

*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 174.20 ACRES OF LAND, OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF THREE PARCELS: PARCEL ONE BEING 162.34 ACRES OF LAND 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 ALSO BEING A PORTION OF AN 81.41 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 1; PARCEL TWO BEING A 9.77 ACRE TRACT OF LAND OUT OF SAID 81.41 ACRE TRACT; AND PARCEL THREE BEING 2.09 ACRES OF LAND CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 2", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"PARCEL 1" DESCRIPTION (162.34 ACRES)

BEGINNING at a calculated point in the west line 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, known therein as "Part 7", from which a 1/2" rebar found in the west line of the 134.62 acre tract and being in the east line of the said 30.302 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 a distance of 1313.52 feet to a calculated point being in the east line of the 134.62 acre tract and the west line of lot 21 in the Jackie Thomison Subdivision a subdivision of record in Cabinet I, Slides 94-96, of the Plat Records of Williamson County, Texas;

THENCE South 12°11'04" East (record South 09°35' East) along the east line of the 134.62 acre tract and the west line of said Jackie Thomison Subdivision, a distance of 763.38 feet (record: 763.08 feet) to a 1/2" rebar found for the southwest corner of Lot 19, Jackie Thomison Subdivision, and being the northwest corner of Lot 18, Jackie Thomison Subdivision;

THENCE along the east line of the 134.62 acre tract and the west line of the Jackie Thomison Subdivision the following two (2) courses:

1. South 01°37'09" West a distance of 1736.34 feet (record: South 04°13'13" West a distance of 1736.30 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";

2. South 01°43'24" West a distance of 159.55 feet (record: South 04°20'29" West a distance of 159.57 feet) to a 1/2" rebar found for the southwest corner of Lot 13, Jackie Thomison Subdivision, and being in the north line of said 81.41 acre tract;

THENCE North 88°20'50" East (record: South 89°05'30" East), along the north line of the 81.41 acre tract and the south line of the Jackie Thomison Subdivision, passing at a distance of 564.27 feet (record: 564.63 feet) a 1/2" rebar found for the southeast corner of said Lot 13, Jackie Thomison Subdivision and the southwest corner of Lot 12, Jackie Thomison Subdivision, and continuing along the north line of the 81.41 acre tract and the south line of said Lot 12, Jackie Thomison Subdivision for a total distance of 1044.14 feet (record: 1043.76 feet) to a 1/2" rebar found for the northeast corner of the 81.41 acre tract, being the southeast corner of Lot 12, Jackie Thomison Subdivision and also being the southwest corner of a 75.074 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2004059024 of the Official Public Records of Williamson County, Texas, and also being the northwest corner of a 71.110 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Volume 1760, Page 475 of the Official Records of Williamson County, Texas, and Document Number 1989006727 of the Official Records of Williamson County, Texas;

THENCE along the east line of the 81.41 acre tract and the west line of said 71.110 acre tract the following four (4) courses:

1. South 00°34'09" East a distance of 358.63 feet (record: South 01°59'20" West a distance of 359.79 feet) to a 1/2" rebar found;
2. South 00°37'36" East a distance of 190.30 feet (record: South 01°58'49" West a distance of 190.30 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
3. South 00°48'29" East a distance of 162.53 feet (record: South 01°47'57" West a distance of 162.84 feet) to a 1/2" rebar found;
4. South 00°38'14" East a distance of 227.30 feet (record South 01°57'52" West a distance of 227.30 feet to a 1/2" rebar set with plastic cap stamped "BASELINE, INC." for a point of curvature in the east line of the 81.41 acre tract and the west line of a the 71.110 acre tract;

THENCE crossing through the 81.41 acre tract the following three (3) courses:

1. Along a tangential curve to the right, having a radius of 1010.00 feet (record: 1010.00 feet), a length of 1371.49 feet (record: 1371.49 feet), a delta angle of 77°48'09" (record: 77°48'09"), and a chord which bears South 38°15'18" West a distance of 1268.52 feet (record: South 38°14'15" West a distance of 1268.52 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC
2. South 77°09'22" West a distance of 349.55 feet (record: South 77°08'19" West a distance of 349.55 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
3. Along a tangential curve to the left, having a radius of 955.00 feet (record: 955.00 feet), a length of 430.67 feet (record: 430.67 feet), a delta angle of 25°50'18" (record: 26°50'19"), and a chord which bears South 64°14'09" West a distance of 427.03 feet (record: South 64°13'10" West a distance of 427.03 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC."

