



EXHIBIT 'A'

Page 1 of 5

Baseline 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 12.82 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) (Right of Way 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 said County Road Number 113 the following three (3) 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 448.31 feet (record: North 71°14'44" East a distance of 448.31 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 right, having a radius of 949.99 feet (record: 949.99 feet), a length of 209.83 feet (record: 208.58 feet), a delta angle of 12°39'18" (record 12°39'18") and a chord which bears North 74°56'46" East a distance of 209.40 feet (record: North 77°32'08" East a distance of 208.16 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 134.62 acre tract, being in the west line of Lot 30, 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 847.88 feet (record 847.88) feet to a calculated point;

THENCE crossing through the 134.62 acre tract the following six (6) courses:

1. South 61°34'44" West a distance of 82.50 feet to a calculated point for a point of curvature;

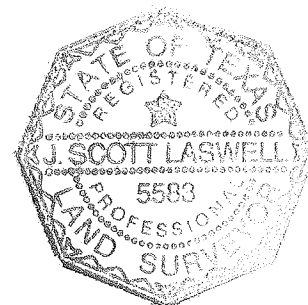
2. Along a non-tangential curve to the left having a radius of 470.00 feet, a length of 324.45 feet, a delta angle of $39^{\circ}33'07''$ and a chord which bears North $48^{\circ}11'50''$ West a distance of 318.04 feet to a calculated point for a point of tangency;
3. North $67^{\circ}58'24''$ West a distance of 189.07 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 85.12 feet, a delta angle of $10^{\circ}22'35''$ and a chord which bears North $62^{\circ}47'06''$ West a distance of 85.00 feet to a calculated point for a point of tangency;
5. South $32^{\circ}24'11''$ West a distance of 91.80 feet to a calculated point;
6. South $72^{\circ}28'53''$ West a distance of 575.21 feet to a calculated point for a point of curvature in the west line of the 134.62 acre tract and the east line of said 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 two (2) courses:

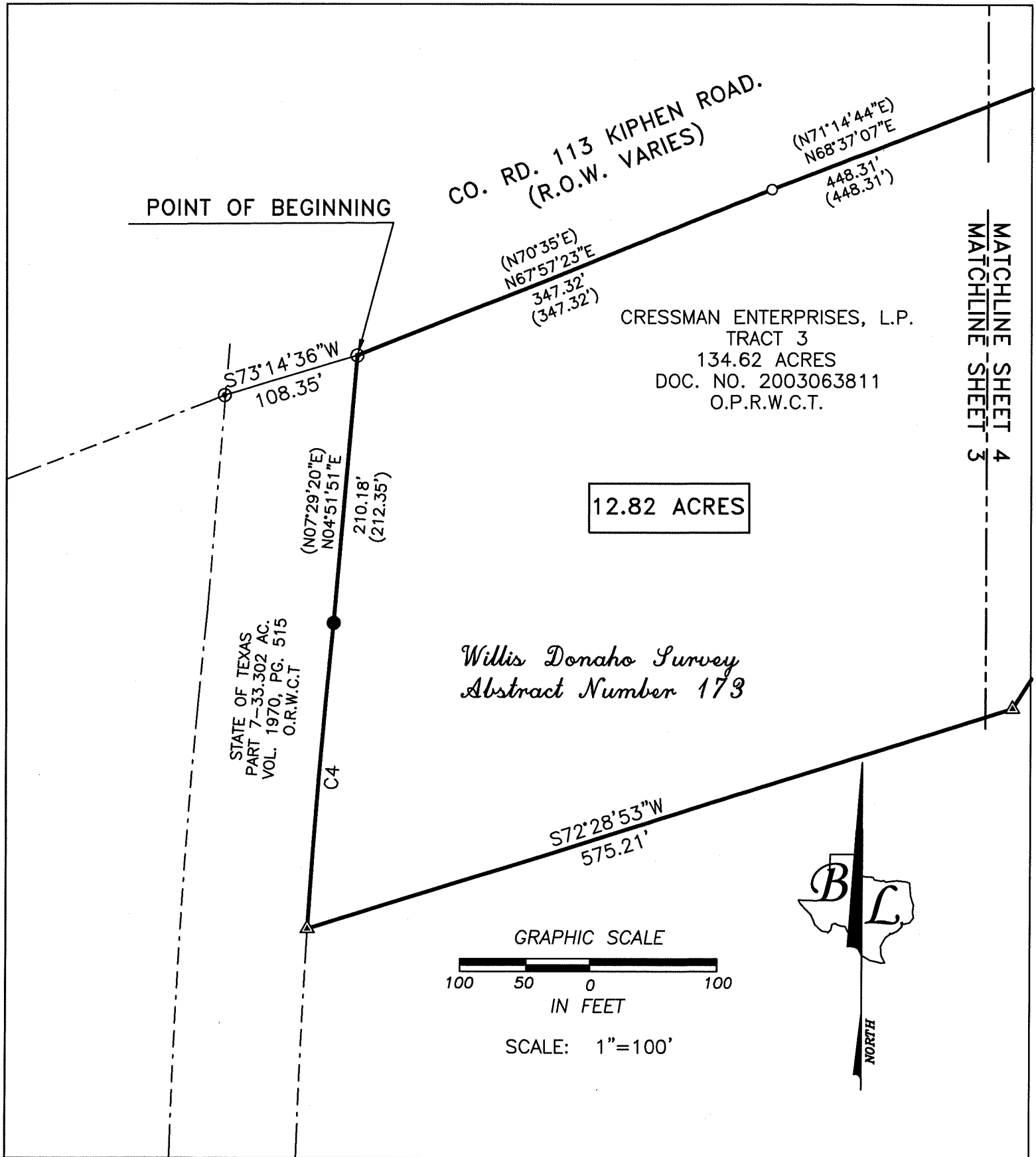
1. Along a non-tangential curve to the right having a radius of 5,679.65 feet, a length of 240.15 feet, a delta angle of $02^{\circ}25'23''$, and a chord which bears North $04^{\circ}44'29''$ East a distance of 240.13 feet to a 1/2" rebar found for a point of tangency;
2. North $04^{\circ}51'51''$ East 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 12.82 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 Date
Registered Professional Land Surveyor
State of Texas No. 5583



