

EXHIBIT
"A"

FIELD NOTES

BEING A 110.540 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL IN VOLUME 2372, PAGE 112, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 5.998 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE CALLED 0.387 ACRE TRACT (EXHIBIT A) AND CALLED 1.677 ACRE TRACT OF LAND (EXHIBIT B), BEING PORTIONS OF SAID 107.17 ACRE TRACT, CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 110.540 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 107.17 acre tract of land, being in the east line of a called 65.71 acre tract of land conveyed to Charles and Francis Dumas in Document Number 1999072826, Official Public Records of Williamson County, Texas, and described in Volume 324, Page 20, Deed Records of Williamson County, Texas, same being in the southeast line of The Union Pacific Railroad (100' R.O.W.), for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land, and from which a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, known as Palm Valley Boulevard (R.O.W. Varies), bears N49°54'18"E, a distance of 420.77 feet,

THENCE, N63°37'27"E, with the southeast line of said Union Pacific Railroad, the northwest line of said 107.17 acre tract, and the north line of said 5.998 acre tract, passing at a distance of 890.93 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the westernmost corner of said 5.998 acre tract, passing at a distance of 1516.8 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northernmost corner of said 5.998 acre tract, and continuing for a total distance of 2042.75 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the northwest line of said 107.17 acre tract of land, being in the southeast line of said Union Pacific Railroad, same being at the westernmost corner of said 1.677 acre save and except tract, also being at a corner in the southwest right-of-way line of Kenny Fort Boulevard (R.O.W. Varies), for the northeast corner of the herein described tract of land, and from which a 1/2 inch iron rod found at a corner in the northeast line of said Kenny Fort Boulevard, being at the northwest corner of Lot 1, Final Plat of Kalahari Resort and Replat of Bertil Telander Subdivision, recorded in Document Number 2018035349, Official Public Records of Williamson County, Texas, bears N63°37'27"E, a distance of 322.64 feet, and from said 1/2 inch iron rod found a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, Palm Valley Boulevard (R.O.W. Varies), bears N53°45'50"E, a distance of 583.85 feet,

THENCE, over and across said 107.17 acre tract, with the southwest line of said 1.677 acre save and except tract and the southwest line of said Kenny Fort Boulevard, the following two (2) courses and distances, numbered 1 and 2,

- 1) S30°11'53"E, a distance of 224.88 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 2) S28°43'11"E, a distance of 380.91 feet to a 1/2 inch iron rod found at the southernmost corner of said 1.677 acre save and except tract, being at the northernmost corner of a called 0.037 acre tract of land (Tract 2) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, same being in the southwest line of said Kenny Fort Boulevard, also being in the east line of said 107.17 acre tract of land, for a northeastern corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the easternmost corner of said 0.037 acre tract of land, being in the southwest line of said Kenny Fort Boulevard, bears S28°39'31"E, a distance of 59.02 feet,

THENCE, S02°18'24"E, with the east line of said 107.17 acre tract of land, passing at a distance of 158.93 feet a concrete monument found with brass disk, passing at a distance of 195.99 feet a 1/2 inch iron rod found at the northwest corner of a called 4.609 acre tract of land (Tract 3) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, passing at a distance of 1045.52 feet the southernmost corner of said 4.609 acre tract, from which a 1/2 inch iron rod found 1.20 feet right of line, passing at a distance of 1133.11 feet, the northwest corner of a called 9.796 acre tract of land (Tract 4) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 1.37 feet right of line, and continuing for a total distance of 1501.90 feet to a 1/2 inch iron rod found at a southwestern corner of said 9.796 acre tract of land, being at the northwest corner of a called 4.42 acre tract of land conveyed to Christel Elrod in Document Number 2018035934, Official Public Records of Williamson County, Texas, for an eastern corner of the herein described tract of land,

THENCE, S01°26'24"E, continuing with the east line of said 107.17 acre tract of land, passing at a distance of 600.12 feet, the southwest corner of said 4.42 acre tract of land, being at a northwestern corner of a called 12.1 acre tract of land conveyed to The City of Round Rock in Document Number 2013049009, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 4.19 feet left of line, passing at a distance of 612.07 feet an "X" set for reference in a concrete pathway, and continuing for a total distance of 1451.68 feet to calculated point in the approximate centerline of Brushy Creek (as located September 29, 2020), being at the southwest corner of said 12.1 acre tract of land, same being in the north line of Lot 1, Kenny Crossing, Phase 1, a subdivision recorded in Document Number 2015039988, Official Public Records of Williamson County, Texas, also being at the southeast corner of said 107.17 acre tract of land, for the southeast corner of the herein described tract of land,