THENCE South $87^{\circ}41'04''$ West (record South $89^{\circ}42'01''$ West), along the South line of the 81.41 acre tract, a distance of 83.72 feet (record: 84.07 feet) to a 1/2 rebar found for the southwest corner of the 81.41 acre tract, and being in the east line of Lot 29, Block E, Legends Village Section 2, Phase 4; a subdivision of record in Document Number 2010074432 of the Official Public Records of Williamson County, Texas;

THENCE North $09^{\circ}58'00''$ East (record: North $12^{\circ}34'57''$ East), along the west line of the 81.41 acre tract and the east line of said Block E, Legends Village Section 2, Phase 4 a distance of 1163.69 feet (record: 1163.76 feet) to a 1/2 rebar found for the northeast corner of Lot 5A, Block E, Legends Village Section 2, Phase 4;

THENCE continue along the west line of the 81.41 acre tract and the north line of Block E, Legends Village Section 2, Phase 4 the following two (2) courses:

1. North $84^{\circ}21'16''$ West a distance of 177.68 feet (record: North $81^{\circ}44'19''$ West a distance of 177.68 feet), to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North $88^{\circ}23'23''$ West a distance of 479.83 feet (record: North $85^{\circ}47'31''$ West a distance of 480.92 feet) to a 1/2" rebar found in the north line of Lot 10, Block E, Legends Village Section 2, Phase 4, and being the southeast corner of Lot 7, Block G, Legends Village Section 2, Phase 3, a subdivision of record in Document Number 2011038590 of the Official Public Records of Williamson County, Texas;

THENCE North $00^{\circ}53'17''$ East (record: North $03^{\circ}30'41''$ East), continuing along the west line of the 81.41 acre tract and the east line of said Block G, Legends Village Section 2, Phase 3, a distance of 439.27 feet (record: 439.65 feet) to a 1/2" rebar found for the northwest corner of the 81.41 acre tract, being in the south line of the 134.62 acre tract, and also being the northeast corner of Lot 1, Block G, Legends Village Section 2, Phase 3;

THENCE South $88^{\circ}57'23''$ West (record: North $88^{\circ}26'57''$ West), along the south line of the 134.62 acre tract and the north line of Block G, Legends Village Section 2, Phase 3, a distance of 600.49 feet (record: 599.50 feet) to a 1/2" rebar found for the southwest corner of the 134.62 acre tract, being the northwest corner of Lot 14, Block G, Legends Village Section 2, Phase 3, and also being in the east line of the 33.302 acre tract;

THENCE along the west line of the 134.62 acre tract and the east line of the 33.302 acre tract the following three (3) courses:

1. North $17^{\circ}20'44''$ East a distance of 294.02 feet (record: North $19^{\circ}55'18''$ East a distance of 293.75 feet) to a 1/2" rebar found for a point of curvature;
2. Along a tangential curve to the left, having a radius of 2954.43 feet (record: 2954.43 feet), a length of 1122.13 feet (record: 1124.02 feet), a delta angle of $21^{\circ}45'42''$ and a chord which bears North $08^{\circ}10'07''$ East a distance of 1115.40 feet (record: North $08^{\circ}33'52''$ East a distance of 1117.25 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of tangency;
3. North $02^{\circ}16'14''$ West (record - North $02^{\circ}20'05''$ West), passing at a distance of 1031.02 feet a 1/2" iron pipe found, and continuing for a total distance of 1599.06 feet (record: 1599.06) to a 1/2" rebar found for the POINT OF BEGINNING of "PARCEL 1".

This tract contains 162.34 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas.

“PARCEL 2” DESCRIPTION (9.77 ACRES)

BEGINNING at a 1/2” rebar set with plastic cap stamped “BASELINE, INC.” in the east line of the 81.41 acre tract and also being in the west line of a 9.258 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014056270 of the Official Public Records of Williamson County, Texas, from which a 1/2” rebar found bears North 00°40’22” West a distance of 153.40 feet (record North 01°55’02” East a distance of 153.40 feet);

THENCE South 00°40’22” East (record: South 01°55’02” West), along the east line of the 81.41 acre tract and the west line of said 9.258 acre tract, a distance of 249.48 feet (record: 249.48 feet) to a 1/2” rebar set with plastic cap, stamped “BASELINE, INC.”;

