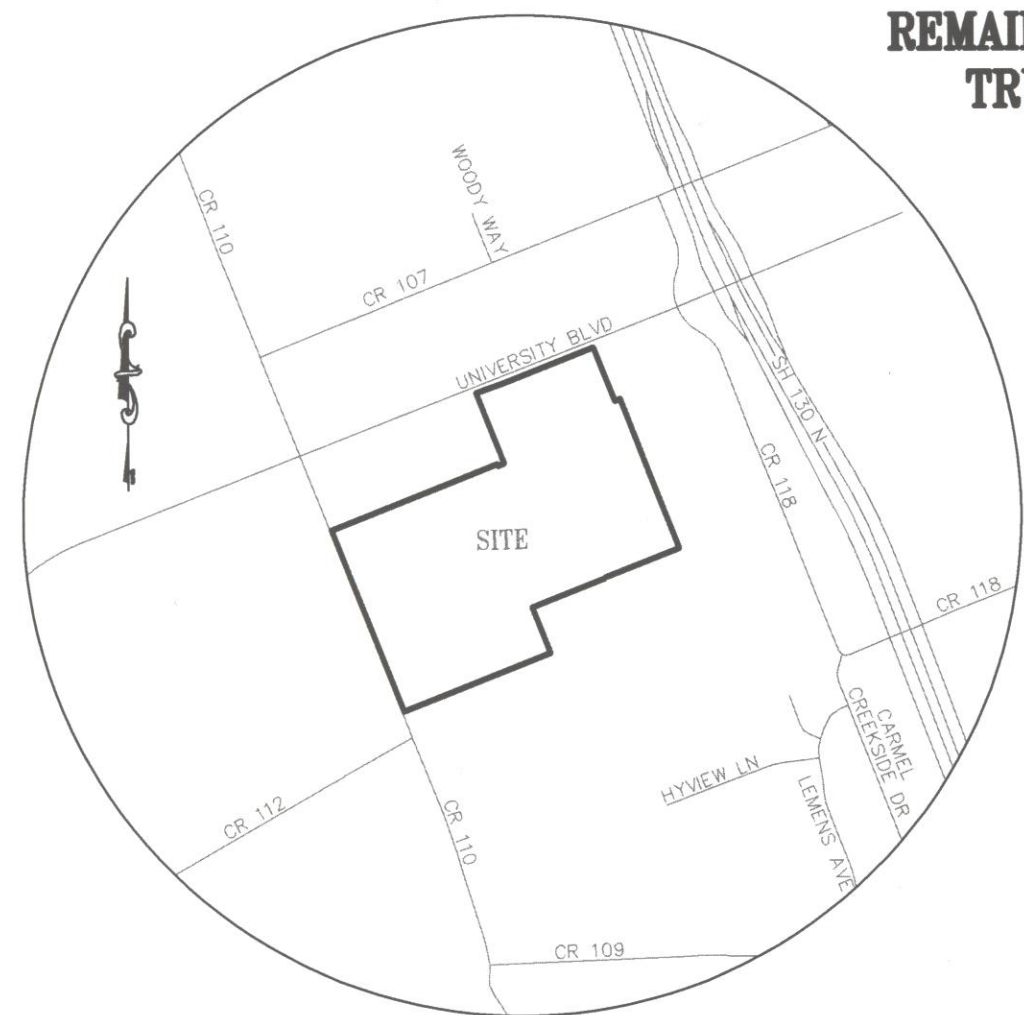
Fax: 512-280-5165

aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

UPDATE ALTA SURVEY OF 356.482 ACRES (15,528,354 SQ. FT.) OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID LAND BEING TRACT A: TRACT I, THAT CALLED 64.508 ACRES OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND TRACT A: TRACT II, THE REMAINDER OF THAT CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. RECORDED IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.07 ACRE TRACT CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. RECORDED IN DOCUMENT NUMBER 2017074514, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING TRACT B: TRACT I, AND TRACT III THE REMAINDER OF THAT CALLED 196.96 ACRE TRACT OF LAND CONVEYED TO NANCY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, RECORDED IN IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND TRACT B: TRACT 2, THAT CALLED 104.6 ACRE OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
N.T.S.

