

**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 30.36 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:

BEGINNING 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 – R.O.W 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 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;

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

1. South 21°40'38" East a distance of 148.12 feet to a calculated point for a point of curvature;
2. Along a tangential curve to the left having a radius of 470.00 feet, a length of 379.77 feet, a delta angle of 46°17'46" and a chord which bears South 44°49'31" East a distance of 369.52 feet to a calculated point for a point of tangency;
3. South 67°58'24" East 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 457.87 feet, a delta angle of 55°49'01" and a chord which bears South 40°03'53" East a distance of 439.98 feet to a calculated point;
5. North 77°49'59" East a distance of 60.24 feet to a calculated point in the East line of the 134.62 acre tract and in the West line of Lot 26, Jackie Thomison Subdivision, a

subdivision of record in Cabinet I, Slides 94-96 of the Plat Records Williamson County, Texas;

THENCE along the east line of the 134.62 acre tract and the west line of said Jackie Thomison Subdivision South  $12^{\circ}11'04''$  East a distance of 518.48 feet (record South  $09^{\circ}35'$  East a distance of 518.48 feet);

THENCE crossing through the 134.62 acre tract along the North line of a 100 foot wide Electric Easement conveyed to Texas Power and Light Company in Volume, 233 Page, 469 Deed Records Williamson County, Texas and to Oncor Electric Company LLC. In Document Number 2009085396 Official Public Records Williamson County, Texas, South  $80^{\circ}08'57''$  West a distance of 1313.52 feet to a calculated point in the west line of the 134.62 acre tract and 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 100 foot wide Railroad Right of Way the following three (3) courses:

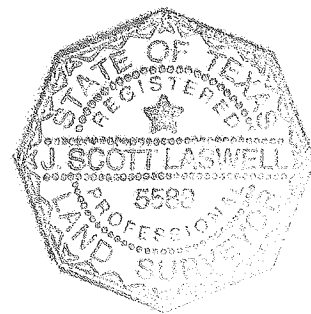
1. North  $02^{\circ}06'14''$  West a distance of 335.30 feet to a 1/2" rebar found for a point of curvature;
2. Along a tangential curve to the right, having a radius of 5679.65 feet (record: 5679.65 feet), a length of 820.14 feet (record: 820.29 feet), a delta angle of  $08^{\circ}16'25''$  and a chord which bears North  $01^{\circ}48'58''$  East a distance of 819.43 feet (record: North  $01^{\circ}48'10''$  East a distance of 819.57 feet) to a 1/2" rebar found for a point of tangency;
3. North  $04^{\circ}51'51''$  East a distance of 210.18 feet (record: North  $07^{\circ}29'20''$  East a distance of 212.35 feet) to the POINT OF BEGINNING.

This tract contains 30.36 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.

J. Scott Laswell 11/16/19

J. Scott Laswell                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5583

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POINT OF BEGINNING

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

N67°57'23"E 347.32'  
(N70°35'00"E) (347.32')

S21°40'38"E  
148.12'

S73°14'36"W  
108.35'

30.36 ACRES

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

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

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

*Willis Donaho Survey*  
*Abstract Number 173*

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

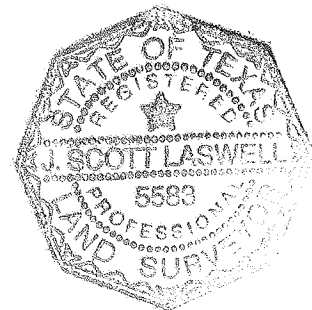
GRAPHIC SCALE

100 50 0 100

IN FEET

SCALE: 1"=100'

*S. L. Laswell*  
1116/19



MATCHLINE SHEET 3  
MATCHLINE SHEET 6

SKETCH TO ACCOMPANY DESCRIPTION  
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**BASELINE LAND SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
mark@basellandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\Drawg\ CRESSMAN RANCH MF-1 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 06

CRESSMAN ENTERPRISES, L.P.  
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DOC. NO. 2003063811  
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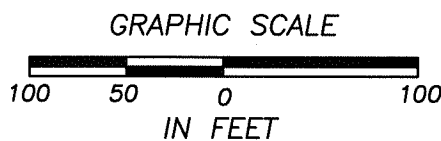
JACKIE THOMISON SUBDIVISION  
CAB. I, SL. 94-96  
P.R.W.C.T.

