

## FIELD NOTES

BEING ALL OF THAT CERTAIN 345.175 ACRE TRACT OF LAND OUT OF AND PART OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 64.508 ACRE TRACT OF LAND CONVEYED TO CREEK BEND LAND HOLDINGS, LLC. RECORDED IN DOCUMENT NUMBER 2009047398, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF THE REMAINDER OF A CALLED 55.34 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC., RECORDED IN DOCUMENT NUMBER 2009005145 (O.P.R.W.C.TX.), ALL OF A CALLED 0.07 ACRE TRACT OF LAND CONVEYED TO LONE MOUNTAIN PROPERTIES, LLC., RECORDED IN DOCUMENT NUMBER 2017074514 (O.P.R.W.C.TX.), ALL OF THE REMAINDER OF A CALLED 196.96 ACRE TRACT OF LAND CONVEYED TO NANCY KAY PRITCHARD OHLENDORF, TRUSTEE OF THE STEPHEN LEE PRITCHARD FAMILY TRUST, AND TO NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST, NANCY KAY PRITCHARD OHLENDORF, TRUSTEE, RECORDED IN VOLUME 1980, PAGE 972, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), AND ALL OF THE REMAINDER OF A CALLED 104.6 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. OHLENDORF, NANCY K. OHLENDORF, JENNIFER L. PRITCHARD AND ANDREW S. PRITCHARD RECORDED IN DOCUMENT NUMBER 2011085212 (O.P.R.W.C.TX.), SAID 345.175 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½" iron rod found for a northwestern corner of said 55.34 acre tract, being in the eastern right-of-way line of County Road 110 (R.O.W. varies), and also being the southwestern corner of a called 2.07 acre tract of land (Tract 2) conveyed to Henry Development, LTD. in Document Number 2004089842 (O.P.R.W.C.TX.), and being the most westerly northwest corner and the **POINT OF BEGINNING** for the herein described tract,

**THENCE**, with the common boundary line of said remainder of a called 55.34 acre tract and said 2.07 acre tract, and a called 10.010 acre tract of land described in the Declaration of Condominium Regime for High Rock Business Park in Document Number 2018016247 (O.P.R.W.C.TX.), N68°32'30"E, a distance of 2796.42 feet to a capped ½" iron rod found stamped "TLS INC", being the northwest corner of said 55.34 acre tract, being the northwest corner of said 0.07 acre tract and being a point on a southeast boundary line of said 10.010 acre tract,

**THENCE**, with the common boundary line of said 0.07 acre tract and said 10.010 acre tract, N68°34'30"E, a distance of 104.82 feet to a capped ½" iron rod found stamped "TLS INC", being the northeast corner of said 0.07 acre tract, being the southeast corner of said 10.010 acre tract and being a point on a southwest boundary line of said 55.34 acre tract,

**THENCE**, with the common boundary line of said 55.34 acre tract and said 10.010 acre tract, the following four (4) courses and distances, numbered 1 through 4,

1. N21°27'22"W, a distance of 74.05 feet to a ½" iron rod found,
2. N19°57'22"W, a distance of 30.33 feet to ½" iron rod found,
3. N22°42'01"W, a distance of 29.77 feet to a ½" iron rod found, and
4. N21°32'01"W, a distance of 752.68 feet to a calculated point, being a point on a southwest boundary line of said 55.34 acre tract and being also a point on a northeast boundary line of said 10.010 acre tract,

**THENCE**, crossing said 55.34 acre tract, N68°38'27"E, a distance of 1965.44 feet to a calculated point, being a point on a northeast boundary line of said 55.34 acre tract and being also a point on a southwest boundary line of a remainder of a called 60 acre tract of land conveyed Tom E. Payne in Document Number 2003035229 (O.P.R.W.C.TX.), and described in Volume 456, Page 486 (D.R.W.C.TX.), for the north corner of the herein described tract,

345.175 ACRES  
 HENRY MILLARD SURVEY, ABSTRACT NUMBER 452  
 WILLIAMSON COUNTY TEXAS  
 SINGLE FAMILY ZONING

**THENCE**, with the common boundary line of said 55.34 acre tract and said 60 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S21°47'47"E, a distance of 654.14 feet to a  $\frac{3}{8}$ " iron rod found, and
2. N63°45'30"E, a distance of 87.68 feet to a  $\frac{3}{8}$ " iron rod found, being an exterior corner in the eastern boundary line of said 55.34 acre tract, being a point on a southeast boundary line of said 60 acre tract and being the northwest corner of a called 75 acre tract of land conveyed to Veterans Land Board in Volume 781, Page 247, (D.R.W.C.TX.),