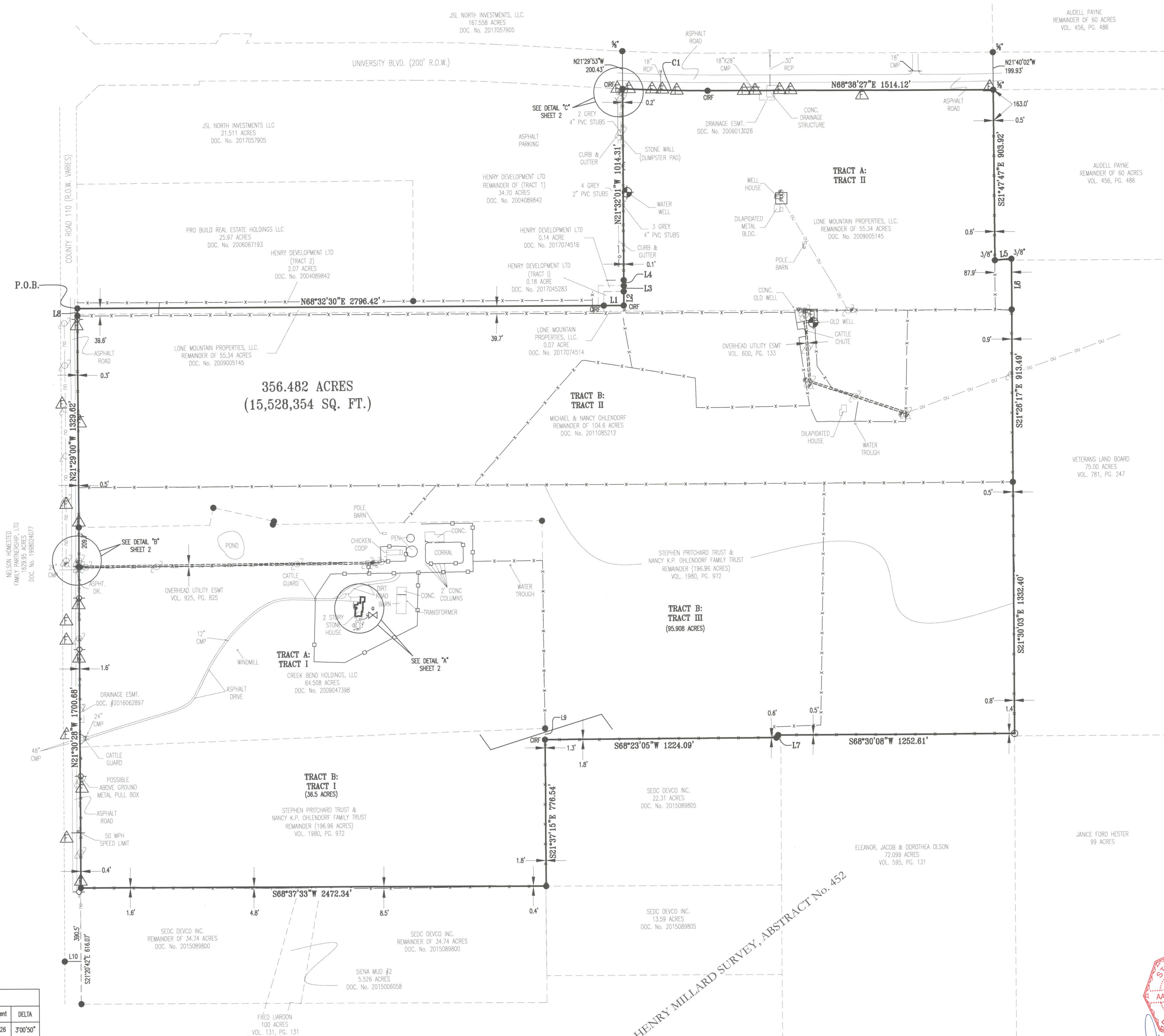
SCALE: 1" = 300'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- GUY POLE
- POWER POLE
- SIGN
- WATER WELL
- FIRE HYDRANT
- WATER METER
- BURIED FIBER OPTIC CABLE
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MARKER
- ELECTRIC PEDESTAL
- GAS LINE MARKER
- IRRIGATION CONTROL VALVE
- PRESSURE RELEASE VALVE
- ASPHALT
- GAS METER
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- METAL FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

