

# EXHIBIT

## "A"

### PETITION FOR CONSENT TO CREATION OF ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 2

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ROUND ROCK,  
TEXAS:

The undersigned (collectively, the "Petitioners"), holding title to the land described below (the "Land") and acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code and Section 42.042 of the Texas Local Government Code, respectfully petition the City Council of the City of Round Rock, Texas, for its written consent to the creation of an in-city municipal utility district over the Land and, in support of this Petition, would show the following:

#### I.

The name of the proposed district is ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 2 (the "District").

#### II.

The District will be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto. It is further proposed that the District be granted road powers under the authority of Article III, Section 52 of the Texas Constitution.

#### III.

The Land proposed to be contained within the District is a total of 174.20 acres of land, more or less, situated in Williamson County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference. All of the Land is currently located within the corporate boundaries or city limits of the City of Round Rock, Texas (the "City") and may properly be included within the District.

#### IV.

Petitioners hold title to the Land proposed to be included within the District and are the owners of a majority in value of such Land, as indicated by the tax rolls of Williamson County, Texas. There are no lienholders on the Land.

#### V.

The general nature of the work proposed to be done by the District, as contemplated at the present time, is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds: (i) for maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic and commercial purposes; (ii) for maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) for maintenance, operation, and conveyance of park and recreational facilities; (iv) for conveyance of roads and improvements in aid of roads; and (v) for maintenance, operation, and conveyance

of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

## VI.

There is a necessity for the above-described work, because there is not now available within the area, an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, or roadway system to serve the Land, which will be developed for single-family residential use. The health and welfare of the present and future inhabitants of the area and of the adjacent areas requires the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, and roadway system. A public necessity therefore exists for the creation of the District, in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, park and recreational facilities system, and roadway system to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

## VII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioners, from such information as is available at this time, that such cost will be approximately \$19,089,823.00.

## VIII.

Petitioners, by submission of this Petition, request the City's consent to the creation of the District as an in-city municipal utility district, as described in this Petition.

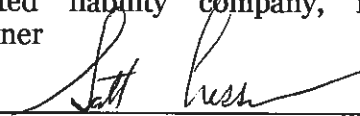
Petitioners request that this Petition be heard and that the City Council duly pass and approve an ordinance or resolution granting its consent to the creation of the District and authorizing the inclusion of the Land within the District.

EXECUTED on the date or dates indicated below, to be effective the 7<sup>th</sup> day of March, 2019.

**PETITIONERS:**


**CRESSMAN ENTERPRISES, LP**, a Texas limited partnership

By: Cressman Enterprises GP, LLC, a Texas limited liability company, its General Partner

By:   
Scott Cressman, Managing Member

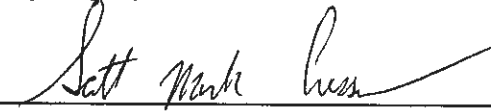
Date: 3/15/19

**KATHRYN A. CRESSMAN**

  
Scott M. Cressman, Agent (Attorney-in-Fact)

Date: 3/15/19

**ESTATE OF MARVIN R. CRESSMAN, A/K/A  
MARVIN RICHARD CRESSMAN,  
DECEASED**

  
Scott Mark Cressman, Independent  
Executor of the Estate of Marvin R.  
Cressman, a/k/a Marvin Richard Cressman,  
Deceased

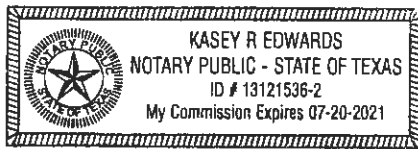
Date: 3/15/19

[Notary Acknowledgments on Following Page]

THE STATE OF TEXAS           §  
  §  
COUNTY OF Bowie           §

This instrument was acknowledged before me on the 15 day of March, 2019, by Scott Cressman, Managing Member of Cressman Enterprises GP, LLC, a Texas limited liability company, General Partner of Cressman Enterprises, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)

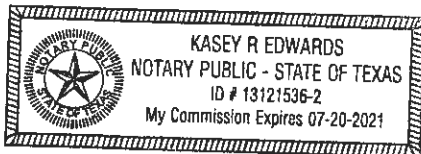


Kasey R. Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS           §  
  §  
COUNTY OF Bowie           §

This instrument was acknowledged before me on the 15 day of March, 2019, by Scott M. Cressman, Agent (Attorney-in-Fact) of Kathryn A. Cressman, on behalf of Kathryn A. Cressman.