THENCE, with the southern line of said 107.17 acre tract, the approximate centerline of said Brushy Creek (as located September 29, 2020), the northern line of said Kenny Crossing, Phase 1, the northern line of Lot 51, Block G, Kenny Fort, Section 1, a subdivision recorded in Document Number 2015110788, Official Public Records of Williamson County, Texas, the northern line of Lot 29, Block G, Kenny Fort, Section 2, a subdivision recorded in Document Number 2017048752, Official Public Records of Williamson County, Texas, and the northern line of Lot 1, Block F, South Creek, Section 12, a subdivision recorded in Volume L, Slide 262, Plat Records of Williamson County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

- 1) N76°53'59"W, a distance of 44.03 feet to a calculated point for corner,
- 2) N58°08'26"W, a distance of 214.18 feet to a calculated point for corner,
- 3) N42°39'10"W, a distance of 328.25 feet to a calculated point for corner,
- 4) N51°02'05"W, a distance of 172.86 feet to a calculated point for corner,
- 5) N55°22'37"W, a distance of 162.22 feet to a calculated point for corner,
- 6) N25°10'03"W, a distance of 277.88 feet to a calculated point for corner,
- 7) N39°50'56"W, a distance of 224.64 feet to a calculated point for corner,
- 8) N62°45'23"W, a distance of 193.22 feet to a calculated point for corner,
- 9) N77°05'21"W, a distance of 191.14 feet to a calculated point for corner,
- 10) N87°03'22"W, a distance of 520.27 feet to a calculated point for corner,
- 11) N81°25'16"W, a distance of 302.20 feet to a calculated point for corner, and
- 12) S80°53'43"W, a distance of 27.06 feet to a calculated point at the southwest corner of said 107.17 acre tract of land, being in the north line of said Lot 1, Block F, for the southwest corner of the herein described tract of land,

THENCE, N01°46'05"W, with the west line of said 107.17 acre tract of land, the east line of said Lot 1, Block F, the east line of a called 0.864 acre tract of land (Part 1) conveyed to The City of Round Rock in Document Number 2014015278, Official Public Records of Williamson County, Texas, and the east line of said 65.71 acre tract of land, passing at a distance of 201.31 feet, a 1/2 inch iron rod found for reference, passing at a distance of 256.90 feet an "X" set for reference in concrete pathway, and continuing for a total distance of 1385.50 feet to the **POINT OF BEGINNING** and containing 110.540 acres of land.

Surveyed by:

 21 Oct 2020

AARON V. THOMASON, RPLS NO. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160
AARON@cbdeng.com