Line #	Length	Direction
L1	104.82	N88°34'30"E
L2	74.05	N21°27'22"W
L3	30.33	N19°57'22"W
L4	29.77	N22°42'01"W
L5	87.88	N63°45'30"E
L6	288.79	S21°35'40"E
L7	17.02	S12°32'51"W
L8	39.02	N21°16'34"W
L9	59.77	N20°22'51"W
L10	87.80	S68°28'03"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	450.41	8563.00	N70°06'55"E	450.36	225.26	370°50"



TRACT A:

TO: KB HOME LONE STAR INC., A TEXAS CORPORATION, CREEK BEND LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, LONE MOUNTAIN PROPERTIES, LLC, AND ALAMO TITLE INSURANCE.

OF # 18-070596 EFFECTIVE DATE: MAY 1, 2018

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- A 15' WIDE EASEMENT DATED JULY 30, 1973, FROM T.H. JOHNS ESTATES TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 572, PAGE 390, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- A 15' WIDE EASEMENT DATED FEBRUARY 9, 1973, FROM JOHN H. NASH, JR., TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 528, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 325, PAGE 825, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - affects tract A-I as shown on drawing
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED UNDER DOCUMENT NO. 2016062897, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - affects tract A-I as shown on drawing

THIS PROPERTY IS NOT SUBJECT TO THE FOLLOWING:

- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY AND GENERAL TELEPHONE COMPANY RECORDED IN VOLUME 600, PAGE 133, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - affects tract B-II as shown on drawing

TRACT A: TITLE COMMITMENT OF # 18-070596

TRACT A-I IS TRACT I BEING A 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND HOLDINGS, LLC. IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT A-II IS TRACT II BEING A 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT B:

TO: KB HOME LONE STAR INC., A TEXAS CORPORATION, MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD, L.P., A TEXAS LIMITED PARTNERSHIP, AND ALAMO TITLE INSURANCE.

OF # 18-070594 EFFECTIVE DATE: APRIL 16, 2018

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- A 15' WIDE EASEMENT DATED JULY 30, 1973, FROM T.H. JOHNS ESTATES TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 572, PAGE 390, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- A 15' WIDE EASEMENT DATED FEBRUARY 9, 1973, FROM JOHN H. NASH, JR., TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 528, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY AND GENERAL TELEPHONE COMPANY RECORDED IN VOLUME 600, PAGE 133, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - as shown on drawing
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 337, PAGE 325, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 345, PAGE 332, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 556, PAGE 276, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement
- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 563, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - a blanket type easement

THIS PROPERTY IS NOT SUBJECT TO THE FOLLOWING:

- EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 925, PAGE 825, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - affects Tract A-I as shown on drawing

TRACT B: TITLE COMMITMENT OF # 18-070594

TRACT B-I IS TRACT I BEING CALLED A 36.5 ACRE TRACT OF LAND AS SHOWN IN TITLE COMMITMENT #18-070594 AND IS PART OF THAT CERTAIN 196.96 ACRE TRACT RECORDED IN 894, PAGE 855 (CURRENT DEED VOL. 1980, PG. 972). (THIS IS NOT A SEPARATE TRACT OF LAND, IT IS A PORTION OF THE REMAINDER OF 196.96 ACRE TRACT RECORDED IN VOLUME 1980, PAGE 972. TRACT I AND III ARE THE SAME LAND.)

