

EXHIBIT "A"

County: Williamson
Project: Batwell Cave Buffer
Halff AVO: 32312.000

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November 20, 2017

BEING A DESCRIPTION OF A 0.598 OF ONE ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS LEAGUE, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK J, CREEKSIDE AT GEORGETOWN VILLAGE PUD, PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016049445, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 1, BLOCK J, CREEKSIDE AT GEORGETOWN VILLAGE PUD, PHASE 3 BEING A PORTION OF A 55.778 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO KB HOME LONE STAR, INC. OF RECORD IN DOCUMENT NO. 2012104627, O.P.R.W.C.T.; SAID 0.598 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" set for the northeasterly corner of the herein described tract, same being in the northeasterly corner of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, same also being in the southwesterly line of said 30.289 acre tract;

THENCE, with the easterly line of the tract described herein, same being the easterly line of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, and the southwesterly line of said 30.289 acre tract, S07°47'40"W, a distance of 155.42 feet to a calculated point for the southeasterly corner of the tract described herein, from which point a 1/2-inch iron rod with cap stamped "Capital Surveying, Inc." found at an angle point in the westerly line of said 30.289 acre tract, same being an angle point in the easterly line of Lot 21, Block E, of said Creekside at Georgetown Village PUD, Phase 3 bears, S07°47'40"W, a distance of 1082.34 feet;

THENCE, with the southerly line of the tract described herein, over and across said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, the following three (3) courses and distances:

1. N62°34'25"W, a distance of 2.20 feet to a calculated point,
2. N72°10'31"W, a distance of 79.93 feet to a calculated point; and
3. N62°23'21"W, a distance of 239.74 feet to a calculated point in the westerly line of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, same being in the easterly line of Lot 14, Block J, of said Creekside at Georgetown Village PUD, Phase 3, for the southwesterly corner of the tract described herein; from which point a 1/2-inch iron rod found with cap stamped "CBD Setstone" at the southeasterly corner of said Lot 14, Block J, of said Creekside at Georgetown Village PUD, Phase 3 bears, S40°13'23"E, a distance of 32.96 feet;

THENCE, with the westerly line of the tract described herein, with the westerly line of said Lot 1, Block J and the easterly line of said Lot 14, Block J, of said Creekside at Georgetown Village PUD, Phase 3, N40°13'23"W, at a distance of 14.94 feet to a 1/2-inch iron rod found with cap stamped "CBD Setstone" for the northwesterly corner of said Lot 1, and the northeasterly corner of said Lot 14, Block J, of said Creekside at Georgetown Village PUD, Phase 3;

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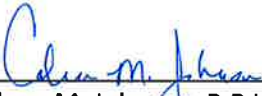
THENCE, with the northerly line of the tract described herein, same being the northerly line of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, same being the southwesterly line of said 30.289 acre tract, the following five (5) courses and distances:

1. N80°05'57"E, a distance of 91.36 feet to a cotton spindle set,
2. S10°04'50"E, a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped "HALFF" set at the point of curvature of a curve to the left;
3. 151.44 feet along the arc of said curve to the left, with a radius of 330.00 feet, a central angle of 26°17'34", and whose chord bears N66°46'20"E, a distance of 150.11 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for an angle point;
4. N53°38'57"E, a distance of 36.66 feet to a 1/2-inch iron rod with cap stamped "HALFF" set at an angle point; and
5. S59°19'34"E, a distance of 61.89 feet to the POINT OF BEGINNING and containing 0.598 of one acre of land, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



Coleen M. Johnson, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4871
Halff Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729
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Nov. 20, 2017
Date



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BEING A DESCRIPTION OF A 3.073 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS LEAGUE, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 124.708 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN A WARRANTY DEED TO GREEN BUILDERS, INC., OF RECORD IN DOCUMENT NO. 2017040134 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 3.073 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" set at the most westerly corner of said 124.708 acre tract, same being in the easterly line of that certain called 22.0206 acre tract described in a Correction Special Warranty Deed to Wilson Family Communities, Inc., of record in Document No. 2013095533, O.P.R.W.C.T., and being in the northeasterly line of that certain 30.289 acre tract described in a Warranty Deed to Green Builders, Inc., of record in Document No. 2013052419, O.P.R.W.C.T., for the southwesterly corner of the herein described tract; from which point a T-post found bears, N44°56'11"W, a distance of 0.57 feet; and a cotton spindle found bears, S09°15'06"W, a distance of 63.73 feet;

