

EXHIBIT**"A"**EXHIBIT "A"86.645 ACRE QUICK PARENT TRACT
MILESTONE COMMUNITY BUILDERS
JOB NO. 6773-00DESCRIPTION OF A 86.645-ACRE TRACT OF LAND SITUATED IN
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 86.645 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the southwest terminus of Bluffs Landing Way (65 foot wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W a distance of 14.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection of the north right-of-way line of Old Settlers Boulevard with the west right-of-way line of said Bluffs Landing Way, at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard (variable width right-of-way), S 69°02'19" W a distance of 2,859.73 feet to a 1/2-inch iron rod found at the southeast corner of THE SETTLEMENT SECTION THREE, a plat recorded in Cabinet H, Slides 320-323 of the Official Public Records of Williamson County, Texas, and the southwest corner of the remaining portion of said Quick 75-acre tract, for the southwest corner of the herein described tract;

THENCE, with the line common to said THE SETTLEMENT SECTION THREE and said Quick 75-acre tract, N 21°10'51" W a distance of 1,101.96 feet to a calculated point at the most southerly corner of COTTAGES AT MEADOWLAKE SUBDIVISION, a plat recorded in Document No. 2017108537 of the Official Public Records of Williamson County, Texas, for the most westerly northwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod with cap stamped "CAPITAL SURVEYING" bears N 21°10'51" W a distance of 445.91 feet;

THENCE, with the east line of said COTTAGES AT MEADOWLAKE SUBDIVISION, along said curve to the left, an arc distance of 1,504.12 feet, having a radius of 955.91 feet, a central angle of 90°09'17" and a chord which bears N 23°47'50" E a distance of 1,353.69 feet to a calculated point on the north line of said Quick 75-acre tract and the south line of a called 43.524-acre tract of land as conveyed to the City of Round Rock, Texas, by Gift Deed recorded in Document No. 9730900 of the Official Public Records of Williamson County, Texas, at the northeast corner of said COTTAGES AT MEADOWLAKE SUBDIVISION, for the most northerly northwest corner of the herein described tract, from which a 1/2-inch iron rod found for the southwest corner of said City of Round Rock tract bears S 68°46'19" W a distance of 506.96 feet;

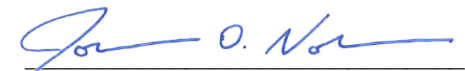
THENCE, with the line common to said City of Round Rock tract and said Quick 75-acre tract, N 68°46'19" E a distance of 580.77 feet to a calculated point at the northeast corner of said Quick 75-acre tract and the northwest corner of a called 93.74-acre tract of land as conveyed to Ardalia Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for the most northerly northeast corner of the herein described tract;

THENCE, with the line common to said Martin tract and said Quick 75-acre tract, S 21°24'03" E a distance of 1,070.09 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and the southwest corner of said Martin tract, for an interior corner of the herein described tract;

THENCE, with the line common to said Martin tract and said Quick 32.67-acre tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick 32.67-acre tract, for the most easterly northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 1,001.38 feet to the **POINT OF BEGINNING** and containing 86.645 acres (3,774,260 square feet) of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on April 27, 2019 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.