(SEAL)

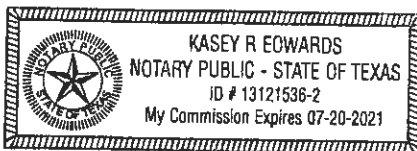


Kasey R. Edwards  
Notary Public, State of Texas

THE STATE OF TEXAS           §  
  §  
COUNTY OF Bowie           §

This instrument was acknowledged before me on the 15 day of March, 2019, by Scott Mark Cressman, Independent Executor of the Estate of Marvin R. Cressman, a/k/a Marvin Richard Cressman, Deceased, on behalf of the Estate of Marvin R. Cressman, a/k/a Marvin Richard Cressman, Deceased.

(SEAL)



Kasey R. Edwards  
Notary Public, State of Texas

## Exhibit A



*Land Surveyors, Inc.*  
8000 Anderson Square Rd., Suite 101  
Austin, Texas 78757  
Office: 512.374.9722  
Firm Reg. No. 10015100

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### 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.";

### Exhibit "A"

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."

#### Exhibit "A"

THENCE South 87°41'04" West (record South 89°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°58'00" East (record: North 12°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°21'16" West a distance of 177.68 feet (record: North 81°44'19" West a distance of 177.68 feet), to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 88°23'23" West a distance of 479.83 feet (record: North 85°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°53'17" East (record: North 03°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°57'23" West (record: North 88°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°20'44" East a distance of 294.02 feet (record: North 19°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°45'42" and a chord which bears North 08°10'07" East a distance of 1115.40 feet (record: North 08°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°16'14" West (record - North 02°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".

#### Exhibit "A"

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;

**Exhibit "A"**



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;

**Exhibit "A"**

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;

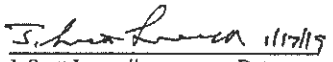
THENCE North 01°45'50" West (record: North 00°52'28" East), along the west line of the 2.09 acre tract and the south line of the 4.680 acre tract a distance of 111.27 feet (record: 111.27 feet) to a calculated point; from which a 1/2" rebar found bears North 00°51'36" East a distance of 12.42 feet;

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                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5583



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Exhibit "A"