THENCE, with the westerly line of the tract described herein, same being the westerly line of said 124.708 acre tract and the easterly line of said 22.0206 acre tract, N09°15'06"E, a distance of 214.22 feet to a calculated point for the northwesterly corner of the tract described herein, from which point a 1/2-inch iron rod found with cap stamped "Capital Surveying, Inc." found bears, N09°15'06"E, a distance of 106.96 feet;

THENCE, with the northerly line of the tract described herein, over and across said 124.708 acre tract, the following two (2) courses and distances:

1. S70°09'41"E, a distance of 330.56 feet to a calculated point; and
2. S35°30'19"E, a distance of 200.74 feet to a calculated point for the northeasterly corner of the tract described herein;

THENCE, with the easterly line of the tract described herein, continuing over and across said 124.708 acre tract, S26°31'05"W, a distance of 268.55 feet to a calculated point for the southeasterly corner of the tract described herein;

THENCE, with the southerly line of the tract described herein, the following two (2) courses and distances:

1. N81°52'12"W, continuing over and across said 124.708 acre tract, a distance of 45.10 feet to a calculated point in the westerly line of said 124.708 acre tract and the northeasterly line of said 30.289 acre tract; and
2. N44°56'11"W, with the westerly line of said 124.708 acre tract, and the northeasterly line of said 30.389 acre tract, a distance of 421.08 feet to the POINT OF BEGINNING and containing 3.073 acres of land, within these metes and bounds.

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NOTES:

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I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



Coleen M. Johnson, R.P.L.S.
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EXHIBIT "B"

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BEING A DESCRIPTION OF A 1.218 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS LEAGUE, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 30.289 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO GREEN BUILDERS, INC., OF RECORD IN DOCUMENT NO. 2013052419, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAME ALSO BEING A PORTION OF PROPOSED LOT 6, BLOCK E, ARBORS AT GEORGETOWN VILLAGE; SAID 1.218 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" set for the northwesterly corner of the herein described tract, same being in the northeasterly line of said 30.289 acre tract and the most westerly corner of that certain 124.708 acre tract described as Tract II in a Warranty Deed to Green Builders, Inc., of record in Document No. 2017040134, O.P.R.W.C.T., same being in the easterly line of that certain called 22.0206 acre tract described in a Correction Special Warranty Deed to Wilson Family Communities, Inc., of record in Document No. 2013095533, O.P.R.W.C.T.; from which point a T-post found bears, N44°56'11"W, a distance of 0.57 feet;

THENCE, with the northerly line of the tract described herein, same being the northeasterly line of said 30.289 acre tract and the westerly line of said 124.708 acre tract, S44°56'11"E, a distance of 421.08 feet to a calculated point for the northeasterly corner of the tract described herein;

THENCE, over and across said 30.289 acre tract, the following three (3) courses and distances:

1. N81°52'12"W, with the easterly line of the tract described herein, a distance of 18.38 feet to a calculated point,
2. S14°02'10"W, continuing with the easterly line of the tract described herein, a distance of 133.88 feet to a calculated point for the southeasterly corner of the tract described herein; and
3. N62°34'25"W, with the southerly line of the tract described herein, a distance of 244.30 feet to a calculated point in the southwesterly line of said 30.289 acre tract, same being in the easterly line of Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, a subdivision of record in Document No. 2016049445, O.P.R.W.C.T., for the southwesterly corner of the tract described herein;

THENCE, with the westerly line of the tract described herein, in part with the southwesterly line of said 30.289 acre tract, same being the easterly line of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, N07°47'40"E, at a distance of 155.42 feet passing a 1/2-inch iron rod with cap stamped "HALFF" set for the northeasterly corner of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, in all a total distance of 189.28 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, continuing with the westerly line of the tract described herein, over and across said 30.289 acre tract, N46°31'53"W, a distance of 90.71 feet to a cotton spindle found in the northeasterly line of said 30.289 acre tract, same being the southeasterly corner of said 22.0206 acre tract for an angle point; from

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which point a ½-inch iron rod found for an angle point in the northeasterly line of said 30.289 acre tract, same being the southerly line of said 22.0206 acre tract bears, S85°48'48"W, a distance of 119.44 feet;

THENCE, continuing with the westerly line of the tract described herein, with the northeasterly line of said 30.289 acre tract and the easterly line of said 22.0206 acre tract, N09°15'06"E, a distance of 63.73 feet to the POINT OF BEGINNING and containing 1.218 acres of land, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