**THENCE**, with the common boundary line of said 55.34 acre tract and said 75 acre tract, S21°35'40"E, a distance of 268.79 feet to a  $\frac{1}{2}$ " iron rod found, being the southeast corner of said 55.34 acre tract, being the northeast corner of said 104.6 acre tract and being a point on a western boundary line of said 75 acre tract,

**THENCE**, with the common boundary line of said 104.6 acre tract and said 75 acre tract, S21°26'17"E, a distance of 913.49 feet to a  $\frac{1}{2}$ " iron rod found, being a southeast corner of said 104.6 acre tract, being a northeast corner of said 196.96 acre tract and being a point on a western boundary line of said 75 acre tract,

**THENCE**, with the common boundary line of said 196.96 and said 75 acre tract, S21°30'03"E, a distance of 1332.40 feet to a capped  $\frac{1}{2}$ " iron rod set stamped "CBD SETSTONE", for a southeast corner of said 196.96 acre tract, being the northeast corner of a called 71.50 acre tract of land conveyed to Gwendolyn Olson Ayres and Paula Olson Godinich in Document Number 2018039073 (O.P.R.W.C.TX.), and described in Volume 595, Page 131 (D.R.W.C.TX.) and being a point on a western boundary line of said 75 acre tract, for the east corner of the herein described tract,

**THENCE**, with the common boundary line of said 196.96 acre tract, said 71.50 acre tract and a called 22.31 acre tract of land conveyed to SEDC Devco Inc. in Document Number 2015089805 (O.P.R.W.C.TX.), the following four (4) courses and distances, numbered 1 through 4

1. S68°30'08"W, a distance of 1252.61 feet to a  $\frac{1}{2}$ " iron rod found,
2. S12°52'51"W, a distance of 17.02 feet to a  $\frac{1}{2}$ " iron rod found,
3. S68°23'05"W, a distance of 1224.09 feet to a capped iron rod found, and
4. S21°37'15"E, a distance of 776.54 feet to a  $\frac{1}{2}$ " iron rod found, being a south corner of said 196.96 acre tract, being the southwest corner of said 22.31 acre tract, being the northwest corner of a called 13.59 acre tract of land conveyed to SEDC Devco, Inc. in said Document Number 2015089805 (O.P.R.W.C.TX.) and the northeast corner of a remainder of a called 34.74 acre tract of land conveyed to SEDC Devco, Inc., in Document Number 2015089800 (O.P.R.W.C.TX.),

**THENCE**, with the common boundary line of said 196.96 acre tract, said 34.74 acre tract and a called 5.526 acre tract conveyed to Siena Mud #2 in Document Number 2015006058 (O.P.R.W.C.TX.), S68°37'33"W, a distance of 2472.34 feet to a  $\frac{1}{2}$ " iron rod found, being the southwest corner of said 196.96 acre tract, being the northwest corner of said 34.74 acre tract and being in the east right-of-way line of said County Road 110, for the south corner of the herein described tract,

345.175 ACRES  
HENRY MILLARD SURVEY, ABSTRACT NUMBER 452  
WILLIAMSON COUNTY TEXAS  
SINGLE FAMILY ZONING

**THENCE**, with the common boundary line of said 196.96 acre tract, said 64.508 acre tract, said 104.6 acre tract, said 55.34 acre tract and said County Road 110, the following three (3) courses and distances, numbered 1 through 3,

1. N21°30'28"W, a distance of 1700.68 feet to a ½" iron rod found,
2. N21°29'00"W, a distance of 1329.62 feet to a ½" iron rod found, and
3. N21°16'34"W, a distance of 39.02 feet to the **POINT OF BEGINNING** and containing 345.175 acres of land.

