

EXHIBIT "A"

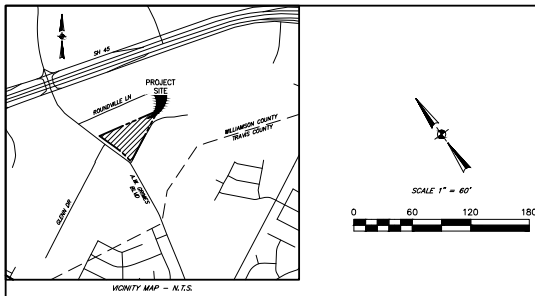
LEGEND

- IRON ROD FOUND
- 5/8" IRON ROD SET W/ CAP STAMPED "JONES/CARTER"
- CALCULATED POINT
- WATER VALVE
- UTILITY POLE
- GUY ANCHOR
- SIGN
- WASTEWATER MANHOLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE CABLE MARKER
- ELECTRIC CONTROL BOX
- STORM MANHOLE
- STW
- OVERHEAD UTILITIES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- AREA OF CONCRETE
- SCHEDULE B ITEM NO.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE DATA	ANGULAR DISTANCE	CHORD BEARS	CHORD LENGTH
CT	14.3510°	1592.00'	463.57'
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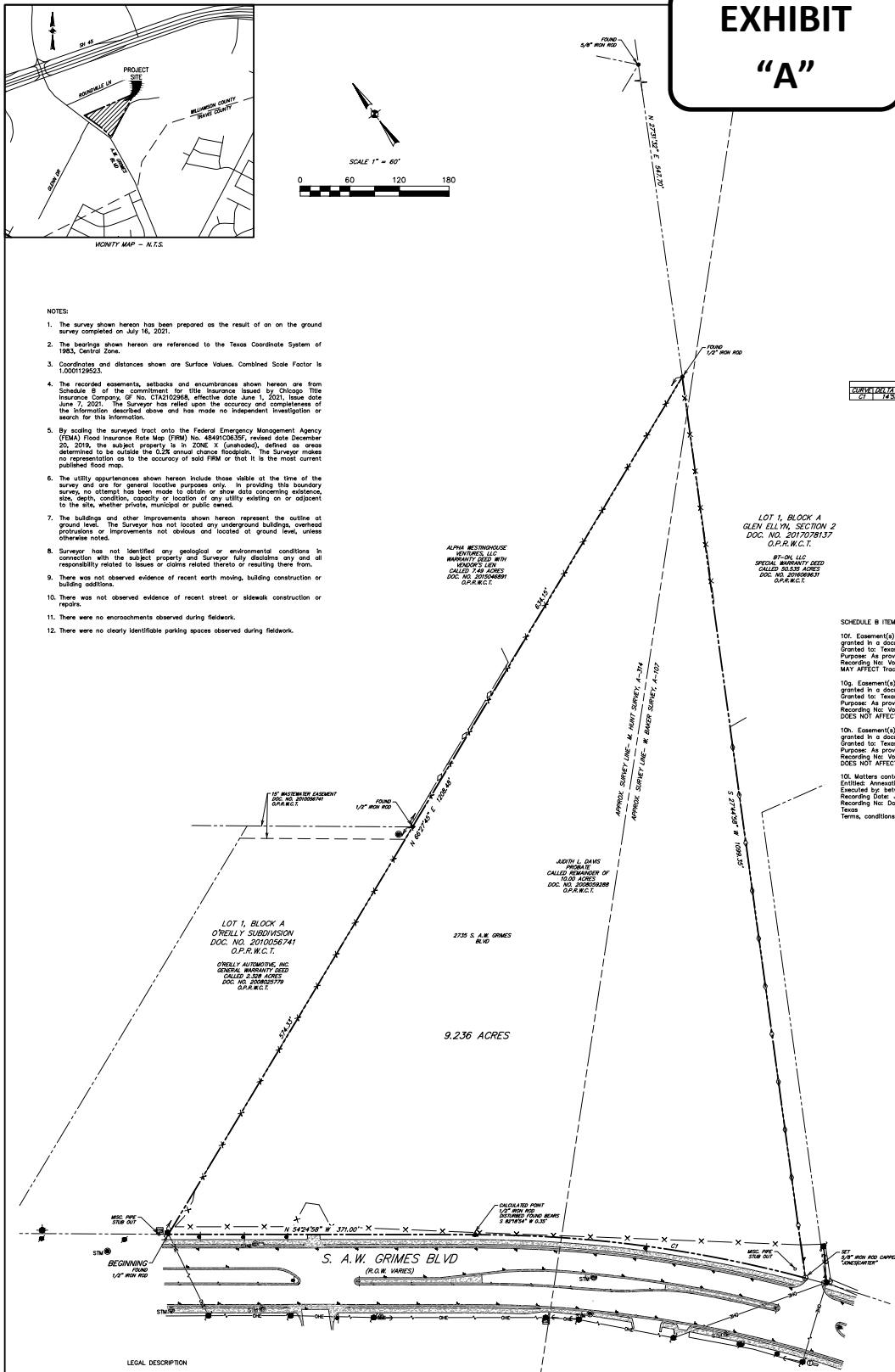
SCHEDULE B ITEMS

- 10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 281, Page 351, Deed Records of Williamson County, Texas
MAY AFFECT TRACT, location cannot be determined from document.
- 10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 505, Page 310, Deed Records of Williamson County, Texas
DOES NOT AFFECT.
- 10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company and Southwestern Bell Telephone Company
Purpose: As provided in said instrument.
Recording No. Volume 705, Page 832, Deed Records of Williamson County, Texas
DOES NOT AFFECT.
- 10i. Matters contained in that certain document:
Entitled: Interim Development Agreement
Executed by: between the City of Round Rock, Texas, and Judith L. Davis
Recording Date: June 4, 2015
Recording No. Document No. 2015045230, Official Public Records of Williamson County, Texas
Terms, conditions and stipulations DO AFFECT.