Coleen M. Johnson Nov. 20, 2017

Coleen M. Johnson, R.P.L.S. Date
Registered Professional Land Surveyor
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BEING A DESCRIPTION OF A 4.061 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS LEAGUE, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 30.289 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO GREEN BUILDERS, INC., OF RECORD IN DOCUMENT NO. 2013052419, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAME ALSO BEING A PORTION OF PROPOSED LOT 22, BLOCK J, CREEKSIDE ESTATES AT GEORGETOWN VILLAGE; SAID 4.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the most northerly northeasterly corner of the herein described tract, same being an angle point for the most northerly corner of said 30.289 acre tract and in the southerly line of that certain called 22.0206 acre tract described in a Correction Special Warranty Deed to Wilson Family Communities, Inc., of record in Document No. 2013095533, O.P.R.W.C.T.;

THENCE, with the easterly line of the herein described tract, same being the northeasterly line of said 30.289 acre tract and the southerly line of said 22.0206 acre tract, the following two (2) courses and distances:

1. S01°06'44"W, a distance of 297.05 feet to a 1/2-inch iron rod found for an angle point; and
2. N85°48'48"E, a distance of 119.44 feet to a cotton spindle found at an angle point; from which point a 1/2-inch iron rod with cap stamped "HALFF" set for the most westerly corner of that certain 124.708 acre tract described as Tract II in a Warranty Deed to Green Builders, Inc., of record in Document No. 2017040134, O.P.R.W.C.T. and an angle point in the northerly line of said 30.289 acre tract bears, N09°15'06"E, a distance of 63.73 feet;

THENCE, continuing with the easterly line of the herein described tract, over and across said 30.289 acre tract, the following two (2) courses and distances:

1. S46°31'53"E, a distance of 90.71 feet to a 1/2-inch iron rod with cap stamped "HALFF" set; and
2. S07°47'40"W, a distance of 33.86 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for the southeasterly corner of the tract described herein, same being the northeasterly corner of Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, a subdivision of record in Document No. 2016049445, O.P.R.W.C.T.,

THENCE, with the southerly line of the herein described tract, same being the southwesterly line of said 30.289 acre tract, and the northerly line of said Lot 1, Block J, Creekside at Georgetown Village PUD, Phase 3, the following five (5) courses and distances:

1. N59°19'34"W, a distance of 61.89 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for an angle point;
2. S53°38'57"W, a distance of 36.66 feet to a 1/2-inch iron rod with cap stamped "HALFF" set at the point of curvature of a curve to the right;

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3. 151.44 feet along the arc of said curve to the right, with a radius of 330.00 feet, a central angle of $26^{\circ}17'34''$, and whose chord bears $S66^{\circ}46'20''W$, a distance of 150.11 feet to a 1/2-inch iron rod with cap stamped "HALFF" set for an angle point;
4. $N10^{\circ}04'50''W$, a distance of 60.00 feet to a cotton spindle set for an outside ell corner; and
5. $S80^{\circ}05'57''W$, a distance of 65.77 feet passing a 1/2-inch iron rod found with cap stamped "CBD Setstone", in all a total distance of 91.36 feet to a 1/2-inch iron rod found with cap stamped "CBD Setstone" for the northwesterly line of said Lot 1, Block J and the northeasterly corner of Lot 14, Block J, of said Creekside at Georgetown Village PUD, Phase 3;

THENCE, continuing with the southerly line of the herein described tract, over and across said 30.289 acre tract, the following three (3) courses and distances:

1. $N40^{\circ}13'23''W$, a distance of 53.97 feet to a calculated point;
2. $N59^{\circ}20'58''W$, a distance of 170.49 feet to a calculated point; and
3. $N90^{\circ}00'00''W$, a distance of 247.50 feet to a calculated point for the southwesterly corner of the tract described herein;

THENCE, with the westerly line of the herein described tract, continuing over and across said 30.289 acre tract, $N12^{\circ}03'39''E$, a distance of 217.94 feet to a calculated point in the northwesterly line of said 30.289 acre tract, same being in the southerly line of said 22.0206 acre tract, for the northwesterly corner of the tract described herein; from which point a cotton spindle found with "Capital Surveying" cap bears, $S69^{\circ}23'24''W$, a distance of 85.74 feet;

THENCE, with the northerly line of the herein described tract, the northwesterly line of said 30.289 acre tract and the southerly line of said 22.0206 acre tract, the following two (2) courses and distances:

1. $N69^{\circ}23'24''E$, a distance of 30.17 feet to a 1/2-inch iron rod with cap stamped "HALFF" set; and
2. $N85^{\circ}37'51''E$, a distance of 503.32 feet to the POINT OF BEGINNING and containing 4.061 Acres of land, within these metes and bounds.

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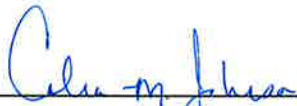
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I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



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