Surveyed by:

 10 April 2019

AARON V. THOMASON, RPLS NO. 6214

**Carlson, Brigrance and Doering, Inc.**

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

[aaron@cbdeng.com](mailto:aaron@cbdeng.com)



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

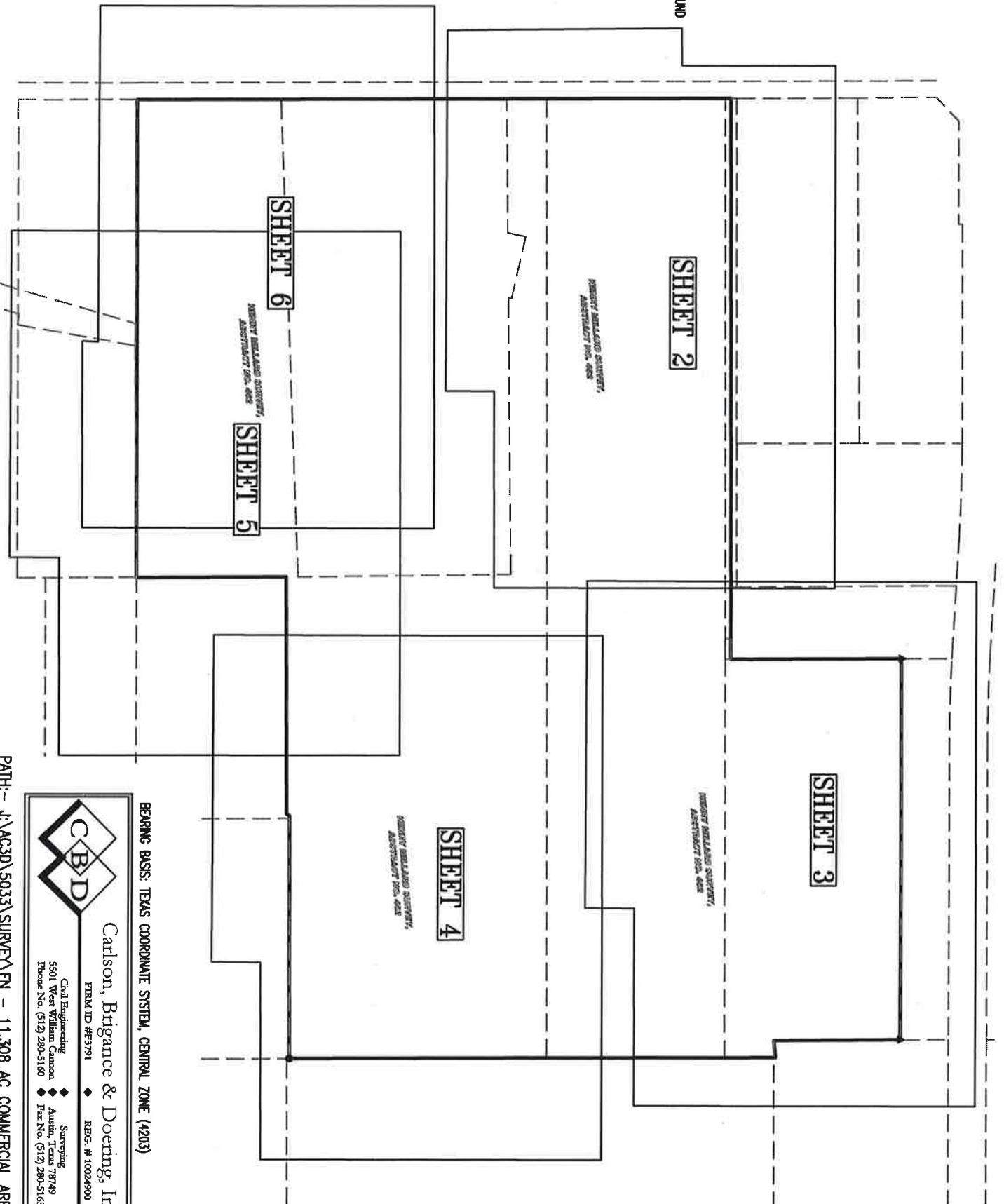
# SKETCH TO ACCOMPANY FIELD NOTES




SCALE: 1" = 700'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)



Carlson, Brigrance & Doering, Inc.  
FIRM ID #F3791    REG. # 10024900  
Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

