

## EXHIBIT 'A'

Donnie Boerner Surveying Company L.P.  
228 Holiday Road ♦ Comfort, Texas 78013  
Phone: 830-377-2492  
FIRM NO. 10193963

Page 1 of 3

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;

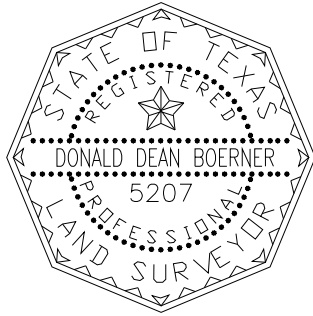
**Thence**, with the northeast right-of-way line of North Kenney Fort Boulevard, North 30 degrees 59 minutes 47 seconds West, a distance of 433.89 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap for the northwest corner of the herein described tract and being in the south line of Lot 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.

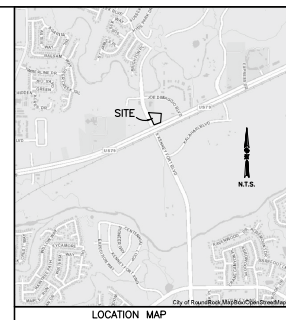
Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas Central Zone.



A handwritten signature in blue ink, appearing to read "D. Boerner".

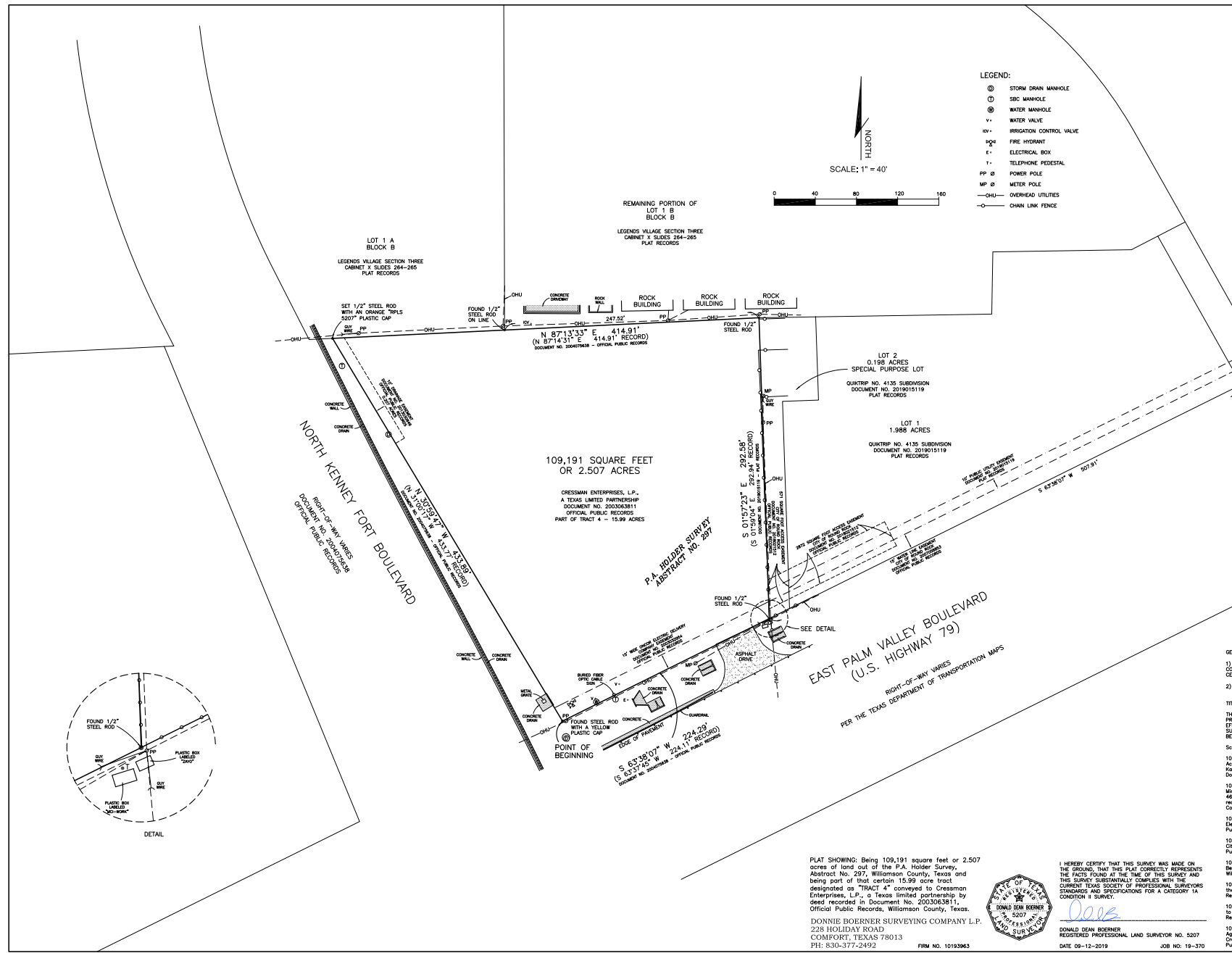
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Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207