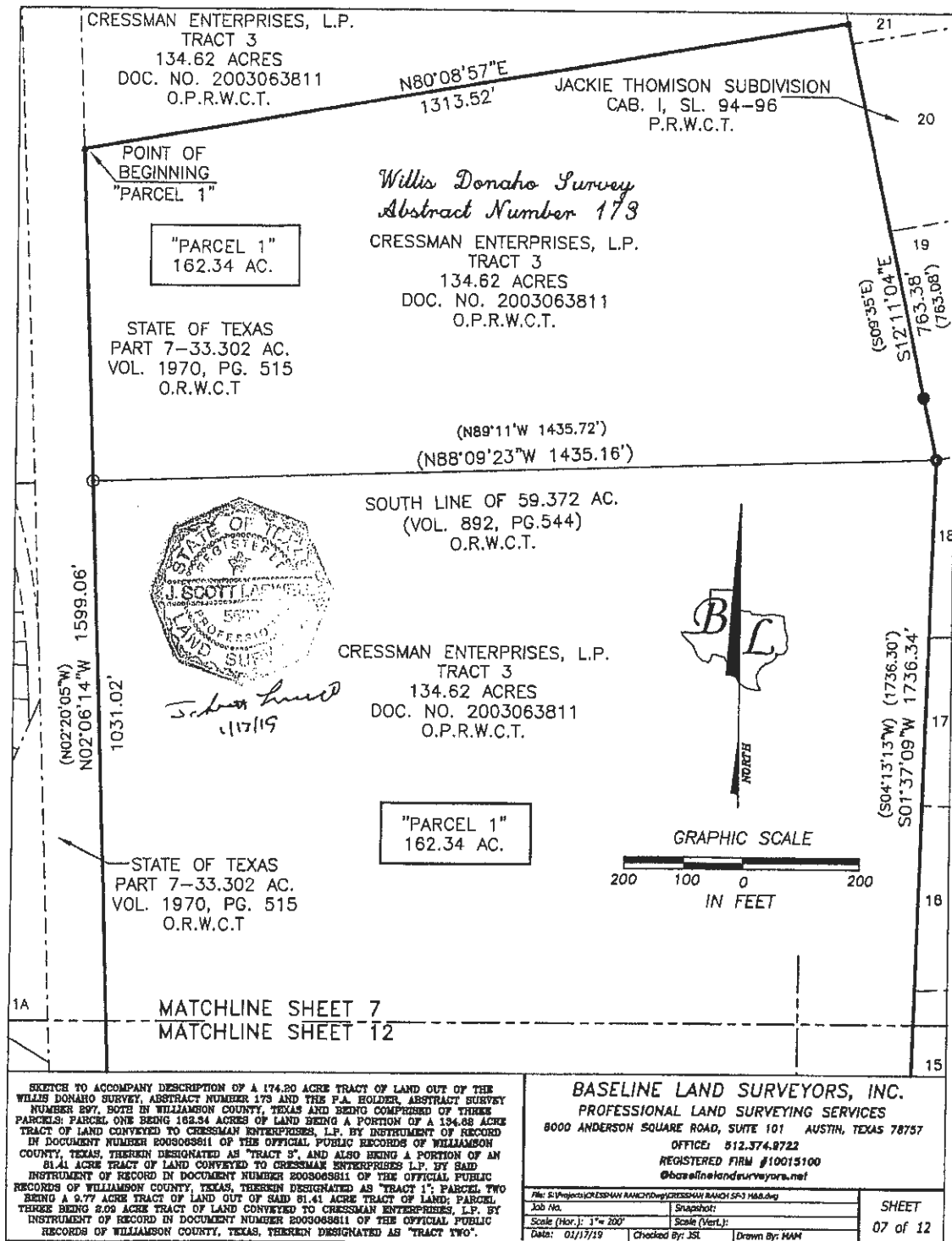


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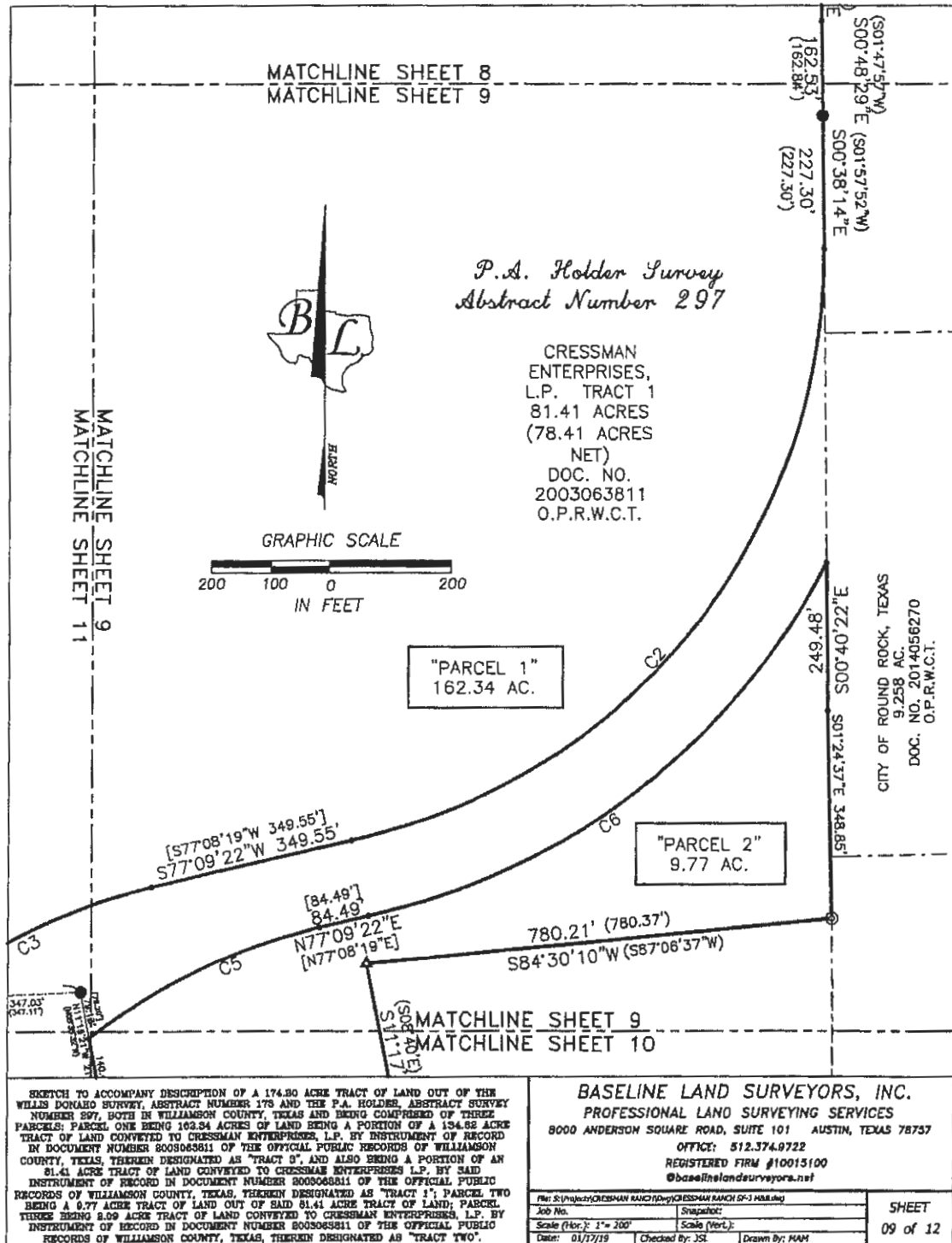