THENCE South 01°24’37” East (record: South 01°10’47” West), continuing along the east line of the 81.41 acre tract, the west line of the 9.258 acre tract, and the west line of the remainder of a 101.110 acre tract conveyed to the City of Round Rock, Texas by instrument of record in Volume 1760, Page 451 of the Official Records of Williamson County, Texas, a distance of 348.85 feet (record: 348.79 feet) to a 1” iron pipe found for a southeast corner of the 81.41 acre tract, being the northeast corner of a 10.516 acre tract of land conveyed to Jonathan Matthey Mitchell and Connie Mitchell by instrument of record in Document Number 1999074908 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of the 81.41 acre tract and the north and west line of said 10.516 acre tract the following two (2) courses:

1. South 84°30’10” West a distance of 780.21 feet (record: South 87°06’37” West a distance of 780.37 feet) to a 60D nail found in the approximate centerline of an asphalt drive;
2. South 11°17’24” East a distance of 500.05 feet (record: South 08°40’ East a distance of 500.08 feet) to a 60D nail found in the approximate centerline of said asphalt drive, being the southernmost southeast corner of the 81.41 acre tract, and also being the northeast corner of a 4.680 acre tract of land conveyed to the City of Round Rock, Texas by instrument of record in Document Number 2014027063 of the Official Public Records of Williamson County, Texas and herein known a Reference Point “A”;

THENCE continue along the south line of the 81.41 acre tract and the north line of said 4.680 acre tract the following seven (7) courses:

1. South 85°51’39” West a distance of 250.62 feet (record: South 88°25’43” West a distance of 250.41 feet) to a 3/8 rebar found;
2. North 82°42’31” West a distance of 142.60 feet (record: North 80°03’ West a distance of 142.70 feet) to a 3/8 rebar found;
3. North 58°37’07” West a distance of 69.36 feet (record: North 56°06’ West a distance of 69.40 feet) to a 3/8” rebar found;

4. North 28°19'17" West a distance of 65.01 feet (record: North 25°46' West a distance of 65.00 feet) to a cotton spindle with washer found;
5. North 01°48'42" West a distance of 136.78 feet (record: North 00°48'30" East a distance of 137.00 feet) to a 3/8" rebar found;
6. South 87°59'46" West a distance of 57.83 feet (record: North 89°11'30" West a distance of 58.00 feet) to a 3/8" rebar found;
7. North 11°15'21" West a distance of 140.43 feet (record: North 08°35' 32" West a distance of 140.43 feet) to a 3/8" rebar found; from which a 1/2" rebar found bears North 11°15'21" West a distance of 79.13 feet (record: North 08°38'32" West a distance of 79.20 feet);

THENCE crossing through the 81.41 acre tract the following three (3) courses:

1. Along a non- tangential curve to the right, having a radius of 1020.00 feet (record: 1020.00 feet), a length of 438.38 feet (record: 438.38 feet), a delta angle of 24°37'29" (record: 24°37'29") and a chord which bears North 64°50'38" East a distance of 435.01 feet (record: North 64°49'35" East a distance of 435.01 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." ;
2. North 77°09'22 East a distance of 84.49 feet (record: North 77°08'19" East a distance of 84.49 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for a point of curvature;
3. Along a non-tangential curve to the left, having a radius of 1140.00 feet (record: 1140.00 feet), a length of 998.28 feet (record: 998.28 feet), a delta angle of 50°10'23" (record: 50°10'22") and a chord which bears North 52°04'11" East a distance of 966.69 feet (record: North 52°03'08" East a distance of 966.69 feet) to the POINT OF BEGINNING.

This tract contains 9.77 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas.

"PARCEL 3 DESCRIPTION" (2.09 ACRES)

COMMENCING at the aforesaid Reference Point "A";

THENCE South 11°11'27" East (record: South 08°40' East), along the east line of said 4.680 acre tract and the west line of the 10.516 acre tract a distance of 28.84 feet to a 60D nail found for the northeast corner of said 2.09 acre tract, being the southeast corner of the 4.680 acre tract for the POINT OF BEGINNING.