TRACT B-II IS TRACT II BEING A 104.35 ACRE TRACT OF LAND CONVEYED TO MICHAEL AND NANCY OHLENDORF IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT B-III IS TRACT III BEING CALLED A 95.908 ACRE TRACT OF LAND AS SHOWN IN TITLE COMMITMENT #18-070594 AND IS PART OF THAT CERTAIN 196.96 ACRE TRACT RECORDED IN 894, PAGE 855 (CURRENT DEED VOL. 1980, PG. 972). (THIS IS NOT A SEPARATE TRACT OF LAND, IT IS A PORTION OF THE REMAINDER OF 196.96 ACRE TRACT RECORDED IN VOLUME 1980, PAGE 972. TRACT I AND III ARE THE SAME LAND.)

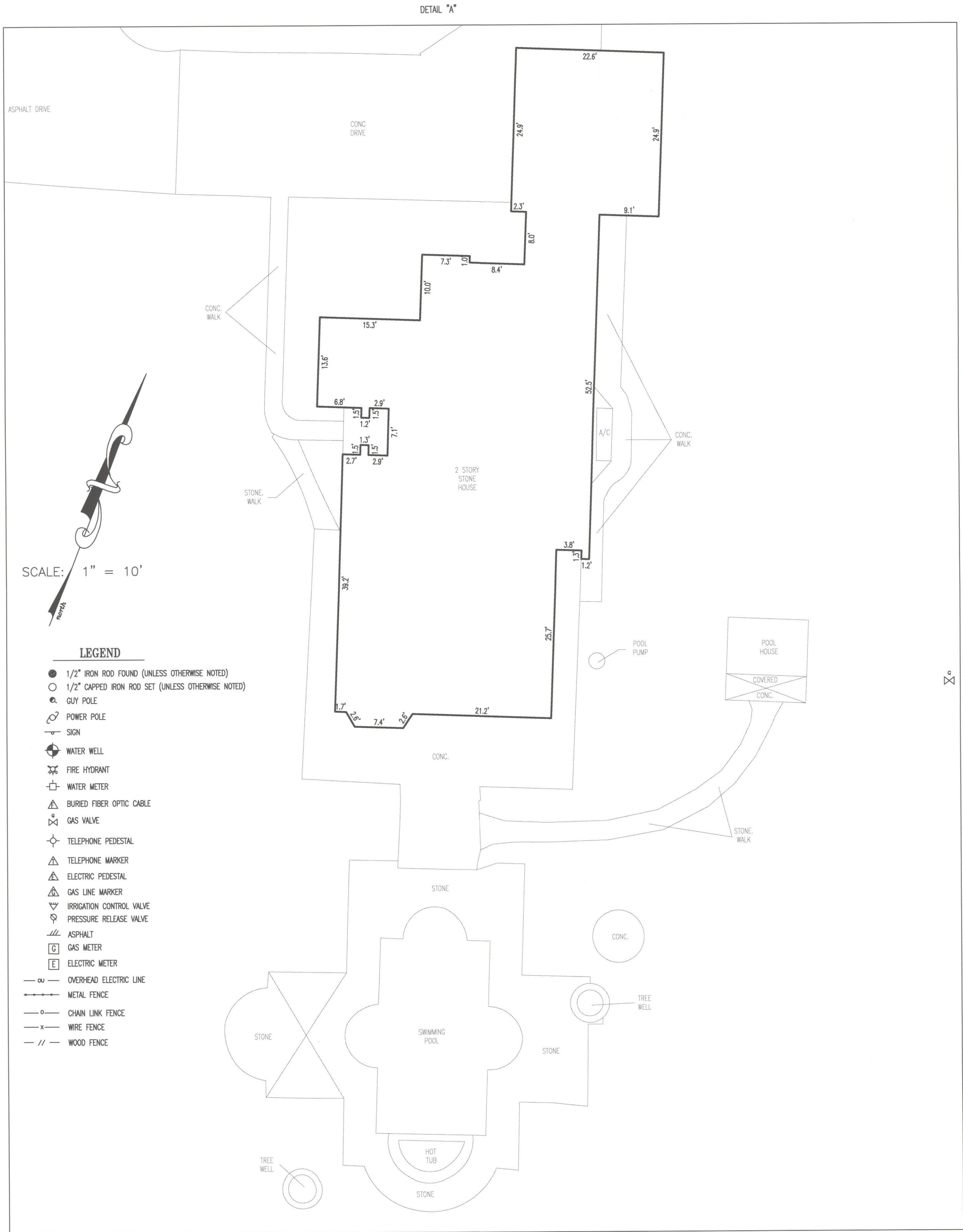


SHEET NO. 1 OF 2

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3b\4974-034\DWG\ALTA SURVEY.DWG

UPDATE ALTA SURVEY OF 356.482 ACRES (15,528,354 SQ. FT.) OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID LAND BEING TRACT A: TRACT I, THAT CALLED 64.508 ACRES OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND TRACT A: TRACT II, THE REMAINDER OF THAT CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. RECORDED IN DOCUMENT NUMBER 2009005145, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.07 ACRE TRACT CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC. RECORDED IN DOCUMENT NUMBER 2017074514, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING TRACT B: TRACT I, AND TRACT III THE REMAINDER OF THAT CALLED 196.96 ACRE TRACT OF LAND CONVEYED TO NANCY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, RECORDED IN IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND TRACT B: TRACT 2, THAT CALLED 104.6 ACRE OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



FIELD NOTES

BEING ALL OF THAT CERTAIN 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING TRACT A: TRACT I, A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.), AND TRACT A: TRACT II, BEING THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2009005145 (O.P.R.W.C.T.X.), AND BEING TRACT B: TRACT I AND TRACT III, THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.T.X.), AND BEING TRACT B: TRACT 2, THAT CALLED 104.6 ACRE OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.T.X.), SAID 356.482 ACRE (15,528,354 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the northwestern corner of said remainder of a called 104.6 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of that certain 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. recorded in Document Number 2004089842 (O.P.R.W.C.T.X.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, N68°32'30"E, a distance of 2796.42 feet to a capped iron rod found, being the southwest corner of a called 0.18 acre tract of land (Tract I) conveyed to Henry Development LTD. recorded in Document Number 2017045283 (O.P.R.W.C.T.X.), and being a southeast corner of a called 0.14 acre tract of land conveyed to Henry Development LTD. recorded in Document Number 201707074513 (O.P.R.W.C.T.X.), and being the northwest corner of said 0.07 acre tract,