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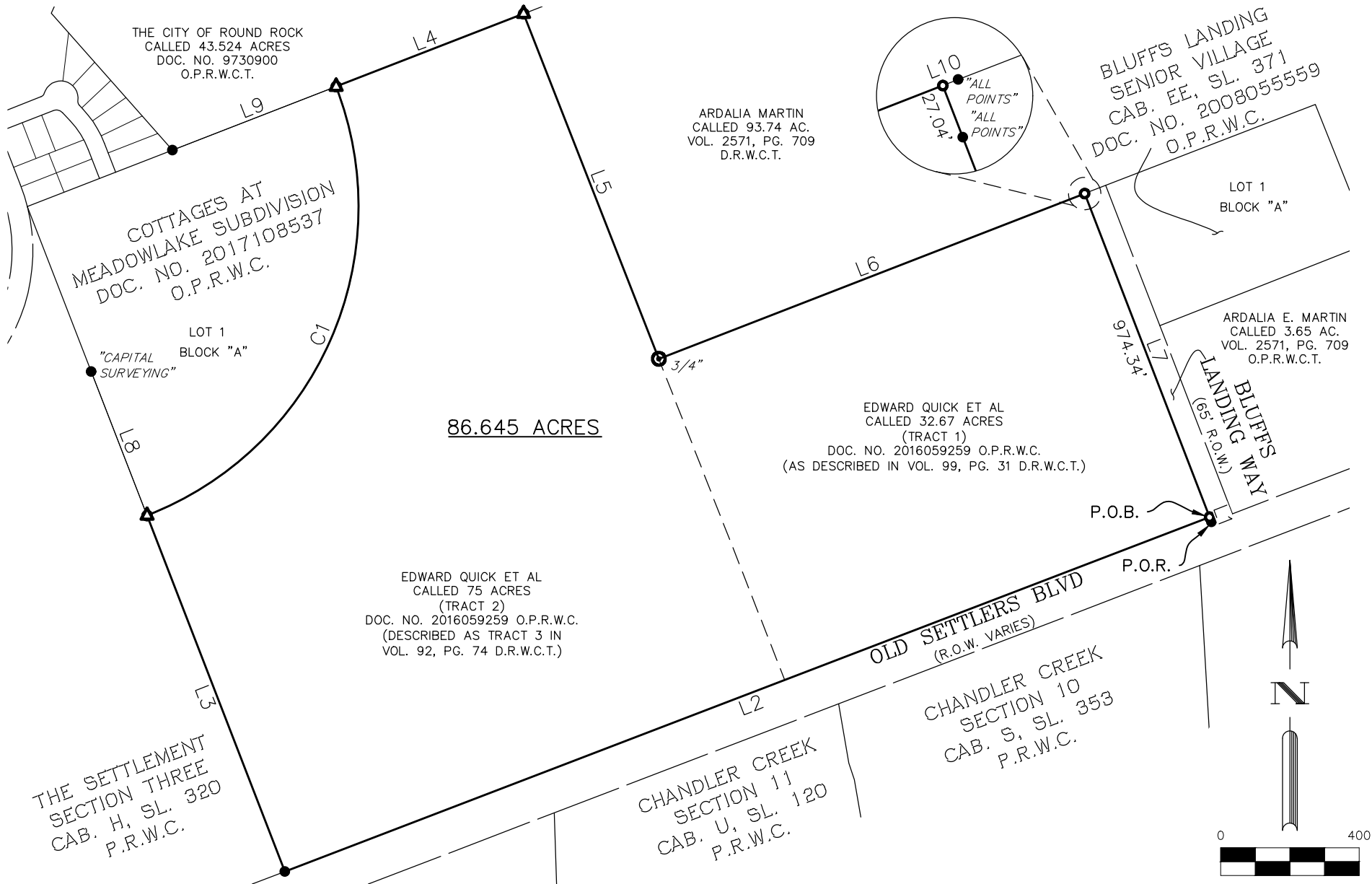
Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502



7/22/19
Date

Client: Milestone
Date: July 22, 2019
Job No: 6773-00/01







BGE, Inc.
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TBPLS Licensed Surveying Firm No. 10106502

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 21°07'03" W	14.62'
L2	S 69°02'19" W	2,859.73'
L3	N 21°10'51" W	1,101.96'
L4	N 68°46'19" E	580.77'
L5	S 21°24'03" E	1,070.09'
L6	N 68°47'50" E	1,319.10'
L7	S 21°07'03" E	1,001.38'
L8	N 21°10'51" W	445.91'
L9	S 68°46'19" W	506.96'
L10	N 68°47'50" E	8.08'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,504.12'	955.91'	90°09'17"	N 23°47'50" E	1,353.69'

LEGEND

DOC. DOCUMENT
 D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 NO. NUMBER
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
 R.O.W. RIGHT-OF-WAY
 VOL. VOLUME
 FOUND IRON PIPE
 FOUND 1/2" IRON ROD
 SET 1/2" IRON ROD W/ CAP STAMPED "BGE INC."
 CALCULATED POINT



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=400'

SHEET 4

OF 4