THENCE South 11°18'22" East (record: South 08°40' East), along the east line of the 2.09 acre tract and the west line of the 10.516 acre tract and the west line of a 6.16 acre tract of land conveyed to R.A. Waits by instrument of record in Volume 617, Page 812 of the Deed Records of Williamson County, Texas a distance of 179.22 feet (record: 179.27 feet) to a 60D nail found for the southeast corner of the 2.09 acre tract and being in the north line of a 13.101 acre tract of land conveyed to Joseph J. Widdison and Heather Widdison by instrument of record in Document Number 2018053383 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of the 2.09 acre tract and the north line of said 13.101 acre tract the following two (2) courses:

1. South 87°34'22" West a distance of 469.69 feet (record: North 89°47' West a distance of 469.70 feet) to a calculated point;
2. North 43°28'09" West a distance of 94.97 feet (record: North 40°49'37" West a distance of 94.98 feet) to a calculated point for an angle point in the south line of the 4.680 acre tract;

THENCE North 01°45'50" West (record: North 00°52'28" East), along the west line of the 2.09 acre tract and the south line of the 4.680 acre tract a distance of 111.27 feet (record: 111.27 feet) to a calculated point; from which a 1/2" rebar found bears North 00°51'36" East a distance of 12.42 feet;

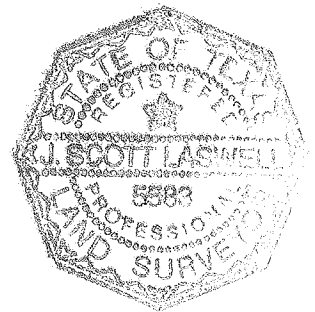
THENCE North 88°14'03" East (record: South 89°07'32" East), along the north line of the 2.09 acre tract and the south line of the 4.680 acre tract a distance of 503.14 feet (record: 503.14 feet) to the POINT OF BEGINNING.

This tract contains 2.09 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas.

THE TOTAL COMBINED NET ACREAGE OF ALL THREE PARCELS IS 174.20 ACRES.

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

J. Scott Laswell 11/17/15
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583



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CRESSMAN ENTERPRISES, L.P.

TRACT 3

134.62 ACRES

DOC. NO. 2003063811

O.P.R.W.C.T.

N80°08'57"E
1313.52'

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

POINT OF
BEGINNING
"PARCEL 1"

"PARCEL 1"
162.34 AC.

Willis Donaho Survey
Abstract Number 173

CRESSMAN ENTERPRISES, L.P.

TRACT 3

134.62 ACRES

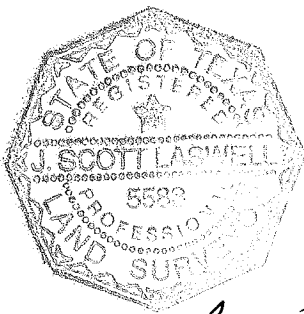
DOC. NO. 2003063811

O.P.R.W.C.T.

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

(N89°11'W 1435.72")
(N88°09'23"W 1435.16')

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



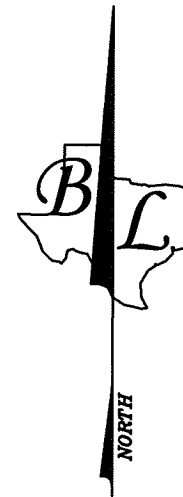
CRESSMAN ENTERPRISES, L.P.

TRACT 3

134.62 ACRES

DOC. NO. 2003063811

O.P.R.W.C.T.



"PARCEL 1"
162.34 AC.

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

GRAPHIC SCALE

200 100 0 200
IN FEET

MATCHLINE SHEET 7
MATCHLINE SHEET 12

SKETCH TO ACCOMPANY DESCRIPTION OF A 174.20 ACRE TRACT OF LAND OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER, ABSTRACT SURVEY NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF THREE PARCELS: PARCEL ONE BEING 162.34 ACRES OF LAND 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 ALSO BEING A PORTION OF AN 81.41 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 1"; PARCEL TWO BEING A 9.77 ACRE TRACT OF LAND OUT OF SAID 81.41 ACRE TRACT OF LAND; PARCEL THREE BEING 2.09 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 TWO".

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722

REGISTERED FIRM #10015100

@baselineandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\DWG\CRESSMAN RANCH SF-3 M&B.dwg

Job No.