THENCE, with the common boundary line of said 0.18 acre tract and said 0.07 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped 1/2" iron rod found, being the southeast corner of said 0.18 acre tract, being the northeast corner of said 0.07 acre tract, and being in the southwest line of said remainder of a called 55.34 acre tract,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 0.18 acre tract, said 2.07 acre tract, said 0.14 acre tract, and that certain 34.70 acre tract (Tract 1) conveyed to Henry Development LTD. recorded in said Document Number 2004089842 the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a 1/2" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to 1/2" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a 1/2" iron rod found, and
4. N21°32'01"W, a distance of 1014.31 feet to a capped iron rod found, at the point of curvature for a curve to the left, being the northwest corner of said 55.34 acre tract, also being the northeast corner of said 34.70 acre tract, and being in the southern right-of-way line of University Boulevard (200' R.O.W.), from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard and being in the south line of a called 167.558 acre tract of land described in Document Number 2017057905 (O.P.R.W.C.T.X.) bears N21°29'53"W, a distance of 200.43 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said University Boulevard, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the left, having a radius of 8563.00 feet, an arc length of 450.41 feet, and whose chord bears N70°08'55"E, a distance of 450.36 feet to a capped iron rod found, and
2. N68°38'27"E, a distance of 1514.12 feet to a 5/8" iron rod found, being the northeast corner of said 55.34 acre tract, being a northwest corner of the remainder of a called 60 acre tract of land conveyed to Audell Payne recorded in Volume 456, Page 486, Deed Records Williamson County, Texas, and being the north corner of the herein described tract, from which a 5/8" iron rod found in the northern right-of-way of said University Boulevard being a southeast corner of said 167.558 acre tract and being a southeast corner of said 60 acre tract bears N21°40'02"W, a distance of 199.93 feet,