27

*Willis Donaho Survey  
Abstract Number 173*

30.36 ACRES

MATCHLINE SHEET 4  
MATCHLINE SHEET 3



SCALE: 1"=100'

N77°49'59"E  
60.24'  
(509°35'00"E)  
S12°11'04"E  
(518.48')

26

MATCHLINE SHEET 4  
MATCHLINE SHEET 5

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MATCHLINE SHEET 4  
MATCHLINE SHEET 5

30.36 ACRES

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134.62 ACRES  
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(S09°35'00"E)  
S12°11'04"E  
(518.48')

21

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

20

S80°08'57"W  
1313.52'

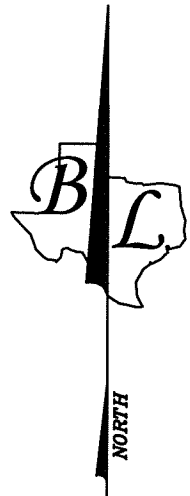
50'

50'

10.k

CRESSMAN ENTERPRISES, L.P.  
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DOC. NO. 2003063811  
O.P.R.W.C.T.

ELECTRIC EASEMENT  
TEXAS POWER AND LIGHT COMPANY  
VOL. 233, PG. 469  
D.R.W.C.T.  
ONCOR ELECTRIC DELIVERY COMPANY LLC.  
DOC. NO. 2009085396  
O.P.R.W.C.T.  
(NO WIDTH SPECIFIED)  
ADDENDUM TO EASEMENT  
DEFINED AS 100' WIDE  
VOL. 492 PG. 140 & VOL. 493 PG. 188  
O.P.R.W.C.T.



*Willis Donaho Survey  
Abstract Number 173*

SYMBOL DESCRIPTION

- 1/2" REBAR FOUND
- ⊙ IRON PIPE FOUND
- 1/2" REBAR SET WITH PLASTIC CAP
- △ STAMPED "BASELINE INC"
- △ CALCULATED POINT

GRAPHIC SCALE



SCALE: 1"=100'

CURVE TABLE

| CURVE# | RADIUS      | LENGTH    | DELTA     | CHORD BEARING | CHORD     |
|--------|-------------|-----------|-----------|---------------|-----------|
| C1     | 470.00'     | 379.77'   | 46°17'46" | S44°49'31"E   | 369.52'   |
| C2     | 470.00'     | 457.87'   | 55°49'01" | S40°03'53"E   | 439.98'   |
| C3     | 5,679.65'   | 820.14'   | 8°16'25"  | N1°48'58"E    | 819.43'   |
| (C3)   | (5,679.65') | (820.29') | 8°16'25"  | (N1°48'10"E)  | (819.57') |

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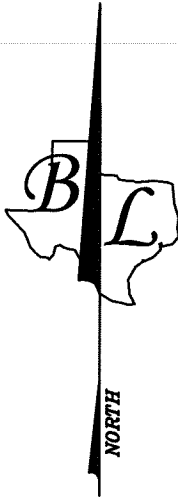
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SHEET  
05 of 06

C3

30.36 ACRES



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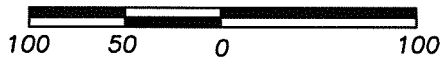
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MATCHLINE SHEET 5  
MATCHLINE SHEET 6

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N02°06'14"W  
335.30'

GRAPHIC SCALE



IN FEET

SCALE: 1"=100'

S80°08'57"W  
1313.52'

10.k

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