Snapshot:

Scale (Hor.): 1"= 200'

Scale (Vert.):

Date: 01/17/19

Checked By: JSL

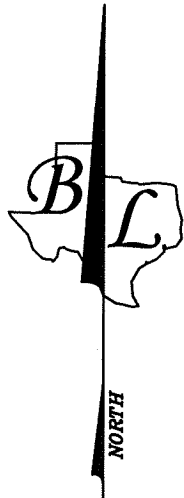
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SHEET

07 of 12

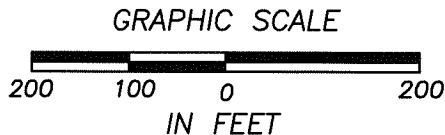
08 of 12

MATCHLINE SHEET 8
MATCHLINE SHEET 9



*P.A. Holder Survey
Abstract Number 297*

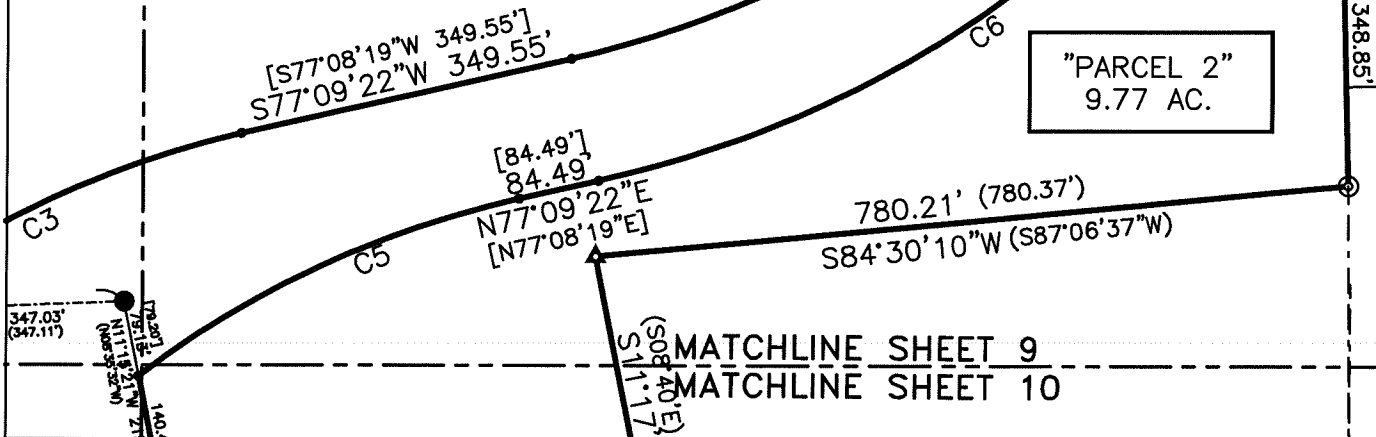
CRESSMAN
ENTERPRISES,
L.P. TRACT 1
81.41 ACRES
(78.41 ACRES
NET)
DOC. NO.
2003063811
O.P.R.W.C.T.



"PARCEL 1"
162.34 AC.

"PARCEL 2"
9.77 AC.

CITY OF ROUND ROCK, TEXAS
9.258 AC.
DOC. NO. 2014056270
O.P.R.W.C.T.



SKETCH TO ACCOMPANY DESCRIPTION OF A 174.20 ACRE TRACT OF LAND OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER, ABSTRACT SURVEY NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF THREE PARCELS: PARCEL ONE BEING 162.34 ACRES OF LAND 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 ALSO BEING A PORTION OF AN 81.41 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 1"; PARCEL TWO BEING A 9.77 ACRE TRACT OF LAND OUT OF SAID 81.41 ACRE TRACT OF LAND; PARCEL THREE BEING 2.09 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 TWO".

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8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

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REGISTERED FIRM #10015100

@baselineandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\dwg\CRESSMAN RANCH SF-3 M&B.dwg

Job No.

Snapshot:

Scale (Hor.): 1" = 200'

Scale (Vert.):

Date: 01/17/19

Checked By: JSL

Drawn By: MAM

SHEET

09 of 12

MATCHLINE SHEET 11
MATCHLINE SHEET 10

MATCHLINE SHEET 9
MATCHLINE SHEET 10

CITY OF ROUND ROCK, TEXAS
4.680 ACRES
DOC. NO. 2014027063
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
4.680 ACRES
DOC. NO. 2014027063
O.P.R.W.C.T.

"PARCEL 2"
9.77 AC.

"PARCEL 3"
2.09 AC.

POINT OF
COMMENCING
"PARCEL 3"

POINT OF
BEGINNING
"PARCEL 3"

R.A. WAITS
6.16 ACRES
VOL. 617 PG. 812
D.R.W.C.T.

