

EXHIBIT "A"

THE PROPERTY

[attached]



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 30.02 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIS DONAHO JR SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 134.62 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., AS RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALSO BEING ALL OF A CALLED 2.754 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A SPECIAL WARRANTY DEED TO MERITAGE HOME OF TEXAS, LLC AND TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENT NO. 2021008302 OF SAID O.P.R.W.C.T, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1 inch pipe found for the Northwest corner of the remainder of said 134.62 acre tract and the Northeast corner of a called 33.302 acre tract of land described as Part 7 in a Deed to the State of Texas, as recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas (O.R.W.C.T.), also being in the existing South right-of-way line of E. Old Settlers Boulevard – County Road 113 (R.O.W. Varies);

THENCE with the West line of the remainder of said 134.62 acre tract and the common East line of said 33.302 acre tract, the following two (2) courses and distances:

1. South 04°51'51" West a distance of 210.18 feet to a 1/2-inch rebar with illegible cap found; and
2. Along a curve to the Left having a radius of 5,679.65 feet, an arc length of 240.15 feet, a delta angle of 02°25'21", and a chord which bears South 04°44'29" West a distance of 240.13 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across the remainder of said 134.62 acre tract, the following two (2) courses and distances:

1. North 72°28'53" East a distance of 575.21 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and



2. **North 32°24'11" East** a distance of **66.19** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the West line of said 2.754 acre tract;

THENCE with the West line of said 2.754 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Right** having a radius of **502.50** feet, an arc length of **317.62** feet, a delta angle of **36°12'56"**, and a chord which bears **North 39°29'21" West** a distance of **312.36** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **North 21°22'53" West** a distance of **110.70** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Northwest corner of said 2.754 acre tract and in the North line of said 134.62 acre tract, also being the existing South right-of-way line of said E. Old Settlers Boulevard;

THENCE with the North line of said 2.754 acre tract and the common existing South right-of-way line of said E. Old Settlers Boulevard, the following two (2) courses and distances:

1. **North 67°57'23" East** a distance of **15.75** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **North 68°37'07" East** a distance of **49.25** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found, for the Northeast corner of said 2.754 acre tract;

THENCE with the East line of said 2.754 acre tract, the following four (4) course and distances:

1. **South 21°22'53" East** a distance of **110.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
2. Along a curve to the **Left** having a radius of **437.50** feet, an arc length of **341.19** feet, a delta angle of **44°40'59"**, and a chord which bears **South 43°43'22" East** a distance of **332.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
3. **South 66°03'52" East** a distance of **219.26** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
4. Along a curve to the **Right** having a radius of **502.50** feet, an arc length of **330.14** feet, a delta angle of **37°38'36"**, and a chord which bears **South 47°14'34" East** a distance of **324.24** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;

THENCE **North 61°34'44" East** over and across the remainder of said 134.62 acre tract, a distance of **50.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the East line of the remainder of said 134.62 acre tract and the West line of Lot 26, JACKIE THOMISON SUBDIVISION, a subdivision of record in Cabinet I, Slide 94-96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);



THENCE **South 12°11'04" East** with the East line of the remainder of said 134.62 acre tract and the common West line of said JACKIE THOMISON SUBDIVISION, a distance of **673.36** feet to 1/2-inch rebar with cap stamped "LSI SURVEY" found in the West line of Lot 21, said JACKIE THOMISON SUBDIVISION and the common East line of the remainder of said 134.62 acre tract also being the Northeast corner of a called 50.92 acre tract of land described as Tract 1 to Meritage Homes of Texas, LLC and Tri Pointe Homes Texas, Inc., recorded in said Document No. 2021008302 of said O.P.R.W.C.T.;

THENCE with the North line of said 50.92 acre tract, the following two (2) courses and distances:

1. **South 80°08'57" West** a distance of **920.46** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **South 23°43'57" West** a distance of **893.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for Northwest corner of said 50.92 acre tract and being the East line of said 33.302 acre tract, also being in the West line of the remainder of said 134.62 acre tract;

THENCE with the West line of the remainder of said 134.62 acre tract and the common East line of said 33.302 acre tract, the following two (2) courses and distances:

1. **North 02°06'14" West** a distance of **1,086.68** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and



2. Along a curve to the **Right** having a radius of **5,679.65** feet, an arc length of **579.99** feet, a delta angle of **05°51'03"**, and a chord which bears **North 00°36'17" East** a distance of **579.74** feet to the **POINT OF BEGINNING** and containing 30.02 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203).

Distances and areas shown hereon are grid values represented in U.S. Survey Feet.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.

