

1.752 ACRES  
P. A. HOLDER SURVEY  
ROUND ROCK, TX

**EXHIBIT**  
**"A"**

FIELD NOTE FILE: 17.066  
PROJECT NO.: 441-006  
AUGUST 22, 2017

**FIELD NOTES**

**BEING A 1.752 ACRE TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINING PORTION OF THAT CERTAIN 3.00 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO AARON THOMISON AND WIFE, BRENDA THOMISON BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 2422, PAGE 420 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.752 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at 1/2-inch iron rod found in the north right-of-way line of Palm Valley Boulevard (U.S. Highway 79) (R.O.W varies), being in the east line of that certain 0.73 acre tract of land conveyed to the City of Round Rock by deed of record in Document Number 2002016759 of the Official Public Records of Williamson County, Texas, same being the southeast corner of said Thomison tract, for the southeasterly corner of the herein described tract;

**THENCE**, S63°35'12"W, along the north right-of-way line of said Palm Valley Boulevard, being the south line of said Thomison tract, a distance of 485.92 feet to a calculated point, for the southwesterly corner of the herein described tract, from which a 1/2-inch iron rod with "Carter & Burgess" cap found at the common south corner of said Thomison tract and that certain portion of 15.99 acre tract (called Tract 4) conveyed to Cressman Enterprises, L.P., by deed of record in Document Number 2003063811 of the Official Public Records of Williamson County, Texas, being a point in said north right-of-way line bears S63°35'12"W, a distance of 21.97 feet ;

**THENCE**, leaving the north right-of-way line of said Palm Valley Boulevard, over and across said Thomison tract, the following three (3) courses and distances:

- 1.) N01°59'04"W, a distance of 201.50 feet to a calculated point, for an angle point;
- 2.) N88°00'56"E, a distance of 35.00 feet to a calculated point, for an angle point;
- 3.) N01°59'04"W, a distance of 81.36 feet to a calculated point in the south line of Lot 1 B, Block "B", Replat of Legends Village Section Three, Lot 1, Block B, a subdivision of record in Cabinet X, Slides 264-265 of the Plat Records of Williamson County, Texas, being the north line of said Thomison tract, for the northwesterly corner of the herein described tract, from which a 1/2-inch iron rod found at the common north corner of said Thomison tract and said Cressman Enterprises, L.P. tract, being a point in said south line bears S89°03'36"W, a distance of 55.01 feet;

**THENCE**, N89°03'36"E, along the north line of said Thomison tract, being the south line of said Lot 1 B, Block "B", a distance of 407.58 feet to a 1/2-inch iron rod found in the west right-of-way line of Joe Dimaggio Boulevard (80' R.O.W.), being the northwest corner of that certain 0.73 acre tract of land conveyed to the City of Round Rock by deed of record in Document Number 2002016759 of the Official Public Records of Williamson County, Texas, same being the northeast corner of said Thomison tract, for the northeasterly corner of the herein described tract;

RECEIVED

AUG 23 2017

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

1.752 ACRES  
P. A. HOLDER SURVEY  
ROUND ROCK, TX

FIELD NOTE FILE: 17.066  
PROJECT NO.: 441-006  
AUGUST 22, 2017

**THENCE**, S01°54'29"E, leaving the west right-of-way line of said Joe Dimaggio Boulevard, along the west line of said 0.73 acre City of Round Rock tract, being the east line of said Thomison tract, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 1.752 acres (76,329 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2017, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal August 22, 2017

*Mark Antonio Mercado 8/22/17*

Mark Antonio Mercado, R.P.L.S. 6350  
PROJECT NO. 313-001



# LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING



LINE	BEARING	DISTANCE
L1	N88°00'56"E	35.00'
L2	N01°59'04"W	81.36'
L3	S89°03'36"W	55.01'

REMAINING PORTION OF  
3.00 ACRES  
AARON THOMISON AND  
WIFE, BRENDA THOMISON  
VOL. 2422 PG. 420

LOT 1 B  
BLOCK "B"  
SECTION THREE  
LOT 1, BLOCK B  
CAB. X, SLDS. 264-265

1.752 ACRES  
(76,329 SQ. FT.)



CRESSMAN ENTERPRISES, L.P.  
PORTION OF 15.99 ACRES  
(TRACT 4)  
DOC. NO. 2003063811

0.73 ACR.  
CITY OF  
ROUND ROCK  
(FOR R.O.W.)  
DOC. NO.  
2002016759

P.O.B.

1.752 ACRES  
S63°35'12"W 485.92'  
PALM VALLEY BLVD.  
(U.S. HWY. 79)  
(R.O.W. VARIES)

N60°35'33"E  
79.95'

JOE DIMAGGIO BLVD.  
(80' R.O.W.) (CAB. X, SLD. 30)

N29°24'29"W 197.39'

S01°54'29"E  
74.47'

FIELD NOTE NUMBER: <b>17-066</b>		CLIENT INFORMATION <b>PIONEERS, LLC</b>	
JOB NUMBER: <b>441-006</b>	ISSUE DATE: <b>08/22/17</b>	<p>ENGINEERING SURVEYING KIMBELL   BRUEHL   GARCIA   IESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No F-12802 TBPL5 No. 10193943</p>	
SHEET: <b>1 of 1</b>			
1.752 ACRES OF LAND, MORE OR LESS, OUT OF THE P. A. HOLDER SURVEY, ABSTRACT 297, WILLIAMSON COUNTY, BEING A PART OF THE REMAINING PORTION OF THAT CERTAIN 3.00 ACRES OF LAND OF RECORD IN VOLUME 2422, PAGE 420 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.		<b>EXHIBIT</b>	

BEARING BASIS:  
TEXAS COORDINATE SYSTEM,  
NAD83(2012A), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET  
CONTINUALLY OPERATING  
REFERENCE NETWORK.