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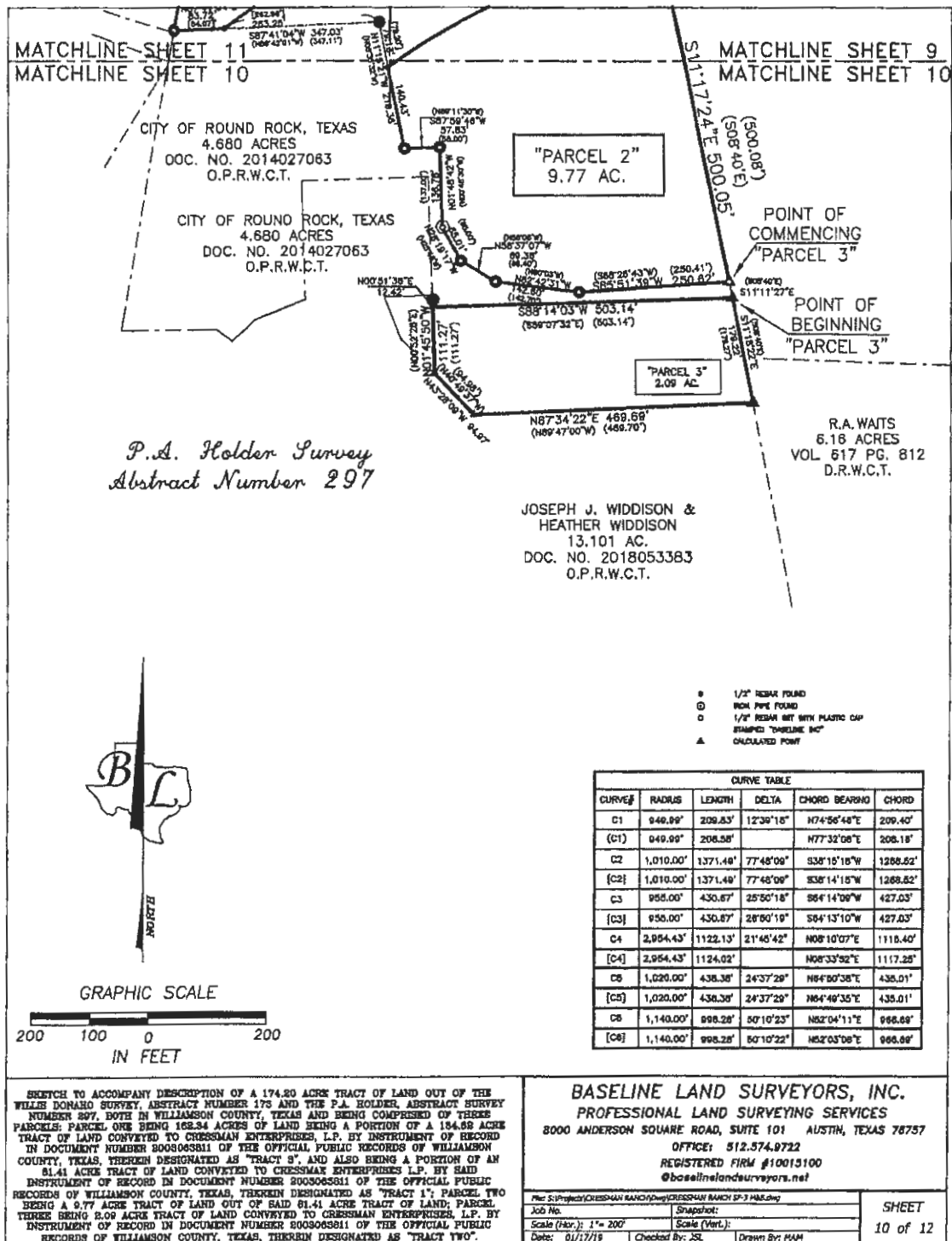