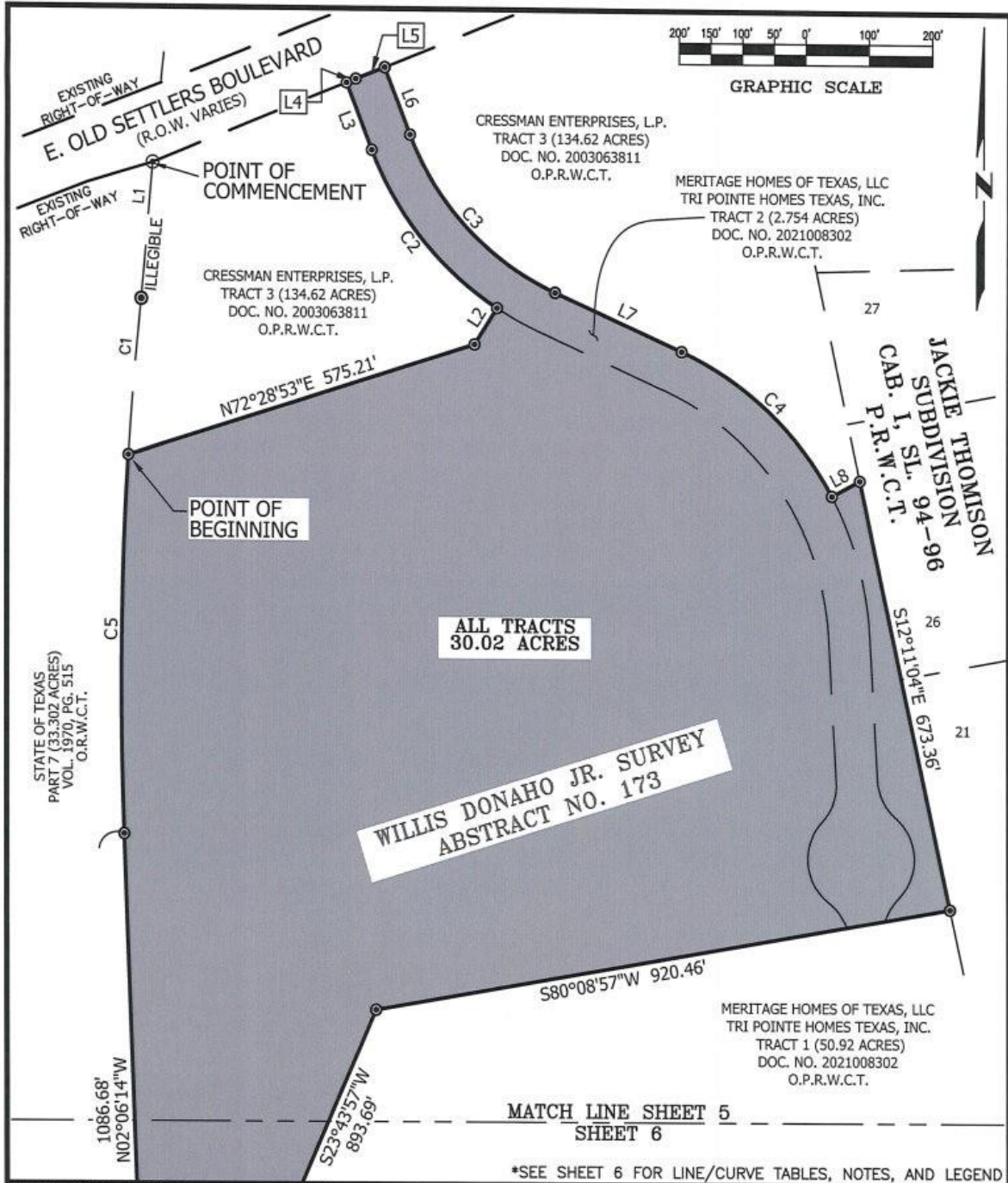

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

05/07/2021



Job Number: 20-033
Attachments: L:\20033 - KTCS Cressman\CAD\DWGs\Homestead Ph 3 All Tracts.dwg

