

0.324 ACRES
QUIKTRIP NO. 4135
ROUND ROCK, TX

EXHIBIT
"A"

FIELD NOTE FILE: 17.070
PROJECT NO.: 441-006
AUGUST 22, 2017

FIELD NOTES

BEING A 0.324 ACRE TRACT OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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; SAID LOT 1 B, BLOCK "B" HAVING BEEN CONVEYED BY GENERAL WARRANTY DEED TO GLENN NEANS OF RECORD IN DOCUMENT NUMBER 2017058791 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.324 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at 1/2-inch iron rod found in the west right-of-way line of Joe Dimaggio Boulevard (80' R.O.W.), being the common north corner of that certain remaining portion of a 3.00 acre tract of land conveyed to Aaron Thomison and wife, Brenda Thomison by deed of record in Volume 2422, Page 420 of the Official Records of Williamson County, Texas, and 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 Lot 1 B, Block "B", for the southeasterly corner of the herein described tract;

THENCE, S89°03'36"W, leaving the west right-of-way line of said Joe Dimaggio Boulevard, along the north line of said remaining portion of a 3.00 acre tract, being the south line of said Lot 1 B, Block "B", a distance of 236.34 feet to a calculated point, for the southwesterly corner of the herein described tract, from which a 1/2-inch iron rod found at the northwest corner of said remaining portion of a 3.00 acre tract, being the northeast corner of that certain 15.99 acre tract of land (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, same being a point in the south line of said Lot 1 B, Block "B" bears S89°03'36"W, a distance of 226.25 feet;

THENCE, leaving the north line of said remaining portion of a 3.00 acre tract, over and across said Lot 1 B, Block "B", the following three (3) courses and distances:

- 1.) N00°56'52"E, a distance of 60.48 feet to a calculated point, for the northwesterly corner of the herein described tract;
- 2.) N89°03'08"E, a distance of 134.71 feet to a calculated point, for an angle point;
- 3.) N62°41'08"E, a distance of 58.81 feet to a calculated point in the west right-of-way line of said Joe Dimaggio Boulevard, being the east line of said Lot 1 B, Block "B", for the northeasterly corner of the herein described tract;

INTENTIONALLY LEFT BLANK

RECEIVED

AUG 29 2017

CITY OF ROUND ROCK
PLANNING DEPARTMENT

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THENCE, S29°24'29"E, along the west right-of-way line of said Joe Dimaggio Boulevard, being the east line of said Lot 1 B, Block "B", a distance of 98.50 feet to the **POINT OF BEGINNING**, and containing 0.324 acres (14,112 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.

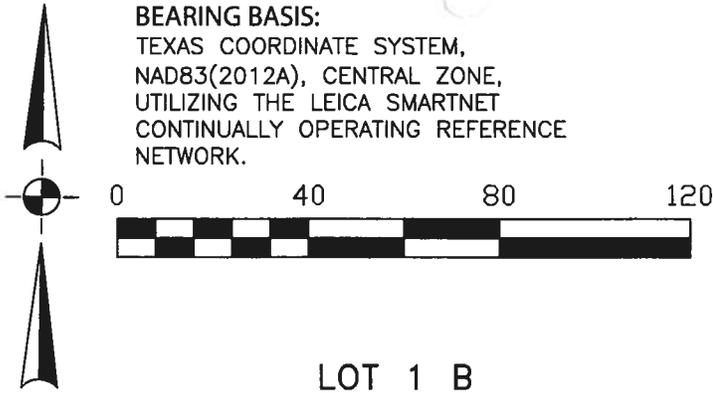
Witness my hand and seal August 22, 2017