# SKETCH TO ACCOMPANY FIELD NOTES

SCALE: 1" = 300'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT

NELSON HOMESTED  
FAMILY PARTNERSHIP, LTD  
(1629.95 AC.)  
DOC. NO. 1998024077

COUNTY ROAD 110 L19 (R.O.W. VARIES)

POINT OF  
BEGINNING

HENRY DEVELOPMENT LTD  
(TRACT 2)  
(2.07 AC.)  
DOC. NO. 2004039842

PRO BUILD REAL ESTATE  
HOLDINGS LLC  
(25.97 AC.)  
DOC. NO. 2006067193

HENRY DEVELOPMENT LTD  
REMAINDER OF (TRACT 1)  
(34.70 AC.)  
DOC. NO. 2004039842

LONE MOUNTAIN  
PROPERTIES, LLC.  
REMAINDER OF (55.34 AC.)  
DOC. NO. 2009005145

345.175  
ACRES

JENNIFER L. PRITCHARD,  
ANDREW S. PRITCHARD  
MICHAEL & NANCY OHLENDORF  
REMAINDER OF (104.6 AC.)  
DOC. NO. 2011085212

HENRY MILLARD SURVEY,  
ABSTRACT NO. 452

STEPHEN PRITCHARD TRUST & NANCY  
K.P. OHLENDORF FAMILY TRUST  
REMAINDER OF (196.96 AC.)  
VOL. 1980, PG. 972

CREEK BEND LAND  
HOLDINGS, LLC.  
(64.508 AC.)  
DOC. NO.  
2009047398



BEARING BASE: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

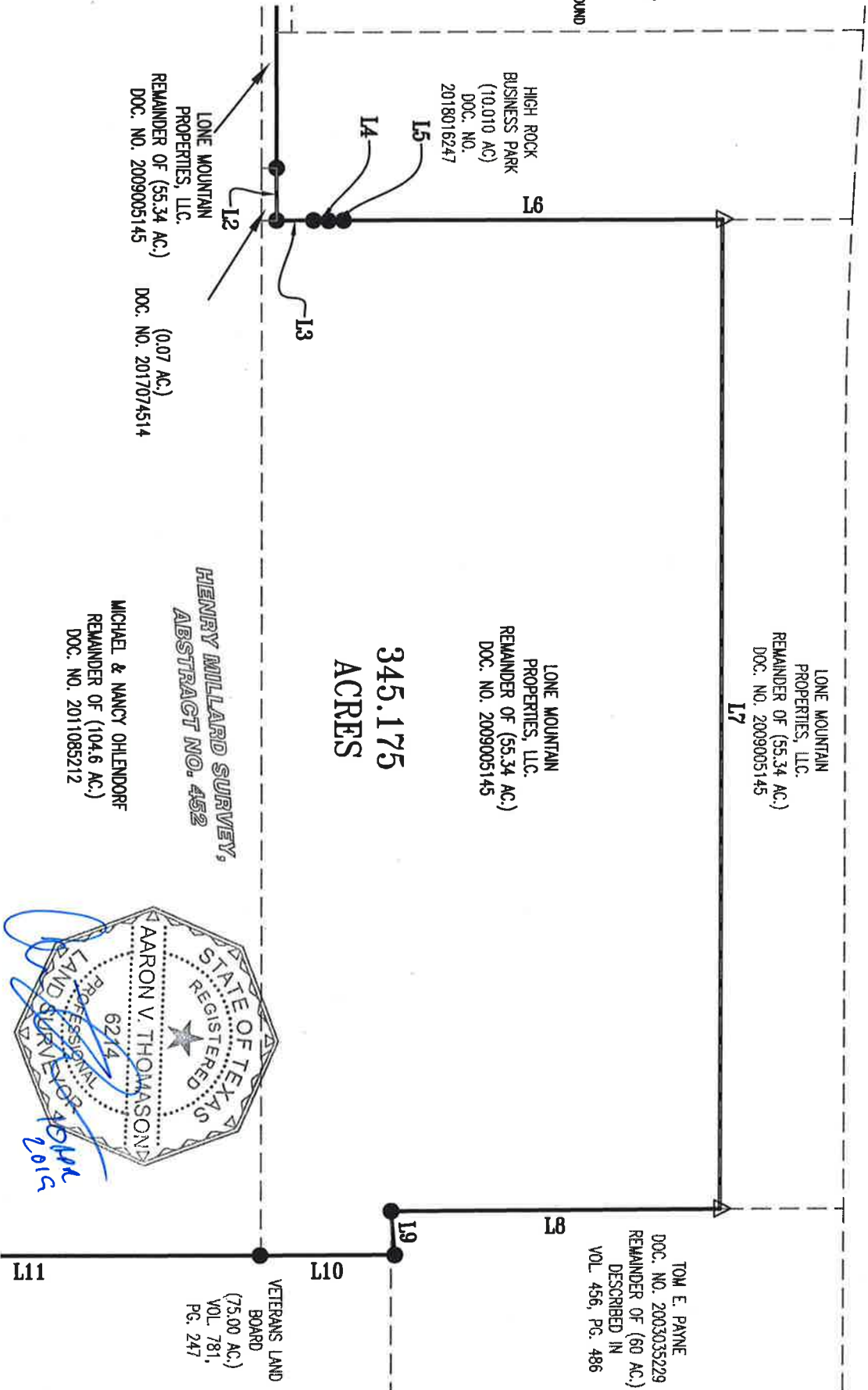
# SKETCH TO ACCOMPANY FIELD NOTES

UNIVERSITY BLVD. (200' R.O.W.)

SCALE: 1" = 300'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT



**Carlson, Brigrance & Doering, Inc.**

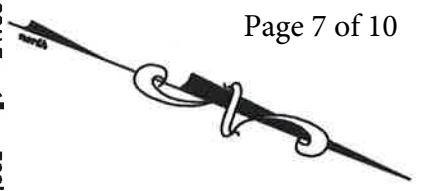
FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT