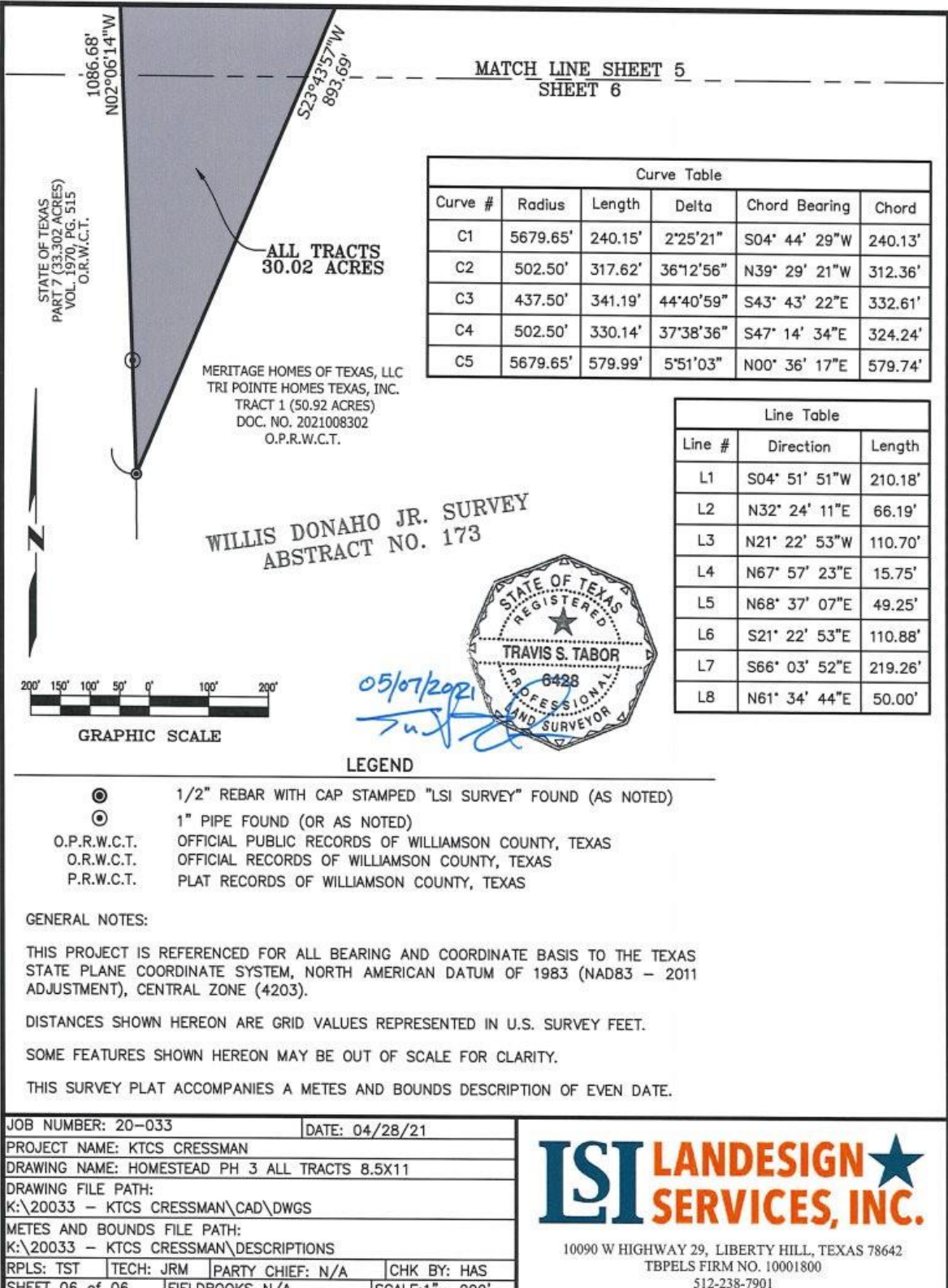




JOB NUMBER: 20-033		DATE: 04/28/21	
PROJECT NAME: KTCS CRESSMAN			
DRAWING NAME: HOMESTEAD PH 3 ALL TRACTS 8.5X11			
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 06		FIELD BOOKS N/A	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

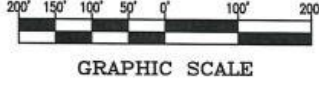


MATCH LINE SHEET 5
SHEET 6

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	5679.65'	240.15'	2°25'21"	S04° 44' 29"W	240.13'
C2	502.50'	317.62'	36°12'56"	N39° 29' 21"W	312.36'
C3	437.50'	341.19'	44°40'59"	S43° 43' 22"E	332.61'
C4	502.50'	330.14'	37°38'36"	S47° 14' 34"E	324.24'
C5	5679.65'	579.99'	5°51'03"	N00° 36' 17"E	579.74'

Line Table		
Line #	Direction	Length
L1	S04° 51' 51"W	210.18'
L2	N32° 24' 11"E	66.19'
L3	N21° 22' 53"W	110.70'
L4	N67° 57' 23"E	15.75'
L5	N68° 37' 07"E	49.25'
L6	S21° 22' 53"E	110.88'
L7	S66° 03' 52"E	219.26'
L8	N61° 34' 44"E	50.00'

WILLIS DONAHO JR. SURVEY
ABSTRACT NO. 173



LEGEND

- ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (AS NOTED)
- ⊙ 1" PIPE FOUND (OR AS NOTED)
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 20-033	DATE: 04/28/21
PROJECT NAME: KTCS CRESSMAN	
DRAWING NAME: HOMESTEAD PH 3 ALL TRACTS 8.5X11	
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 OF 06	FIELD BOOKS N/A



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

EXHIBIT "A-1"

[attached]



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 26.54 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIS DONAHO JR SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 134.62 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., AS RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1 inch pipe found for the Northwest corner of the remainder of said 134.62 acre tract and the Northeast corner of a called 33.302 acre tract of land described as Part 7 in a Deed to the State of Texas, as recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas (O.R.W.C.T.), also being in the existing South right-of-way line of E. Old Settlers Boulevard - County Road 113 (R.O.W. Varies);

THENCE with the West line of the remainder of said 134.62 acre tract and the common East line of said 33.302 acre tract, the following two (2) courses and distances:

1. South 04°51'51" West a distance of 210.18 feet to a 1/2-inch rebar with illegible cap found; and
2. Along a curve to the Left having a radius of 5,679.65 feet, an arc length of 240.15 feet, a delta angle of 02°25'21", and a chord which bears South 04°44'29" West a distance of 240.13 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across the remainder of said 134.62 acre tract, the following two (2) courses and distances:

1. **North 72°28'53" East** a distance of **575.21** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and



2. **North 32°24'11" East** a distance of **66.19** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the West line of a called 2.754 acre tract of land described as Tract 2 in a Special Warranty Deed to Meritage Home of Texas, LLC and Tri Pointe Homes Texas, Inc., recorded in Document No. 2021008302 of said O.P.R.W.C.T.;

THENCE with the West line of said 2.754 acre tract, the following seven (7) courses and distances:

1. Along a curve to the **Left** having a radius of **502.50** feet, an arc length of **74.26** feet, a delta angle of **08°28'03"**, and a chord which bears **South 61°49'50" East** a distance of **74.19** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
2. **South 65°59'47" East** a distance of **204.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
3. Along a curve to the **Right** having a radius of **437.50** feet, an arc length of **495.05** feet, a delta angle of **64°49'58"**, and a chord which bears **South 35°33'25" East** a distance of **469.06** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
4. **South 03°08'26" East** a distance of **223.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
5. Along a curve to the **Right** having a radius of **82.50** feet, an arc length of **66.69** feet, a delta angle of **46°18'55"**, and a chord which bears **South 20°01'02" West** a distance of **64.89** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
6. Along a curve to the **Left** having a radius of **84.00** feet, an arc length of **140.03** feet, a delta angle of **95°30'48"**, and a chord which bears **South 04°34'55" East** a distance of **124.37** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
7. Along a curve to the **Right** having a radius of **90.00** feet, an arc length of **49.10** feet, a delta angle of **31°15'33"**, and a chord which bears **South 36°42'32" East** a distance of **48.50** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Southwest corner of said 2.754 acre tract and in the North line of a called a 50.92 acre tract of land described as Tract 1 to Meritage Homes of Texas, LLC and Tri Pointe Homes Texas, Inc., in said Document No. 2021008302, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Southeast corner of said 2.754 acre tract, bears **North 80°08'57" East** a distance of **60.87** feet;

THENCE with the North line of said 50.92 acre tract, the following two (2) courses and distances:

1. **South 80°08'57" West** a distance of **755.82** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **South 23°43'57" West** a distance of **893.69** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for a corner of said 50.92 acre tract and in the East line of said 33.302 acre tract;



THENCE with the West line of the remainder of said 134.62 acre tract and the common East line of said 33.302 acre tract, the following two (2) course and distances:

1. **North 02°06'14" West** a distance of **1086.68** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. Along a curve to the **Right** having a radius of **5679.65** feet, an arc length of **579.99** feet, a delta angle of **05°51'03"**, and a chord which bears **North 00°36'17" East** a distance of **579.74** feet to the **POINT OF BEGINNING** and containing 26.54 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203).