Mark Antonio Mercado 8/22/17

Mark Antonio Mercado, R.P.L.S. 6350
PROJECT NO. 441-006



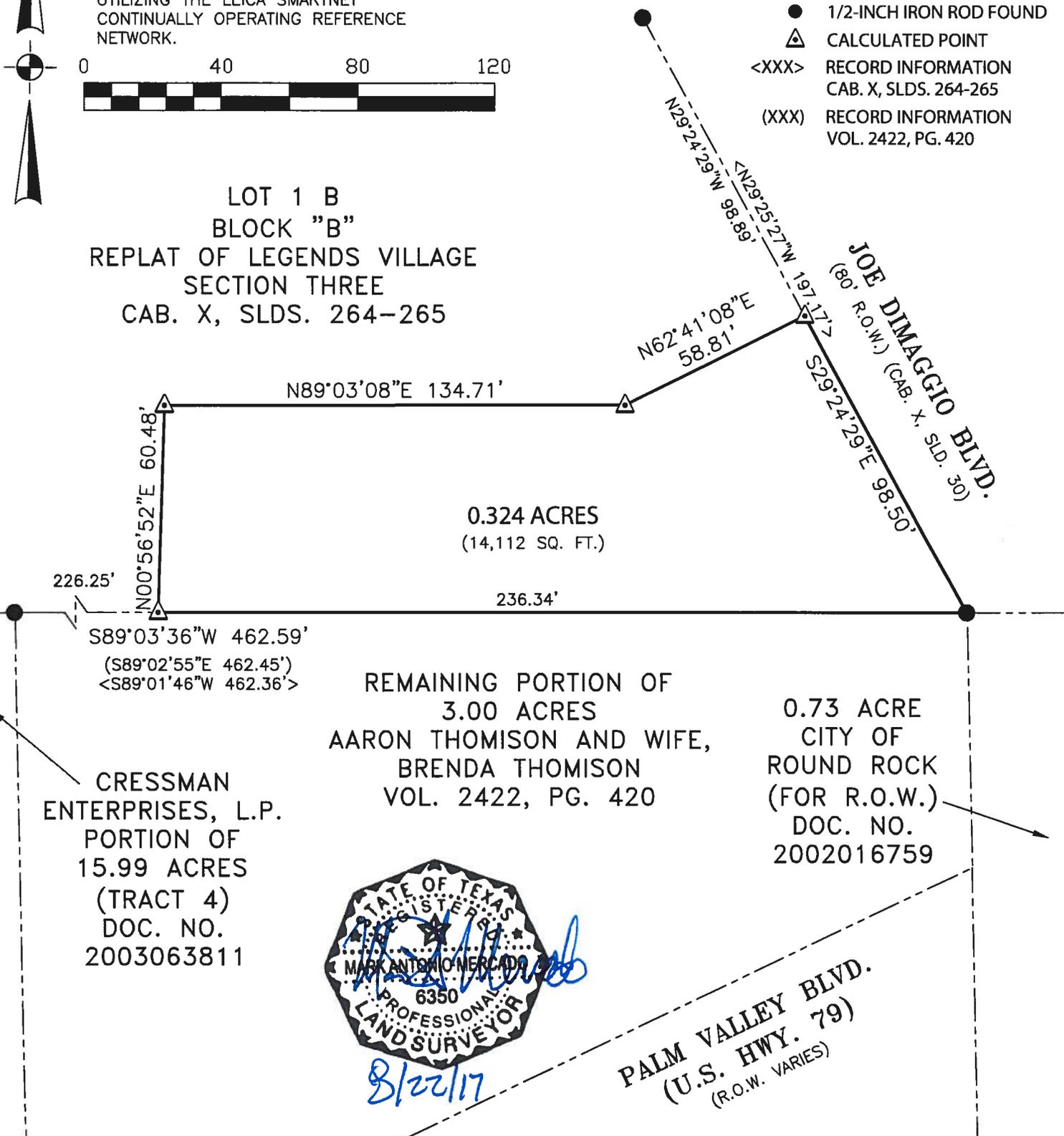
BEARING BASIS:
 TEXAS COORDINATE SYSTEM,
 NAD83(2012A), CENTRAL ZONE,
 UTILIZING THE LEICA SMARTNET
 CONTINUALLY OPERATING REFERENCE
 NETWORK.



LEGEND

- 1/2-INCH IRON ROD FOUND
- △ CALCULATED POINT
- <XXX> RECORD INFORMATION CAB. X, SLDS. 264-265
- (XXX) RECORD INFORMATION VOL. 2422, PG. 420

**LOT 1 B
 BLOCK "B"
 REPLAT OF LEGENDS VILLAGE
 SECTION THREE
 CAB. X, SLDS. 264-265**



FIELD NOTE NO: 17.070		0.324 ACRE OF LAND, MORE OR LESS, OUT OF THE P. A. HOLDER SURVEY No 9 ABSTRACT 297, WILLIAMSON COUNTY, BEING A PORTION OF LOT 1 B, BLOCK "B", REPLAT OF LEGENDS VILLAGE SECTION THREE LOT 1, BLOCK B, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET X, SLIDES 264-265 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS		CLIENT INFORMATION
JOB NUMBER: 441-006	ISSUE DATE: 08/22/17			PIONEERS
SHEET: 1 of 1		EXHIBIT	KIMBELL BRUEHL GARCIA ESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439 0400 www.kbge.eng.com TBPE No F-12802 TBPLS No. 10193943	