



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 8.03 ACRES OF LAND, OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 IN 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," AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron pipe found for the northwest corner of said 134.62 acre tract, being in the east line of a 33.302 acre tract of land conveyed to the State of Texas by instrument of record in Volume 1970, Page 515 of the Official Records of Williamson County, Texas and known therein as "Part 7" and being in the south right-of-way line of County Road Number 113 (Kiphen Road) (Right of Way varies); from which a 1" iron pipe found in the west line of said 33.302 acre tract and being in the south right-of-way line of said County Road Number 113 bears South 73°14'36" West a distance of 108.35 feet;

THENCE along the north line of the 134.62 acre tract and the south right-of-way line of said County Road Number 113 the following two (2) courses:

1. North 67°57'23" East a distance of 347.32 feet (record: North 70°35' East a distance of 347.32 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 68°37'07" East a distance of 42.92 feet (record: North 71°14'44" East a distance of 42.92 feet) to a calculated point for the POINT OF BEGINNING.

THENCE continuing along the north line of the 134.62 acre tract and the south right-of-way line of County Road Number 113 the following two (2) courses:

1. North 68°37'07" East a distance of 405.39 feet (record: North 71°14'44" East a distance of 405.39 feet) to a 1/2" rebar set with plastic cap stamped "BASELINE, INC" for a point of curvature;
2. Along a tangential curve to the right, having a radius of 949.99 feet (record: 949.99 feet), a length of 209.83 feet (record: 208.58 feet), a delta angle of 12°39'18" (record 12°39'18") and a chord which bears North 74°56'46" East a distance of 209.40 feet (record: North 77°32'08" East a distance of 208.16 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 134.62 acre tract, being in the west line of Lot 30, Jackie Thomison Subdivision, a subdivision of record in Cabinet I, Slides 94-96 of the Plat Records of Williamson County, Texas;

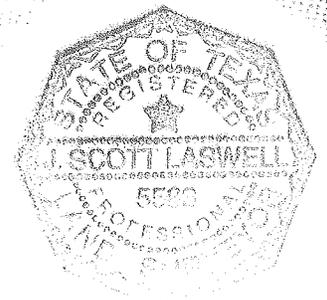
THENCE South $12^{\circ}11'04''$ East (record South $09^{\circ}35'$ East) along the east line of the 134.62 acre tract and the west line of said Jackie Thomison Subdivision a distance of 1002.76 feet (record 1002.76 feet to a calculated point);

THENCE crossing through the 134.62 acre tract the following five (5) courses:

1. South $77^{\circ}49'59''$ West a distance of 60.24 feet to a calculated point for a point of curvature;
2. Along a non-tangential curve to the left having a radius of 470.00 feet, a length of 457.87 feet, a delta angle of $55^{\circ}49'01''$ and a chord which bears North $40^{\circ}03'53''$ West a distance of 439.98 feet to a calculated point for a point of tangency;
3. North $67^{\circ}58'24''$ West a distance of 144.61 feet to a calculated point for a point of curvature;
4. Along a tangential curve to the right having a radius of 470.00 feet, a length of 379.77 feet, a delta angle of $46^{\circ}17'46''$ and a chord which bears North $44^{\circ}49'31''$ West a distance of 369.52 feet to a calculated point for a point of tangency;
5. North $21^{\circ}40'38''$ West a distance of 148.12 feet to the POINT OF BEGINNING.

This tract contains 8.03 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\96 CORS.

 11/6/19
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583



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CO. RD. 113 KIPHEN ROAD.
(R.O.W. VARIES)

POINT OF BEGINNING

8.03 ACRES

POINT OF COMMENCING

MATCHLINE SHEET 4
MATCHLINE SHEET 3

(N70°35'E)
N67°57'23"E
347.32'
(347.32')

N21°40'38"W
148.12'

S73°14'36"W
108.35'

(N07°29'20"E)
N04°51'51"E
210.18'
(212.35')

*Willis Donaho Survey
Abstract Number 173*

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

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



GRAPHIC SCALE



SCALE: 1"=100'

SKETCH TO ACCOMPANY DESCRIPTION
OF AN 8.03 ACRE TRACT OF LAND OUT OF THE
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IN 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

8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722

REGISTERED FIRM #10015100

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File: S:\Projects\CRESSMAN RANCH\Drawings\BLS Base CRESSMAN RANCH C-2 M&B.dwg

Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 01/16/19	Checked By: RLW
	Drawn By: MAM

SHEET
03 of 05

CO. RD. 113 KIPHEN ROAD.
(R.O.W. VARIES)

(N71°14'44"E)
N68°37'07"E

405.39'
(405.39')

8.03 ACRES

JACKIE THOMISON SUBDIVISION
CAB. I, SL. 94-96
P.R.W.C.T.

30

ACRES

MATCHLINE SHEET 4
MATCHLINE SHEET 3

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

*Willis Donaho Survey
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(S09°35'E)
S12°11'04"E
1002.76'
(1002.76')

GRAPHIC SCALE



SCALE: 1"=100'

27

33

N67°58'24"W
144.61'

MATCHLINE SHEET 4
MATCHLINE SHEET 5

*Willis Donaho Survey
Abstract Number 173*

C2

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REGISTERED FIRM #10015100

mark@basellandsurveyors.net

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Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 01/16/19

Checked By: RLW

Drawn By: MAM

SHEET

04 of 05

MATCHLINE SHEET 4
 MATCHLINE SHEET 5

Willis Donaho Survey
Abstract Number 173

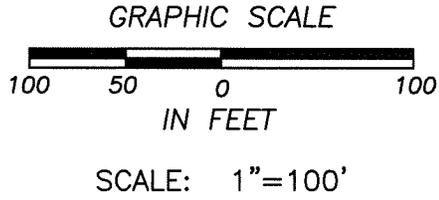
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 TRACT 3
 134.62 ACRES
 DOC. NO. 2003063811
 O.P.R.W.C.T.

J. Scott Laswell
 1/16/19



JACKIE THOMISON SUBDIVISION
 CAB. I, SL. 94-966
 P.R.W.C.T.

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



CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	949.99'	209.83'	12°39'18"	N74°56'46"E	209.40'
(C1)	(949.99')	(208.58')	12°39'18"	(N77°32'08"E)	(208.16')
C2	470.00'	457.87'	55°49'01"	N40°03'53"W	439.98'
C3	470.00'	379.77'	46°17'46"	N44°49'31"W	369.52'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N68°37'07"E	42.92'
(L1)	(N71°14'44"E)	(42.92')

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File: S:\Projects\CRESSMAN RANCH\Drawg\ CRESSMAN RANCH C-2 M&B.dwg		SHEET 05 of 05
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