Distances and areas shown hereon are grid values represented in U.S. Survey Feet.

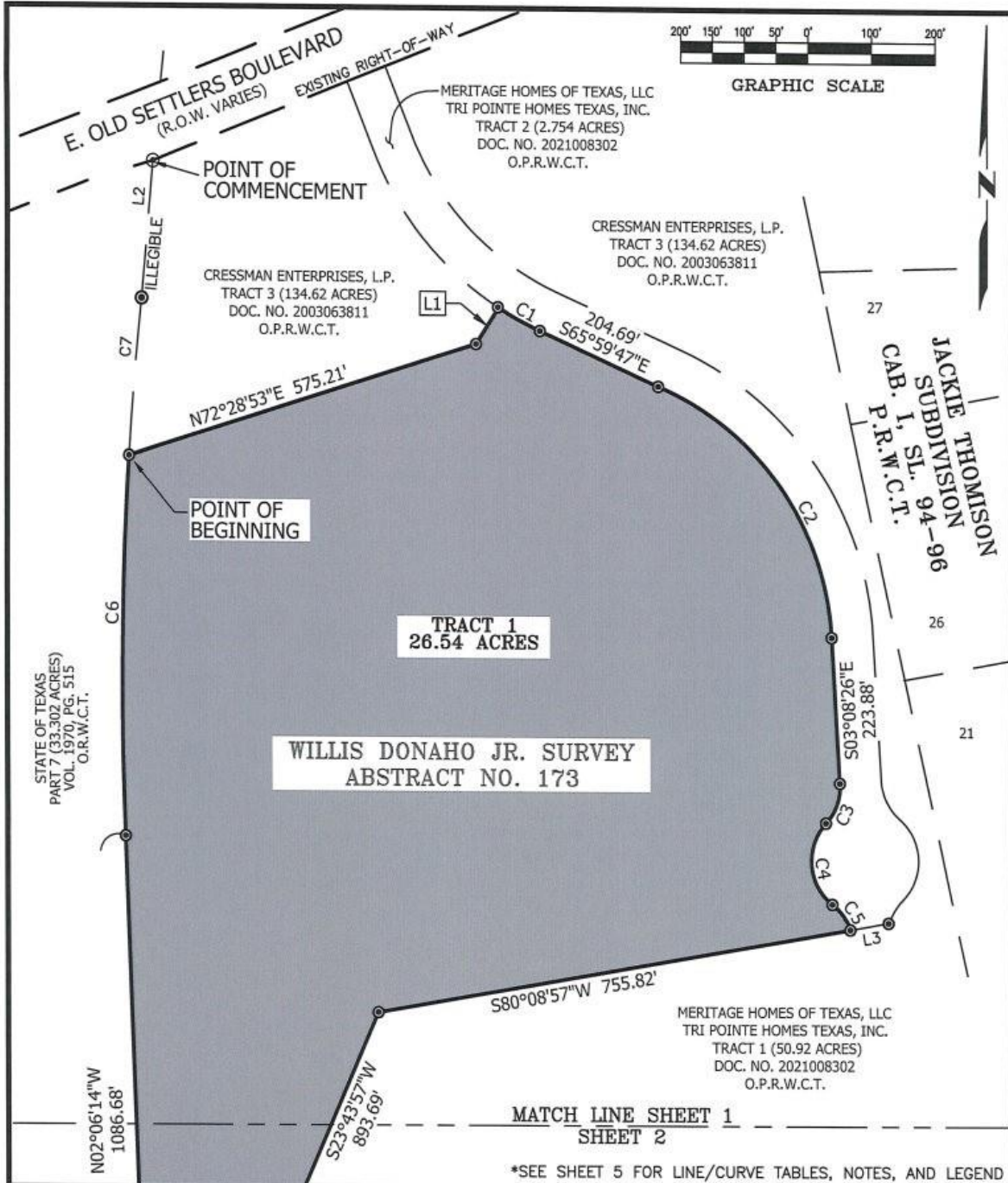
This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 20-033
Attachments: L:\20033 - KTCS Cressman\CAD\DWGs\Homestead Ph 3 Tract 1 8.5x11.dwg