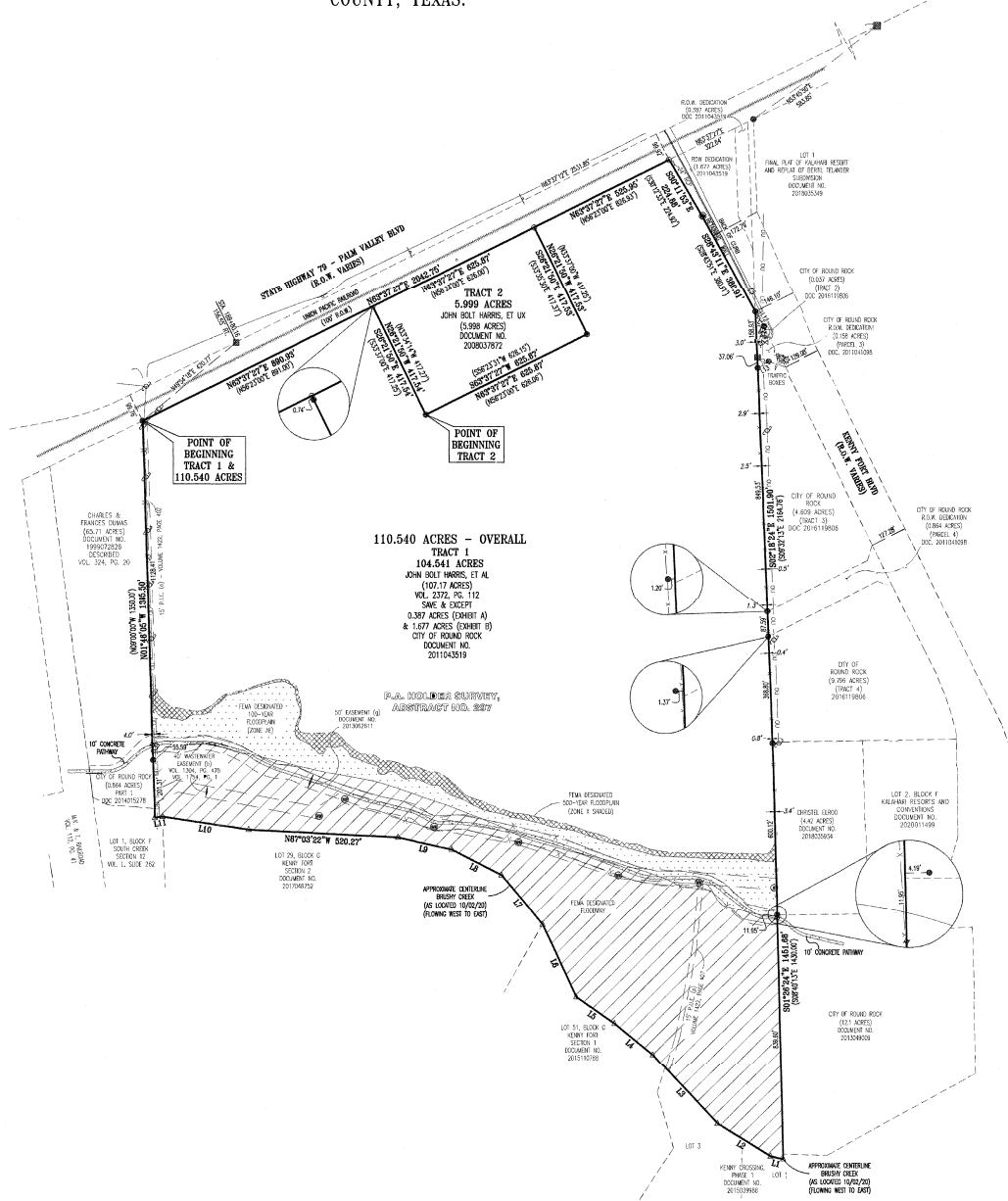


BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ALTA SURVEY OF: 110.540 ACRES OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF TRACT 1 - A 104.541 ACRE TRACT OF LAND, BEING ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL, IN VOLUME 2325, PAGE 245, CORRECTED IN VOLUME 2372, PAGE 112, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.387 ACRE TRACT (EXHIBIT A) & A CALLED 1.677 ACRE TRACT (EXHIBIT B), CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2 - A 5.999 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 200'

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - "Y" SET IN CONCRETE
 - CALCULATED POINT
 - TOP POLE
 - POWER POLE
 - IRON
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - WATERMETER MANHOLE
 - SEWERMETER MANHOLE
 - WATER MANHOLE
 - PRESSURE RELEASE VALVE
 - OVERHEAD ELECTRIC LINE
 - RAILROAD TRACKS
 - FEWA FLOODPLAIN
 - FEWA 100-YEAR FLOODPLAIN
 - FEWA 500-YEAR FLOODPLAIN



ACCORDING TO TITLE COMMITMENT, OF NO. 201900760
EFFECTIVE DATE OCTOBER 13, 2020:

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED BELOW:

DOCUMENT NO. 2008037872 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS

b. PUBLIC UTILITY, WATER AND SEWER LINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT DATED DECEMBER 12, 1985, RECORDED IN VOLUME 1304, PAGE 478 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID EASEMENT CONVEYED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT DATED FEBRUARY 14, 1988, RECORDED IN VOLUME 1754, PAGE 1 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 1) (SHOWN HEREON)

c. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT DATED JUNE 13, 2013, RECORDED UNDER DOCUMENT NO. 2013062611 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 1) (SHOWN HEREON)

a. PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1986, RECORDED IN VOLUME 1422, PAGE 402 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (SHOWN HEREON)

p. PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1986, RECORDED IN VOLUME 1422, PAGE 407 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (SHOWN HEREON)

TO: TO: MILHAUS PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND HERITAGE TITLE COMPANY OF AUSTIN, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 4(a), 8, 11, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 20, 2020.