- LEGEND:
- ① STORM DRAIN MANHOLE
  - ② SBC MANHOLE
  - ③ WATER MANHOLE
  - V+ WATER VALVE
  - IV+ IRRIGATION CONTROL VALVE
  - H+ FIRE HYDRANT
  - E+ ELECTRICAL BOX
  - T+ TELEPHONE PEDESTAL
  - PP+ POWER POLE
  - MP+ METER POLE
  - OHU OVERHEAD UTILITIES
  - O— CHAIN LINK FENCE

NORTH  
SCALE: 1" = 40'



109,191 SQUARE FEET  
OR 2.507 ACRES

CRESSMAN ENTERPRISES, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
DOCUMENT NO. 2003063811  
OFFICIAL PUBLIC RECORDS  
PART OF TRACT 4 - 15.99 ACRES

P.A. HOLDER SURVEY  
ABSTRACT NO. 297

EAST PALM VALLEY BOULEVARD  
(U.S. HIGHWAY 79)  
RIGHT-OF-WAY VARIES  
PER THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS

GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE.
- 2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 19074908 EFFECTIVE DATE AUGUST 27, 2019, ISSUED SEPTEMBER 5, 2019 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

Schedule B

- 10a. Terms, conditions and provisions of that certain Easement Agreement for Access dated July 3, 2003, by and between Marvin R. Cressman and wife, Kathryn A. Cressman and Cressman Enterprises, L.P. recorded under Document No. 2003063812, Official Public Records, Williamson County, Texas.
- 10b. Easement dated September 7, 1927, by C. G. Youngquist and wife, Minnie Youngquist to Texas Power & Light Co., recorded in Volume 233, Page 469, Deed Records and as modified by instrument dated October 5, 2009, recorded under Document No. 2009065396, Official Public Records, Williamson County, Texas.
- 10c. Easement dated February 20, 2003, by Marvin Cressman to Oncor Electric Delivery Company, recorded under Document No. 2003032954, Official Public Records, Williamson County, Texas.
- 10d. Easement dated March 22, 2013, by Cressman Enterprises, L.P. to the City of Round Rock, recorded under Document No. 2013030846, Official Public Records, Williamson County, Texas.
- 10e. Easement dated November 14, 1975, by Kerio Voigt to Southwestern Bell Telephone Co., recorded in Volume 623, Page 91, Deed Records, Williamson County, Texas.
- 10f. Easement dated August 1, 1986, by Topletz Development Company to the City of Round Rock, recorded in Volume 1922, Page 452, Official Records, Williamson County, Texas.
- 10g. Easement dated May 17, 1986, by First National Bank of Athens, et al to the City of Round Rock, recorded in Volume 1713, Page 196, Official Records, Williamson County, Texas.
- 10h. Terms, conditions and provisions of that certain Amended Development Agreement dated May 15, 2015, by and between City of Round Rock and Cressman Enterprises, L.P. recorded under Document No. 2015046231, Official Public Records, Williamson County, Texas.

PLAT SHOWING: Being 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.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

FIRM NO. 10193663



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
DATE 09-12-2019 JOB NO. 19-370