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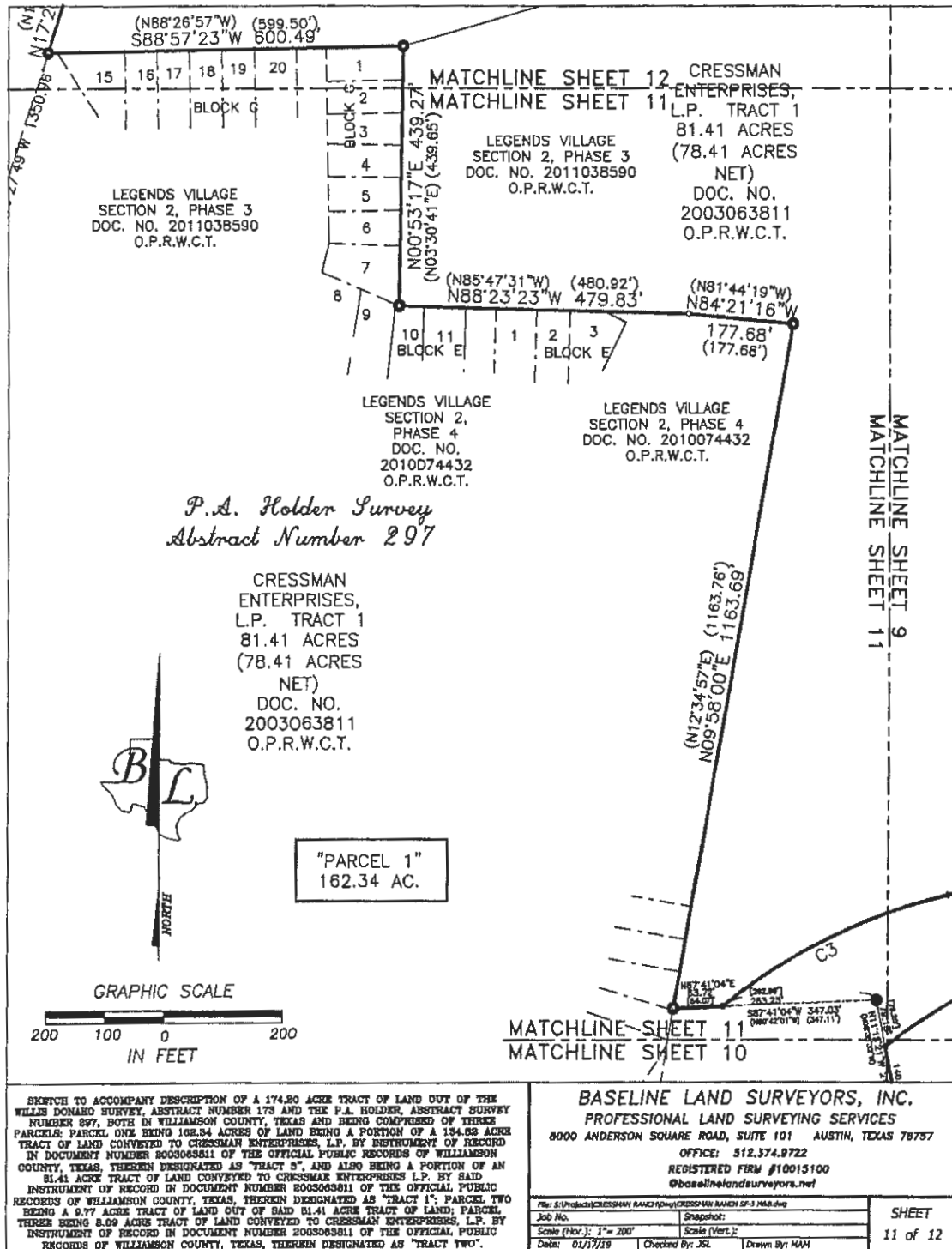