DATE OF DRAWING: OCTOBER 21, 2020

Signature of Aaron V. Thomason
AARON V. THOMASON, PLS 0214
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLAM CANYON DRIVE
AUSTIN, TX 78740
512-280-5100
AARON@CBDOENG.COM

ITEM #	REVISIONS	DATE
1	TITLE OBJECTIONS	11/17/20

ADDRESSING NOTE:
THE ASSIGNED ADDRESS OF THE PROPERTY PER THE WRITTEN MINUTES OF A PRE-SUBMITTAL MEETING OF DECEMBER 3, 2019 ISSUED BY THE CITY OF ROUND ROCK IS: 2701 E PALM VALLEY BLVD.

FEWA NOTE:
A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 884802488E, FOR TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 2018, (AS SHOWN HEREON)

ZONING NOTE:
THE SUBJECT TRACT IS CURRENTLY ZONED BUSINESS PARK (BP). ZONING INFORMATION PROVIDED IN EMAIL FROM CURRENT OWNER OF PROPERTY.

TITLE NOTE: TOPOGRAPHICAL SURVEY SHOWN ON SHEET 2 IS PROVIDED BY ROUND ROCK DISTRICT, AND IS NOT BASED ON AN ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY CARLSON, BRIGANCE AND DOERING.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

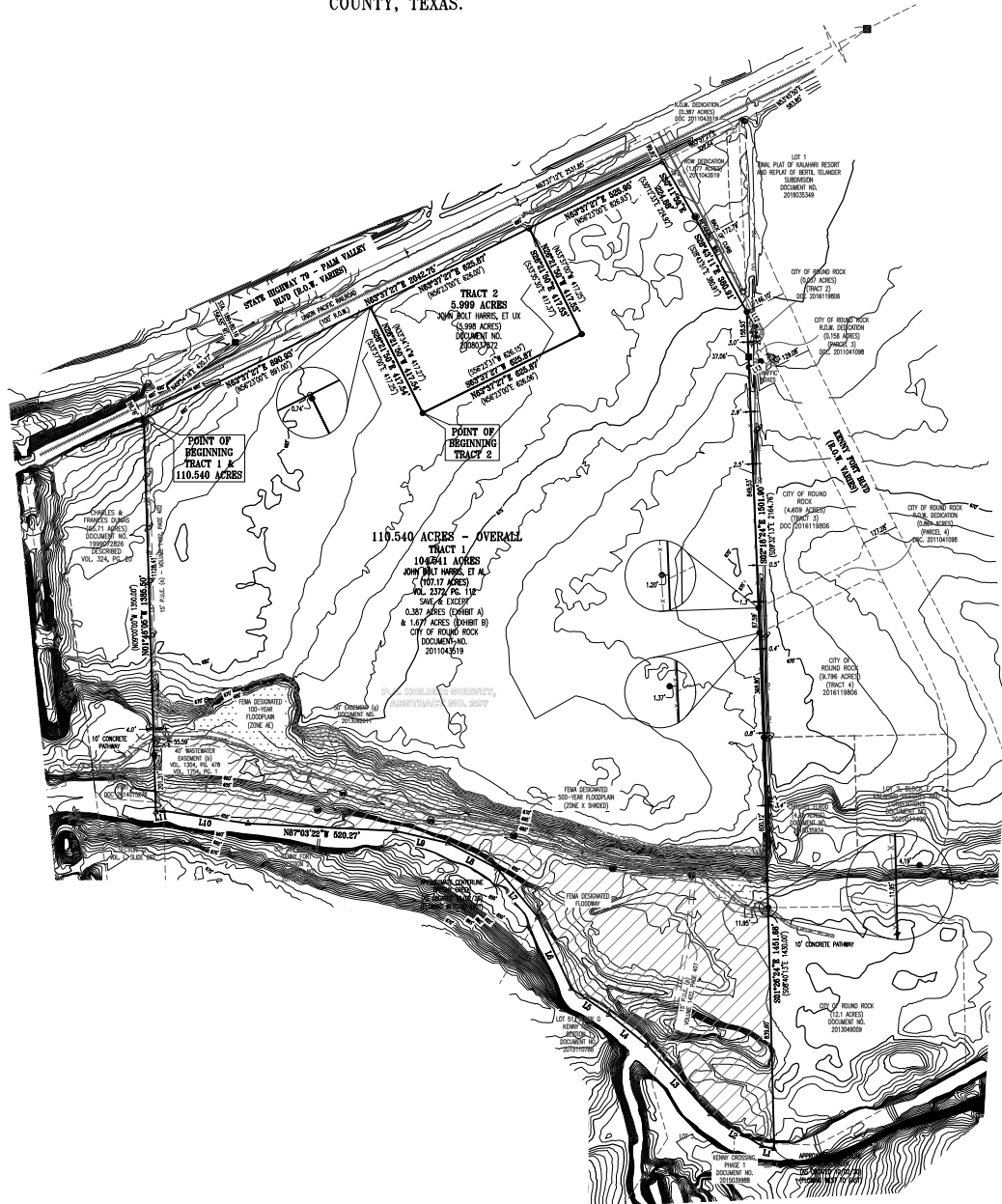
Line #	Length	Direction
1	44.82	N075°53'W
2	214.07	S00°00'W
3	238.25	N02°07'W
4	172.86	N07°02'W
5	162.22	N02°07'W
6	277.88	N02°07'W
7	274.64	N02°07'W
8	183.22	N02°07'W
9	191.14	N07°02'W
10	300.30	N07°02'W
11	27.06	S02°07'W
12	56.02	S02°07'W
13	48.40	N02°07'W