THENCE, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°47'47"E, a distance of 903.92 feet to a 3/8" iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a 3/8" iron rod found, being an exterior corner in the eastern boundary line of said 55.34, being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board recorded in Volume 781, Page 247, Deed Records Williamson County, Texas,

THENCE, with the common boundary line of said remainder of a called 55.34 acre tract, said 104.6 acre tract, said 196.96 acre tract, and said 75 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. S21°35'40"E, a distance of 268.79 feet to a 1/2" iron rod found,
2. S21°26'17"E, a distance of 913.49 feet, and
3. S21°30'03"E, a distance of 1332.40 feet to a capped 1/2" iron rod set stamped "CBD SETSTONE", for the southeast corner of said 196.96 acre tract, being the northeast corner of that certain 72.099 acre tract of land conveyed to Eleanor, Jacob, and Dorothy Olson recorded in Volume 595, Page 131 (D.R.W.C.T.X.),

THENCE, with the common boundary line of said 196.96 acre tract and said 72.099 acre tract, S68°30'08"W, a distance of 1252.61 feet to a 1/2" iron rod found, being an angle point in the southern boundary line of said 196.96 acre tract, also being the northwest corner of said 72.099 acre tract, and also being the northeast corner of a called 22.31 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089805 (O.P.R.W.C.T.X.),

THENCE, with the common boundary line of said 196.96 acre tract and said 22.31 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S12°52'51"W, a distance of 17.02 feet to a 1/2" iron rod found, and
2. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, being the northwest corner of said 22.31 acre tract, and being an interior corner on the south line of said 196.96 acre tract, from which a 1/2" iron rod found for the southeast corner of said 64.508 acre tract bears N20°22'51"W, a distance of 59.77 feet,

THENCE, with the common boundary corner of said 196.96 acre tract and said 22.31 acre tract, S21°37'15"E, a distance of 776.54 feet to a 1/2" iron rod found, being a southeast corner of said 196.96 acre tract, being the southwest corner of said 22.31 acre tract, being the northeast corner of the remainder of that certain 34.74 acre tract of land conveyed to SEDC Devco Inc. recorded in Document Number 2015089800 (O.P.R.W.C.T.X.), and being the northeast corner of that certain 100 acre tract conveyed to Fred Liardon in Volume 131, Page 131, (D.R.W.C.T.X.),

THENCE, with a south line of said 196.96 acre tract and the north line of said 100 acre tract, S68°37'33"W, a distance of 2472.34 feet to a 1/2" iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract, being in the northern boundary line of said 100 acre tract, and being in the east right-of-way line of said County Road 110, from which a 1/2" iron rod found for the southwest corner off said 34.74 acre tract bears S21°20'42"E, a distance of 616.07 feet,

THENCE, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, and said 104.6 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'28"W, a distance of 1700.68 feet to a 1/2" iron rod found,
2. N21°29'00"W, passing a 1/2" iron rod found for the northwest corner of said 64.508 acre tract, being a southwest corner for said 196.96 acre tract, for a total distance of 1329.62 feet to a 1/2" iron rod found, and
3. N21°16'34"W, a distance of 39.02 feet to the **POINT OF BEGINNING** and containing 356.482 acres (15,528,354 sq. ft.) of land.

FLOOD NOTE:

The legally described property falls within Zone X (area determined to be outside the 0.2% annual chance floodplain) as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48491C0505E for Williamson County, Texas, dated September 26, 2008.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,8,11(Observed evidence collected pursuant to Section 5.E.iv.),13,16(No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork),19 and 20 of the Table A thereof.

The field work was completed on May 22, 2018.

Date of Map: May 28, 2018

Updated December 17, 2018

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SHEET NO. 2 OF 2

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