NOTES:

- The survey shown hereon has been prepared as the result of an on the ground survey completed on July 16, 2021.
- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
- Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.000129523.
- The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, of No. C1A2102968, effective date June 1, 2021, issue date June 7, 2021. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
- By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 484910635F, revised date December 20, 2019, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.25% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- The utility appearances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing the boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- The buildings and other improvements shown hereon represent the outline of ground level. The Surveyor has not located any underground buildings, overhead structures or improvements not obvious and located at ground level, unless otherwise noted.
- Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.
- There was not observed evidence of recent earth moving, building construction or building additions.
- There was not observed evidence of recent street or sidewalk construction or repairs.
- There were no encroachments observed during fieldwork.
- There were no clearly identifiable parking spaces observed during fieldwork.



LEGAL DESCRIPTION

BEING a 9.236 acre tract of land situated in the M. Hunt Survey, Abstract No. 314 and in the M. Barker Survey No. 74, Abstract No. 107, Williamson County, Texas and being the remainder portion of a called 10.00 acre tract of land described in Probate to Judith L. Davis recorded in Document No. 200805288 of the Official Public Records of Williamson County, Texas, said 9.236 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING, at a 1/2" iron rod found on the northeastern line of South A.W. Grimes Boulevard (a variable width right-of-way) for the southern corner of Lot 1, Block A of O'Reilly Subdivision as recorded in Document No. 2010056741, for the northern corner of a 0.622 acre right of way dedication tract in Special Warranty Deed to Williamson County, Texas recorded in Document No. 201024334, both of the Official Public Records of Williamson County, Texas, for the POINT OF BEGINNING and the western corner of this herein described tract;

THENCE, North 62°27'45" East along the northeastern line of the said 10.00 acre tract, the southeastern line of the said Lot 1, Block A, the southeastern line of a called 7.49 acre tract of land described in Warranty Deed with Vendor's Lien to Alpha Resthouse Ventures, LLC recorded in Document No. 201046891 of the Official Public Records of Williamson County, Texas, at 574.33 feet pass a 1/2" iron rod found 0.08 feet right of line for the eastern corner of the said 7.49 acre tract, for the northern corner of the said 7.49 acre tract, in all a distance of 1208.48 feet to a 1/2" iron rod found for the eastern corner of the said 7.49 acre tract, for the northern corner of the said 10.00 acre tract, a corner of Lot 1, Block A, Gen Elyn Section 2 as recorded in Document No. 201078137 of the Official Public Records of Williamson County, Texas, for the northern corner of this herein described tract, from which a 5/8" iron rod found for a corner of the said Lot 1, Block A, Gen Elyn Section 2, the southwestern corner of Lot 3, Block A, Gen Elyn Section 2, and the northern corner of the said 7.49 acre tract bears North 27°31'32" a distance of 547.70 feet;

THENCE, South 27°44'58" West a distance of 1099.35 feet along the southeastern line of the said 10.00 acre tract, the northeastern line of the said Lot 1, Block A to a 5/8" iron rod with cap stamped "JONES/CARTER" set on the northeastern line of South A.W. Grimes Boulevard for the western corner of the said Lot 1, Block A, for the southern corner of the said 0.622 acre right of way dedication tract, for the southern corner of this herein described tract;

THENCE, across the said 10.00 acre tract, along the northern lines of South A.W. Grimes Boulevard and the said 0.622 acre tract the following courses and distances: 1. With a non-target curve to the left setting a Delta angle of 145°05', a Radius of 1550.00 feet and an Arc length of 403.57 feet having a chord bearing of North 47°07'27" West a distance of 463.43 feet to a calculated point for a corner of the said 0.622 acre right of way dedication tract, for a corner of this herein described tract, from which a 1/2" iron rod disturbed found bears South 82°18'54" West a distance of 0.35 feet; 2. North 54°24'58" West a distance of 371.00 feet to the POINT OF BEGINNING and CONTAINING an area of 9.236 acres of land.

SURVEYOR'S CERTIFICATION

To HDR Holdings LLC, Chicago Title Insurance Company and Chicago Title of Texas, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11 (observed evidence only), 13, 16 and 17 of Table A thereof. The fieldwork was completed on July 16, 2021.

Drawing Date: July 21, 2021

Re: L. Hassett
Registered Professional Land Surveyor No. 5573



EXHIBIT 'A'

ALTA/NSPS LAND TITLE SURVEY OF 9.236 ACRES

OUT OF THE
M. HUNT SURVEY, A-314, W.
BARKER SURVEY, A-107
CITY OF ROUND ROCK, WILLIAMSON
COUNTY, TEXAS
JULY 2021



JONES/CARTER
Texas Board of Professional Engineers Registration No. 4-439
Texas Board of Professional Land Surveying Registration No. 15046101
3100 Allen Deane Boulevard, Suite 1200-Austin, Texas 78714 • 512.441.9493