*P.A. Holder Survey
Abstract Number 297*

JOSEPH J. WIDDISON &
HEATHER WIDDISON
13.101 AC.
DOC. NO. 2018053383
O.P.R.W.C.T.



GRAPHIC SCALE

200 100 0 200
IN FEET

- 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' | | N77°32'08"E | 208.16' |
| C2 | 1,010.00' | 1371.49' | 77°48'09" | S38°15'18"W | 1268.52' |
| {C2} | 1,010.00' | 1371.49' | 77°48'09" | S38°14'15"W | 1268.52' |
| C3 | 955.00' | 430.67' | 25°50'18" | S84°14'09"W | 427.03' |
| {C3} | 955.00' | 430.67' | 26°50'19" | S84°13'10"W | 427.03' |
| C4 | 2,954.43' | 1122.13' | 21°45'42" | N08°10'07"E | 1115.40' |
| [C4] | 2,954.43' | 1124.02' | | N08°33'52"E | 1117.25' |
| C5 | 1,020.00' | 438.38' | 24°37'29" | N64°50'38"E | 435.01' |
| [C5] | 1,020.00' | 438.38' | 24°37'29" | N64°49'35"E | 435.01' |
| C6 | 1,140.00' | 998.28' | 50°10'23" | N52°04'11"E | 966.69' |
| [C6] | 1,140.00' | 998.28' | 50°10'22" | N52°03'08"E | 966.69' |

SKETCH TO ACCOMPANY DESCRIPTION OF A 174.20 ACRE TRACT OF LAND OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 179 AND THE P.A. HOLDER, ABSTRACT SURVEY NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF THREE PARCELS: PARCEL ONE BEING 162.34 ACRES OF LAND BEING A PORTION OF A 134.82 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 ALSO BEING A PORTION OF AN 81.41 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 1"; PARCEL TWO BEING A 9.77 ACRE TRACT OF LAND OUT OF SAID 81.41 ACRE TRACT OF LAND; PARCEL THREE BEING 2.09 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 TWO".

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722

REGISTERED FIRM #10015100

@baselineandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\DWG\CRESSMAN RANCH SF-3 M&B.dwg
Job No. Snapshot:
Scale (Hor.): 1"= 200' Scale (Vert.):
Date: 01/17/19 Checked By: JSL Drawn By: MAM

SHEET
10 of 12

MATCHLINE SHEET 7
MATCHLINE SHEET 12

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

Willis Donaho Survey
Abstract Number 173

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



"PARCEL 1"
162.34 AC.

GRAPHIC SCALE



APPROXIMATE SOUTH LINE OF WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173
APPROXIMATE NORTH LINE OF P.A. HOLDER SURVEY, ABSTRACT NUMBER 297

P.A. Holder Survey
Abstract Number 297

MATCHLINE SHEET 8
MATCHLINE SHEET 12

(N19°55'18"E) (293.75')
N17°20'44"E 294.02'
(N88°26'57"W) (599.50')
S88°57'23"W 600.49'

(N75°37'26"E)
N72°58'51"E
1025.83'
(1026.58')

MATCHLINE SHEET 12 CRESSMAN
MATCHLINE SHEET 11 ENTERPRISES,
L.P. TRACT 1

LEGENDS VILLAGE
SECTION 2, PHASE 3

81.41 ACRES
(78.41 ACRES)

SKETCH TO ACCOMPANY DESCRIPTION OF A 174.20 ACRE TRACT OF LAND OUT OF THE WILLIS DONAHO SURVEY, ABSTRACT NUMBER 173 AND THE P.A. HOLDER, ABSTRACT SURVEY NUMBER 297, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING COMPRISED OF THREE PARCELS: PARCEL ONE BEING 162.34 ACRES OF LAND 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 ALSO BEING A PORTION OF AN 81.41 ACRE TRACT OF LAND CONVEYED TO CRESSMAN ENTERPRISES L.P. BY SAID INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THEREIN DESIGNATED AS "TRACT 1"; PARCEL TWO BEING A 9.77 ACRE TRACT OF LAND OUT OF SAID 81.41 ACRE TRACT OF LAND; PARCEL THREE BEING 2.09 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 TWO".

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File: S:\Projects\CRESSMAN RANCH\Drawings\CRESSMAN RANCH SF-3 M&B.dwg

Job No.

Snapshot:

Scale (Hor.): 1"= 200'

Scale (Vert.):

Date: 01/17/19

Checked By: JSL

Drawn By: MAM

SHEET

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