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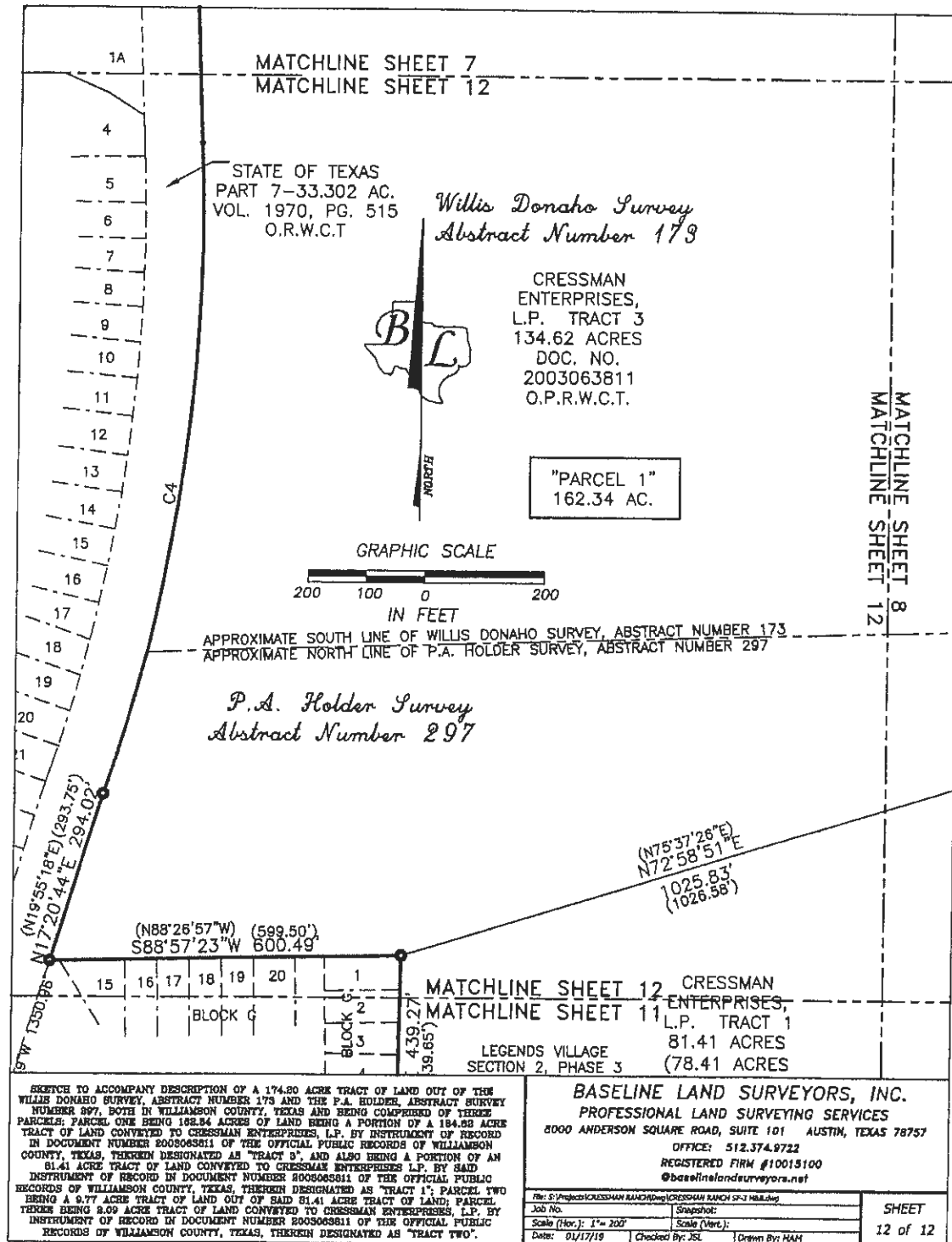


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