MICHAEL & NANCY OHLENDORF  
REMAINDER OF (104.6 AC.)  
DOC. NO. 2011085212

STEPHEN PRITCHARD TRUST & NANCY  
K.P. OHLENDORF FAMILY TRUST  
REMAINDER OF (196.96 AC.)  
VOL. 1980, PG. 972

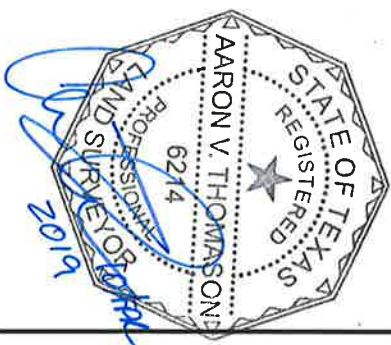
345.175  
ACRES

HENRY MILLARD SURVEY,  
ABSTRACT NO. 452

L11

VETERANS LAND  
BOARD  
(75.00 AC.)  
VOL. 781,  
PG. 247

L12



L15

SEDC DEMCO INC.  
(22.31 AC.)  
DOC. NO. 2015089805

L14

L13

GHEENDOLYN OLSON  
AYRES & PAULA  
OLSON GODINICH  
DOC. NO.  
2018039073  
(71.50 AC.)  
DESCRIBED IN  
VOL. 595, PG. 131

JANICE FORD HESTER  
(99 AC.)

BEARING BASE: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #E3791    REG. # 10024900

Civil Engineering    Surveying

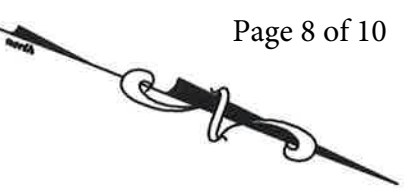
5901 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165

SHEET 4 OF 7

PATH:- J:\AC3D\5033\SURVEY\FN - 345.175 AC SINGLE FAMILY AREA.dwg

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'

## LEGEND

- CAPED IRON ROD FOUND
- △ CALCULATED POINT

CREEK BEND LAND  
HOLDINGS, LLC.,  
(64.508 AC.)  
DOC. NO.  
2009047398

HENRY MILLARD SURVEY,  
ABSTRACT NO. 452

STEPHEN PRITCHARD TRUST & NANCY  
K.P. OHLENDORF FAMILY TRUST  
REMAINDER OF (196.96 AC.)  
VOL. 1980, PG. 972

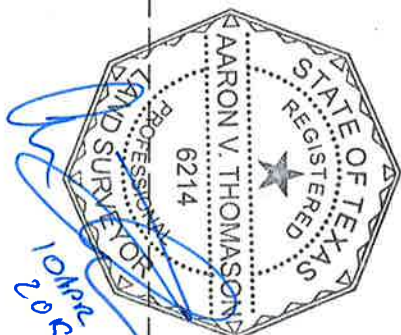
SIENA MUD #2  
(5.526 AC.)  
DOC. NO.  
2015006058