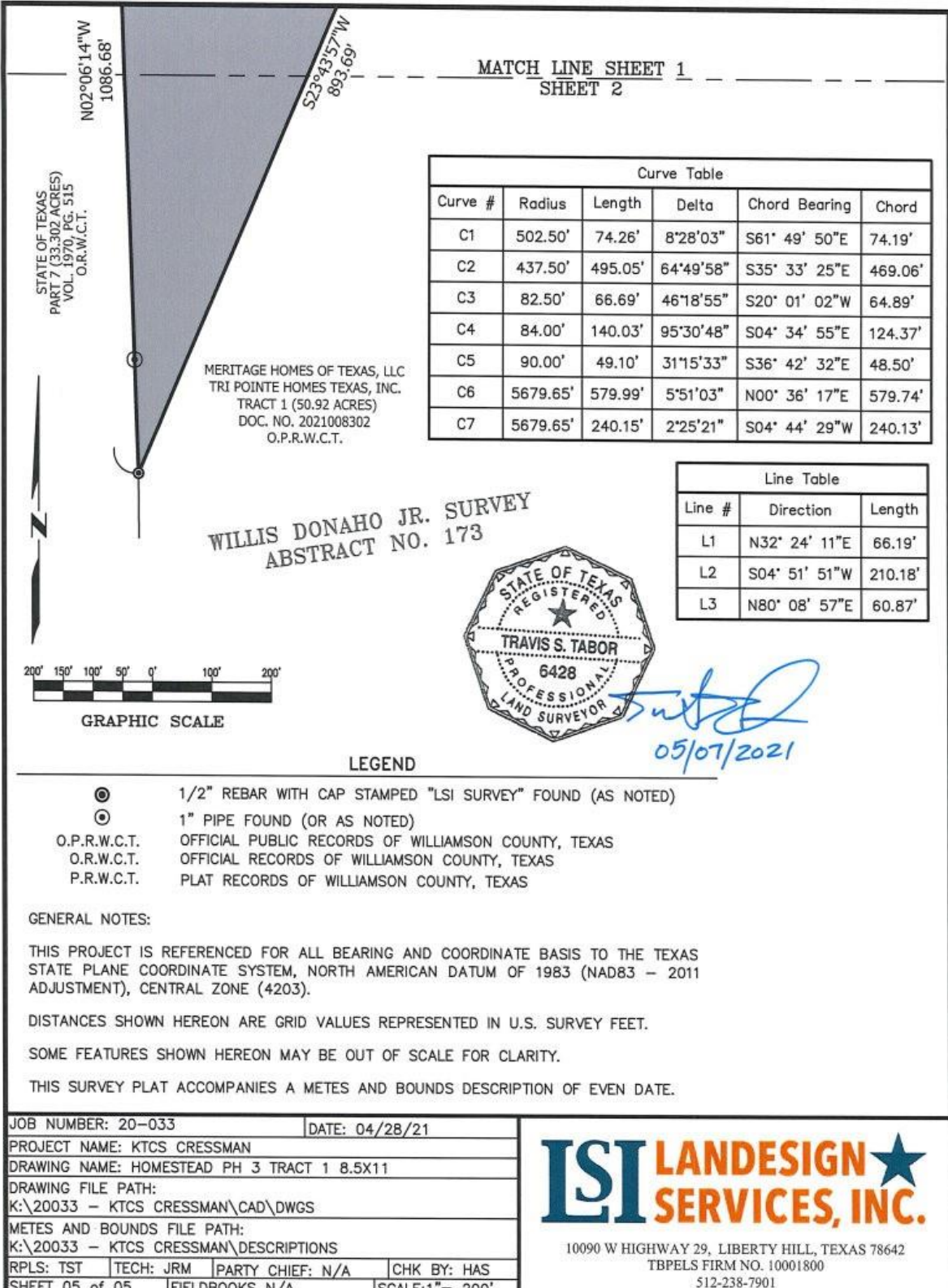




JOB NUMBER: 20-033		DATE: 04/28/21	
PROJECT NAME: KTCS CRESSMAN			
DRAWING NAME: HOMESTEAD PH 3 TRACT 1 8.5X11			
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 05		IFIELDBOOKS N/A	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



MATCH LINE SHEET 1
SHEET 2

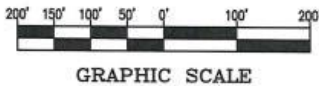
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	502.50'	74.26'	8°28'03"	S61° 49' 50"E	74.19'
C2	437.50'	495.05'	64°49'58"	S35° 33' 25"E	469.06'
C3	82.50'	66.69'	46°18'55"	S20° 01' 02"W	64.89'
C4	84.00'	140.03'	95°30'48"	S04° 34' 55"E	124.37'
C5	90.00'	49.10'	31°15'33"	S36° 42' 32"E	48.50'
C6	5679.65'	579.99'	5°51'03"	N00° 36' 17"E	579.74'
C7	5679.65'	240.15'	2°25'21"	S04° 44' 29"W	240.13'

Line Table		
Line #	Direction	Length
L1	N32° 24' 11"E	66.19'
L2	S04° 51' 51"W	210.18'
L3	N80° 08' 57"E	60.87'

WILLIS DONAHO JR. SURVEY
ABSTRACT NO. 173



[Signature]
05/07/2021



LEGEND

- ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (AS NOTED)
- ⊙ 1" PIPE FOUND (OR AS NOTED)
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 20-033	DATE: 04/28/21
PROJECT NAME: KTCS CRESSMAN	
DRAWING NAME: HOMESTEAD PH 3 TRACT 1 8.5X11	
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 05	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

EXHIBIT "A-2"

[attached]



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 0.727 OF ONE ACRE (31,667 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIS DONAHO JR SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A REMAINDER OF A CALLED 134.62 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, DESCRIBED IN A WARRANTY DEED TO CRESSMAN ENTERPRISES, L.P., AS RECORDED IN DOCUMENT NO. 2003063811, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the East line of the remainder of said 134.62 acre tract and the West line of Lot 26, JACKIE THOMISON SUBDIVISION, a subdivision of record in Cabinet I, Slide 94-96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Northeast corner of the remainder of said 134.62 acre tract and the Northwest corner of Lot 30, said JACKIE THOMISON SUBDIVISION, also being in the existing Southerly right-of-way line of E. Old Settlers Boulevard (R.O.W. Varies), bears North 12°11'04" West a distance of 847.88 feet;

THENCE **South 12°11'04" East** with the East line of the remainder of said 134.62 acre tract and the common West line of said JACKIE THOMISON SUBDIVISION, a distance of **673.36** feet to 1/2-inch rebar with cap stamped "LSI SURVEY" found in the West line of Lot 21, said JACKIE THOMISON SUBDIVISION and the common East line of the remainder of said 134.62 acre tract and for the Northeast corner of a called 50.92 acre tract of land described as Tract 1 to Meritage Homes of Texas, LLC and Tri Pointe Homes Texas, Inc., recorded in Document No. 2021008302 of said O.P.R.W.C.T.;

THENCE **South 80°08'57" West** with the South line of the remainder of said 134.62 acre tract and the North line of said 50.92 acre tract, a distance of **103.76** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Southeast corner of a called 2.754 acre tract of land described as Tract 2 in said Document No. 2021008302, from which an 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Southwest corner of said 2.754 acre tract, bears South 80°08'57" West a distance of 60.87 feet;



THENCE with the East line of said 2.754 acre tract, the following five (5) courses and distances:

1. Along a curve to the **Right** having a radius of **90.00** feet, an arc length of **42.19** feet, a delta angle of **26°51'26"**, and a chord which bears **North 31°29'34" East** a distance of **41.80** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
2. Along a curve to the **Left** having a radius of **84.00** feet, an arc length of **138.36** feet, a delta angle of **94°22'38"**, and a chord which bears **North 02°16'01" West** a distance of **123.24** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
3. Along a curve to the **Right** having a radius of **82.50** feet, an arc length of **66.69** feet, a delta angle of **46°18'55"**, and a chord which bears **North 26°17'53" West** a distance of **64.89** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
4. **North 03°08'26" West** a distance of **223.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
5. Along a curve to the **Left** having a radius of **502.50** feet, an arc length of **221.72** feet, a delta angle of **25°16'51"**, and a chord which bears **North 15°46'51" West** a distance of **219.93** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;

THENCE **North 61°34'44" East** over and across the remainder of said 134.62 acre tract, a distance of **50.00** feet to the **POINT OF BEGINNING** and containing 0.727 of one acre (31,667 Square Feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203).

Distances and areas shown hereon are grid values represented in U.S. Survey Feet.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

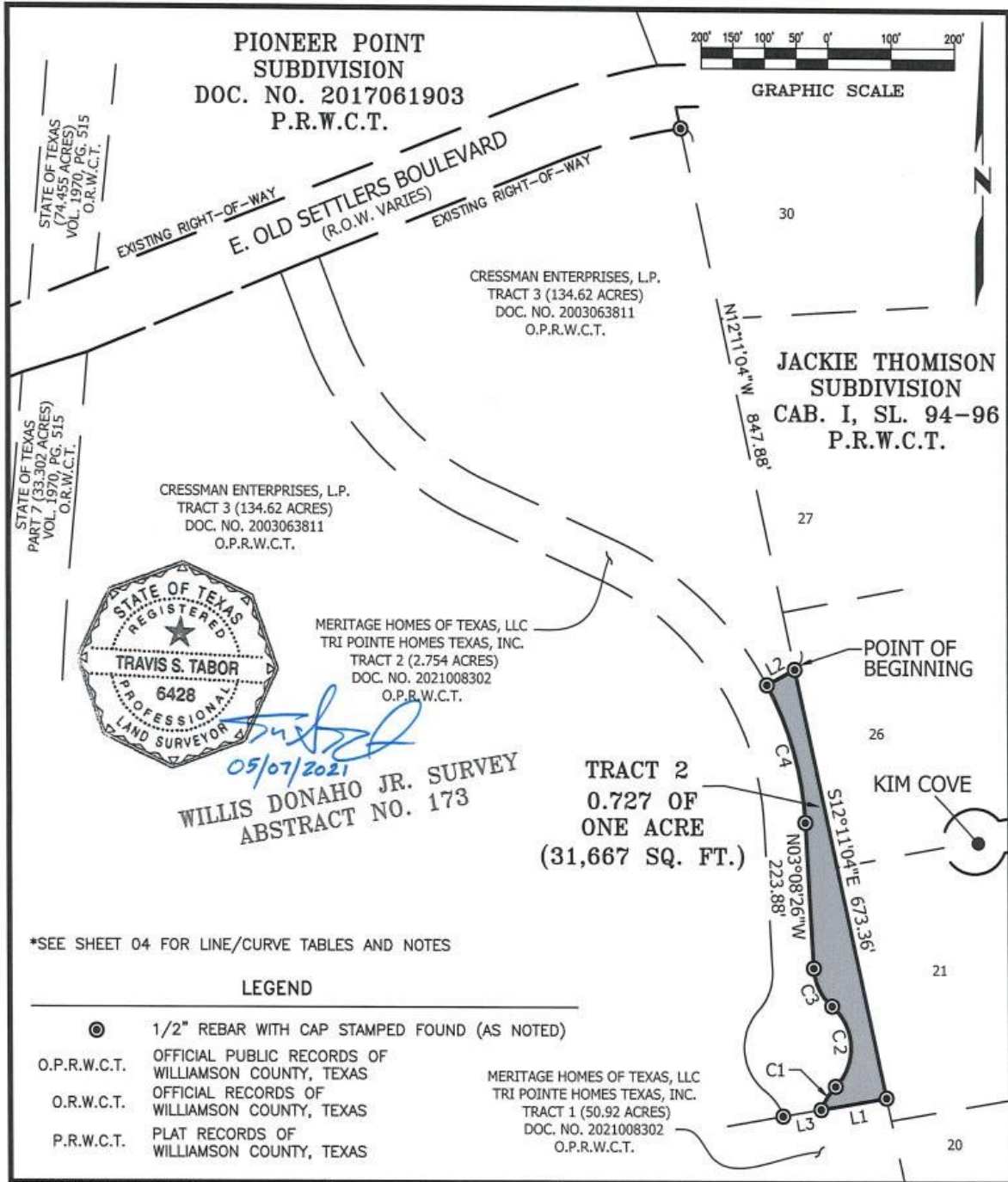


Job Number: 20-033
Attachments: L:\20033 - KTCS Cressman\CAD\DWGs\Homestead PH 3 Tract 2 8.5x11.dwg



K:\20033 - KTCS Cressman\Descriptions\Homestead Ph 3 Tract 2 8.5x11.docx

Sheet 2 of 4



*SEE SHEET 04 FOR LINE/CURVE TABLES AND NOTES

JOB NUMBER: 20-033	DATE: 04/28/21
PROJECT NAME: KTCS CRESSMAN	
DRAWING NAME: HOMESTEAD PH 3 TRACT 2 8.5X11	
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 OF 04	SCALE: 1" = 200'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	90.00'	42.19'	26°51'26"	N31° 29' 34"E	41.80'
C2	84.00'	138.36'	94°22'38"	N02° 16' 01"W	123.24'
C3	82.50'	66.69'	46°18'55"	N26° 17' 53"W	64.89'
C4	502.50'	221.72'	25°16'51"	N15° 46' 51"W	219.93'

