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FIRM NO. 10193963

Field Notes for a 109,191 Square Feet or 2.507 Acre Tract of Land

Being a 109,191 square feet or 2.507 acres of land out of the P.A. Holder Survey, Abstract No. 297, Williamson County, Texas and being part of that certain 15.99 acre tract designated as "TRACT 4" conveyed to Cressman Enterprises, L.P., a Texas limited partnership by deed recorded in Document No. 2003063811, Official Public Records, Williamson County, Texas, said 109,191 square feet or 2.507 acre tract being more particularly described by metes and bounds as follows:

Beginning at a steel rod found with a yellow plastic cap at the intersection of the northwest right-of-way line of U.S. Highway 79 (East Palm Valley Boulevard) with the northeast right-of-way line of North Kenney Fort Boulevard for the southwest corner of the herein described tract;

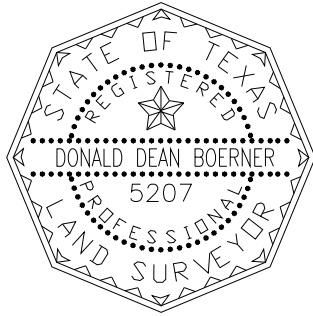
Thence, with the northeast right-of-way line of North Kenney Fort Boulevard, North 30 degrees 59 minutes 47 seconds West, a distance of 433.89 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap for the northwest corner of the herein described tract and being in the south line of Lot 1 A, Block B, Legends Village Section Three recorded in Cabinet X, Slides 264-265, Plat Records, Williamson County, Texas;

Thence, departing the northeast right-of-way line of North Kenney Fort Boulevard, with the south line of Lot 1 A, Block B, Legends Village Section Three, North 87 degrees 13 minutes 33 seconds East, at 167.39 feet a ½" steel rod found on line at the southeast corner of Lot 1 A, Block B, Legends Village Section Three, the southwest corner of Lot 1 B, Block B, Legends Village Section Three, continuing with the south line of Lot 1 B, Block B, Legends Village Section Three, a total distance of 414.91 feet to a ½" steel rod found for the northeast corner of the herein described tract, the northeast corner of the above referenced 15.99 acre tract, the northwest corner of Lot 2, Quiktrip No. 4135 Subdivision recorded in Document No. 2019015119, Plat Records, Williamson County, Texas;

Thence, departing the south line of Lot 1 B, Block B, Legends Village Section Three, with the east line of said 15.99 acre tract, the west line of Lot 2, Quiktrip No. 4135 Subdivision, South 01 degrees 57 minutes 23 seconds East, a distance of 292.58 feet to a ½" steel rod found in the northwest right-of-way line of U.S. Highway 79 (East Palm Valley Boulevard) for the southeast corner of the herein described tract, the southwest corner of Lot 2, Quiktrip No. 4135 Subdivision, said point bears, South 63 degrees 38 minutes 07 seconds West, a distance of 507.91 feet from a ½" steel rod found;

Thence, with the northwest right-of-way line of U.S. Highway 79 (East Palm Valley Boulevard), South 63 degrees 38 minutes 07 seconds West, a distance of 224.29 feet to the **Place of Beginning** and containing 109,191 square feet of 2.507 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas Central Zone.



A handwritten signature in blue ink, appearing to read "D. Boerner", is positioned above a horizontal line.

Donald Dean Boerner
Registered Professional Land Surveyor No. 5207

