



**EXHIBIT 'A'**

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*Land Surveyors, Inc.*

*8000 Anderson Square Rd., Suite 101*

*Austin, Texas 78757*

*Office: 512.374.9722*

*Firm Reg. No. 10015100*

**METES AND BOUNDS DESCRIPTION**

BEING 3.36 ACRES OF LAND, OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF 134.62 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 3", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the west line of said 134.62 acre tract and in the east line of a 33.302 acre tract of land conveyed to the State of Texas in Volume 1970, Page 515 of the Official Records of Williamson County, Texas herein known as part 7 and also being in the north line of a 100 foot wide electric easement conveyed to Texas Power And Light Company in Volume 233, Page 469 of the Deed Records of Williamson County, Texas and also conveyed to Oncor Electric Delivery Company LLC. In Document Number 2009085396 of the Official Public Records of Williamson County, Texas (addendum to easement defined as 100 foot wide in Volume 492, Page 140 and in Volume 493, Page 188 of the Deed Records of Williamson County, Texas from which a 1/2" rebar found in the west line of the 134.62 acre tract and being in the east line of said 33.302 acre tract bears North 02°06'14" West a distance of 335.30 feet (record: North 02°20'05" West a distance of 335.30 feet;

THENCE North 80°08'57" East crossing through the 134.62 acre tract and along the north line of said 100 foot wide electric easement a distance of 393.06 feet to a calculated point;

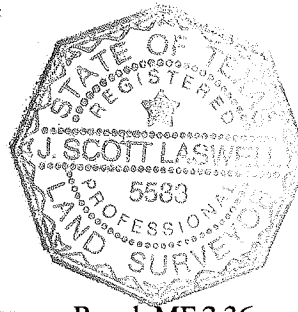
THENCE South 23°43'57" West continuing through the 134.62 acre tract a distance of 893.69 feet to a calculated point in the west line of the 134.62 acre tract and in the east line of the 33.302 acre tract;

THENCE North 02°06'14" West (record: North 02°20'05" West) along the west line of the 134.62 acre tract and the east line of the 33.302 acre tract passing at a distance of 183.36 feet a 1/2" iron pipe found for the southwest corner of a 59.372 acre tract of land conveyed to Marvin R. Cressman and Kathryn A. Cressman in Volume 892, Page 544 of the Official Records of Williamson County, Texas and continuing for a total distance of 751.38 feet to the POINT OF BEGINNING.

This tract contains 3.36 acres of land, more or less, out of the Willis Donaho Survey, Abstract Number 173 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

J. Scott Laswell 7/21/15  
J. Scott Laswell Date  
Registered Professional Land Surveyor  
State of Texas No. 5583



File: S:\Projects\Cressman Ranch\Docs\Field Notes\Cressman Ranch MF 3.36 acres\_fn.doc

GRAPHIC SCALE



SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
⊙	IRON PIPE FOUND
○	1/2" REBAR SET WITH PLASTIC CAP
△	STAMPED "BASELINE INC"
	CALCULATED POINT

ELECTRIC EASEMENT  
 TEXAS POWER AND LIGHT COMPANY  
 VOL. 233, PG. 469  
 D.R.W.C.T.  
 ONCOR ELECTRIC DELIVERY COMPANY LLC.  
 DOC. NO. 2009085396  
 O.P.R.W.C.T.  
 (NO WIDTH SPECIFIED)  
 ADDENDUM TO EASEMENT  
 DEFINED AS 100' WIDE  
 VOL. 492 PG. 140 & VOL.493 PG.188  
 D.R.W.C.T



NORTH

25.58 AC.

POINT OF BEGINNING

N80°08'57"E 393.06'

50'  
50'

*Willis Donaho Survey  
 Abstract Number 173*

3.36 AC.

CRESSMAN ENTERPRISES, L.P.  
 TRACT 3  
 134.62 ACRES  
 DOC. NO. 2003063811  
 O.P.R.W.C.T.

STATE OF TEXAS  
 PART 7-33.302 AC.  
 VOL. 1970, PG. 515  
 O.R.W.C.T

(N02°20'05"W)  
 N02°06'14"W 335.30'

(N02°20'05"W)  
 N02°06'14"W 751.38'

568.01'

S23°43'57"W 893.69'

183.36'

SOUTH LINE OF 59.372 AC.  
 (VOL. 892, PG.544)  
 D.R.W.C.T.

*J. Scott Lawwell  
 7/2/19*



CHANDLER CREEK SECTION 14  
 DOC. NO. 2002013989  
 O.P.R.W.C.T.

22  
23  
24  
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27  
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SKETCH TO ACCOMPANY DESCRIPTION OF A 3.36 ACRE TRACT OF LAND OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 134.62 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 3",

**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
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 OFFICE: 512.374.9722  
 REGISTERED FIRM #10015100  
 robert@baselinelandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\Drawings\CRESSMAN RANCH ZONING TRACTS SF-3 TO MF 3.36AC.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"= 200'	Scale (Vert.):
Date: 05/15/19	Checked By: RGM Drawn By: MAM

SHEET  
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