Line Table		
Line #	Direction	Length
L1	S80° 08' 57"W	103.76'
L2	N61° 34' 44"E	50.00'
L3	S80° 08' 57"W	60.87'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 20-033	DATE: 04/28/21
PROJECT NAME: KTCS CRESSMAN	
DRAWING NAME: HOMESTEAD PH 2 TRACT 2 8.5X11	
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 OF 04	FIELD BOOKS N/A
SCALE: 1" = 200'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

EXHIBIT “A-3”

[attached]



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 2.754 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE WILLIS DONAHO JR SURVEY, ABSTRACT NO. 173 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.754 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A SPECIAL WARRANTY DEED TO MERITAGE HOME OF TEXAS, LLC AND TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENT NO. 2021008302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Northwest corner of said 2.754 acre tract, and in the North line of a called 134.62 acre tract of land described as Tract 3 in a Warranty Deed to Cressman Enterprises, L.P., recorded in Document No. 2003063811 of said O.P.R.W.C.T., also being in the existing South right-of-way line of E. Old Settlers Boulevard – County Road 113 (R.O.W. Varies), from which a 1" pipe found for the Northwest corner of said 134.62 acre tract and the Northeast corner of a called 33.302 acre tract of land described as Part 7 in a deed to the State of Texas, as recorded in Volume 1970, Page 515 of the Official Records of Williamson County, Texas (O.R.W.C.T.), also being in said existing South right-of-way line of E. Old Settlers Boulevard, bears South 67°57'23" West a distance of 331.57 feet;

THENCE with the North line of said 2.754 acre tract and the existing South right-of-way line of said E. Old Settlers Boulevard, the following two (2) courses and distances:

1. **North 67°57'23" East** a distance of **15.75** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **North 68°37'07" East** a distance of **49.25** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found for the Northeast corner of said 2.754 acre tract;

THENCE with the East line of said 2.754 acre tract, the following eight (8) courses and distances:

1. **South 21°22'53" East** a distance of **110.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;



2. Along a curve to the **Left** having a radius of **437.50** feet, an arc length of **341.19** feet, a delta angle of **44°40'59"**, and a chord which bears **South 43°43'22" East** a distance of **332.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
3. **South 66°03'52" East** a distance of **219.26** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
4. Along a curve to the **Right** having a radius of **502.50** feet, an arc length of **551.86** feet, a delta angle of **62°55'26"**, and a chord which bears **South 34°36'09" East** a distance of **524.54** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
5. **South 03°08'26" East** a distance of **223.88** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
6. Along a curve to the **Left** having a radius of **82.50** feet, an arc length of **66.69** feet, a delta angle of **46°18'55"**, and a chord which bears **South 26°17'53" East** a distance of **64.89** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
7. Along a curve to the **Right** having a radius of **84.00** feet, an arc length of **138.36** feet, a delta angle of **94°22'38"**, and a chord which bears **South 02°16'01" East** a distance of **123.24** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
8. Along a curve to the **Left** having a radius of **90.00** feet, an arc length of **42.19** feet, a delta angle of **26°51'26"**, and a chord which bears **South 31°29'34" West** a distance of **41.80** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the East line of said 134.62 acre tract and in the West line of Lot 21, JACKIE THOMISON SUBDIVISION, a subdivision of record in Cabinet I, Slide 94-96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), bears North 80°08'57" East a distance of 103.76 feet;

THENCE **South 80°08'57" West** with the South line of said 2.754 acre tract and the common North line of a called 50.92 acre tract of land described as Tract 1 to Meritage Homes of Texas, LLC and Tri Pointe Homes Texas, Inc., a distance of **60.87** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;

THENCE with the West line of said 2.754 acre tract, the following eight (8) courses and distances:

1. Along a curve to the **Left** having a radius of **90.00** feet, an arc length of **49.10** feet, a delta angle of **31°15'33"**, and a chord which bears **North 36°42'32" West** a distance of **48.50** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
2. Along a curve to the **Right** having a radius of **84.00** feet, an arc length of **140.03** feet, a delta angle of **95°30'48"**, and a chord which bears **North 04°34'55" West** a distance of **124.37** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;



3. Along a curve to the **Left** having a radius of **82.50** feet, an arc length of **66.69** feet, a delta angle of **46°18'55"**, and a chord which bears **North 20°01'02" East** a distance of **64.89** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
4. **North 03°08'26" West** a distance of **223.88** feet to 1/2-inch rebar with cap stamped "LSI SURVEY" found;
5. Along a curve to the **Left** having a radius of **437.50** feet, an arc length of **495.05** feet, a delta angle of **64°49'58"**, and a chord which bears **North 35°33'25" West** a distance of **469.06** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found;
6. **North 65°59'47" West** a distance of **204.69** feet to 1/2-inch rebar with cap stamped "LSI SURVEY" found;
7. Along a curve to the **Right** having a radius of **502.50** feet, an arc length of **391.88** feet, a delta angle of **44°40'59"**, and a chord which bears **North 43°43'22" West** a distance of **382.03** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
8. **North 21°22'53" West** a distance of **110.70** feet to the **POINT OF BEGINNING** and containing 2.754 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203).

Distances and areas shown hereon are grid values represented in U.S. Survey Feet.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.