Carlson, Brigance & Doering, Inc.
P.L.L.C.
P.L.L.C. #192791 • REG. #15024900
Civil Engineering • Surveying
5501 West William Canyon • Austin, Texas 78747
Phone No. 512.280.5100 • Fax No. 512.280.5105

ALTA SURVEY OF: 110.540 ACRES OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF TRACT 1 - A 104.541 ACRE TRACT OF LAND, BEING ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL, IN VOLUME 2325, PAGE 245, CORRECTED IN VOLUME 2372, PAGE 112, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.387 ACRE TRACT (EXHIBIT A) & A CALLED 1.677 ACRE TRACT (EXHIBIT B), CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2 - A 5.999 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" CAPED IRON ROD SET
 - "X" SET IN CONCRETE
 - CALCULATED POINT
 - QUIP POLE
 - POWER POLE
 - SDN
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - WATERMETER MANHOLE
 - STORMWATER MANHOLE
 - WATER MANHOLE
 - PRESSURE RELEASE VALVE
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE
 - RAILROAD TRACKS
 - FEMA FLOODPLAIN
 - FEMA 100-YEAR FLOODPLAIN
 - FEMA 500-YEAR FLOODPLAIN



Line #	Length	Bearing
11	44.83	N09°53'07"W
12	214.16	N09°50'26"W
13	328.26	N02°57'09"W
14	172.86	N07°02'07"W
15	162.22	N05°22'37"W
16	277.88	N05°03'07"W
17	224.64	N05°03'07"W
18	183.22	N02°40'37"W
19	191.14	N07°02'37"W
20	302.20	N07°25'16"W
21	27.86	S08°57'47"W
22	58.82	S08°39'41"W
23	44.40	N02°47'47"E

FEMA NOTE:
A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 580300000E, FOR TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 2018. (AS SHOWN HEREON)

ZONING NOTE:
THE SUBJECT TRACT IS CURRENTLY ZONED BUSINESS PARK (BP). ZONING INFORMATION PROVIDED IN EMAIL FROM CURRENT OWNER OF PROPERTY.

TRIP NOTE: TOPOGRAPHICAL SURVEY SHOWN ON SHEET 2 IS PROVIDED BY ROUND ROCK GIS DEPARTMENT, AND IS NOT BASED ON ANY ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY CARLSON, BRIGANCE & DOERING.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

CITY OF ROUND ROCK
LIDAR TOPOGRAPHICAL SURVEY
SHEET 2 OF 2

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 Phone No. (512) 280-1040
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\\AC30\\5193-048\\dwg\\ALTA SURVEY - 110.540 ACRES - SHEET 2 - TOPO