SEDC DEVCO INC.  
REMAINDER OF (34.74 AC.)  
DOC. NO. 2015089800

345.175  
ACRES  
STEPHEN PRITCHARD  
TRUST & NANCY K.P.  
OHLENDORF FAMILY  
TRUST  
REMAINDER OF  
(196.96 AC.)  
VOL. 1980, PG. 972

SEDC DEVCO INC.  
(22.31 AC.)  
DOC. NO. 2015089805

SEDC DEVCO INC.  
(13.59 AC.)  
DOC. NO. 2015089805



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

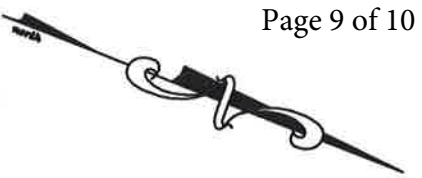


Carlson, Brigrance & Doering, Inc.  
FIRM ID #E3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Canyon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET 5 OF 7

PATH: -J:\AC3D\5033\SURVEY\FN - 345.175 AC SINGLE FAMILY AREA.dwg





SCALE: 1" = 300'

**LEGEND**

- CAPPED IRON ROD FOUND
- △ CALCULATED POINT

SKETCH TO ACCOMPANY FIELD NOTES

**345.175  
ACRES**

CREEK BEND LAND  
HOLDINGS, LLC,  
(64.508 AC.)  
DOC. NO.  
2009047398

HENRY MILLARD SURVEY,  
ABSTRACT NO. 452

STEPHEN PRITCHARD TRUST & NANCY  
K.P. OHLENDORF FAMILY TRUST  
REMAINDER OF (196.96 AC.)  
VOL. 1980, PG. 972



COUNTY ROAD 110 (R.O.W. VARIES)

L18

SEDC DEVCO INC.  
REMAINDER OF (34.74 AC.)  
DOC. NO. 2015089800

SIENA MUD #2  
(5.526 AC.)  
DOC. NO.  
2015006058

SEDC DEVCO INC.  
REMAINDER OF (34.74 AC.)  
DOC. NO. 2015089800

BEARING BASE: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)



Carlson, Brigrance & Doering, Inc.

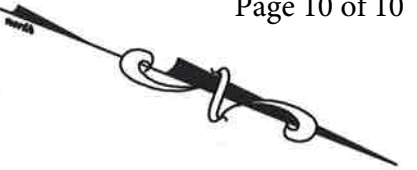
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET 6 OF 7

PATH:-- J:\AC3D\5033\SURVEY\FN - 345.175 AC SINGLE FAMILY AREA.dwg

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'

## LEGEND

- CAPPED IRON ROD FOUND
- △ CALCULATED POINT

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L1         | 2796.42 | N68°32'30"E |
| L2         | 104.82  | N68°34'30"E |
| L3         | 74.05   | N21°27'22"W |
| L4         | 30.33   | N19°57'22"W |
| L5         | 29.77   | N22°42'01"W |
| L6         | 752.68  | N21°32'01"W |
| L7         | 1965.44 | N68°38'27"E |
| L8         | 654.14  | S21°47'47"E |
| L9         | 87.68   | N63°45'30"E |
| L10        | 268.79  | S21°35'40"E |

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L11        | 913.49  | S21°26'17"E |
| L12        | 1332.40 | S21°30'03"E |
| L13        | 1252.61 | S68°30'08"W |
| L14        | 17.02   | S12°52'51"W |
| L15        | 1224.09 | S68°23'05"W |
| L16        | 776.54  | S21°37'15"E |
| L17        | 2472.34 | S68°37'33"W |
| L18        | 1700.68 | N21°30'28"W |
| L19        | 1329.62 | N21°29'00"W |
| L20        | 39.02   | N21°16'34"W |



BEARING BASE: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

**Carlson, Brigrance & Doering, Inc.**

Surveying

5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FIRM ID #3791

REC. # 10024900