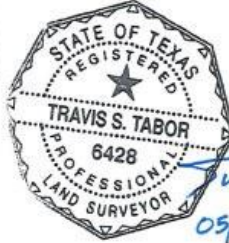
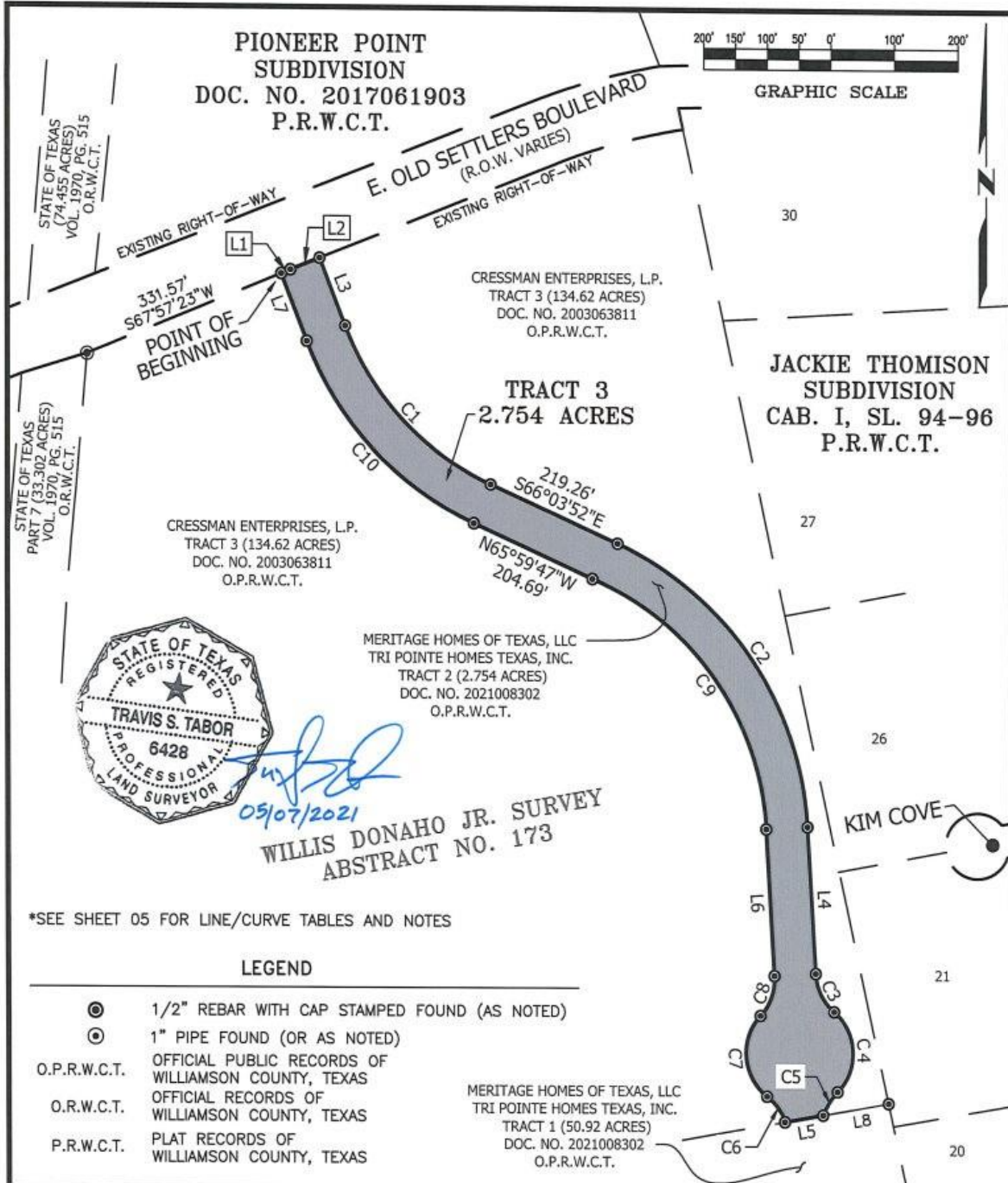

 Travis S. Tabor
 Registered Professional Land Surveyor
 State of Texas No. 6428

05/07/2021



Job Number: 20-033
 Attachments: L:\20033 - KTCS Cressman\CAD\DWGs\homestead Ph 3 Tract 3 8.5x11.dwg





[Signature]
05/07/2021

WILLIS DONAHO JR. SURVEY
ABSTRACT NO. 173

*SEE SHEET 05 FOR LINE/CURVE TABLES AND NOTES

LEGEND

- ⊙ 1/2" REBAR WITH CAP STAMPED FOUND (AS NOTED)
- 1" PIPE FOUND (OR AS NOTED)
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

JOB NUMBER: 20-033		DATE: 04/28/21	
PROJECT NAME: KTCS CRESSMAN			
DRAWING NAME: HOMESTEAD PH 3 TRACT 3 8.5X11			
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS			
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 05		SCALE: 1" = 200'	



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	437.50'	341.19'	44°40'59"	S43° 43' 22"E	332.61'
C2	502.50'	551.86'	62°55'26"	S34° 36' 09"E	524.54'
C3	82.50'	66.69'	46°18'55"	S26° 17' 53"E	64.89'
C4	84.00'	138.36'	94°22'38"	S02° 16' 01"E	123.24'
C5	90.00'	42.19'	26°51'26"	S31° 29' 34"W	41.80'
C6	90.00'	49.10'	31°15'33"	N36° 42' 32"W	48.50'
C7	84.00'	140.03'	95°30'48"	N04° 34' 55"W	124.37'
C8	82.50'	66.69'	46°18'55"	N20° 01' 02"E	64.89'
C9	437.50'	495.05'	64°49'58"	N35° 33' 25"W	469.06'
C10	502.50'	391.88'	44°40'59"	N43° 43' 22"W	382.03'

Line Table		
Line #	Direction	Length
L1	N67° 57' 23"E	15.75'
L2	N68° 37' 07"E	49.25'
L3	S21° 22' 53"E	110.88'
L4	S03° 08' 26"E	223.88'
L5	S80° 08' 57"W	60.87'
L6	N03° 08' 26"W	223.88'
L7	N21° 22' 53"W	110.70'
L8	N80° 08' 57"E	103.76'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 20-033	DATE: 04/28/21
PROJECT NAME: KTCS CRESSMAN	
DRAWING NAME: HOMESTEAD PH 3 TRACT 3 8.5X11	
DRAWING FILE PATH: K:\20033 - KTCS CRESSMAN\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\20033 - KTCS CRESSMAN\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 05	IF I DROPS N/A



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901