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SKETCH TO ACCOMPANY DESCRIPTION
OF A 12.82 ACRE TRACT 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

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
robert@basellandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\Draw\ CRESSMAN RANCH C-2 M&B.dwg	SHEET	
Job No.	03 of 05	
Scale (Hor.): 1"= 100'	Scale (Vert.):	
Date: 05/16/19	Checked By: RLW	Drawn By: MAM

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

(N71°14'44"E)
N68°37'07"E

448.31'
(448.31')

12.82 ACRES

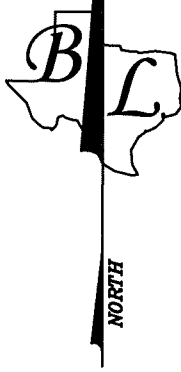
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CAB. I, SL. 94-96
P.R.W.C.T.

30

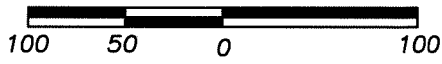
MATCHLINE SHEET 4
MATCHLINE SHEET 3

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

*Willis Donaho Survey
Abstract Number 173*



GRAPHIC SCALE



IN FEET

SCALE: 1"=100'

(S09°35'E)
S12°11'04"E
847.88
(847.88')

27

12.82 ACRES

MATCHLINE SHEET 4
MATCHLINE SHEET 5

*Willis Donaho Survey
Abstract Number 173*

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File: S:\Projects\CRESSMAN RANCH\DWG\ CRESSMAN RANCH C-2 M&B.dwg	Snapshot:
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Date: 05/16/19	Scale (Vert.):
Checked By: RLW	Drawn By: MAM

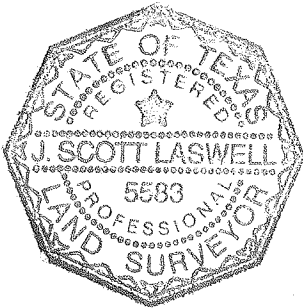
SHEET
04 of 05

12.82 ACRES

MATCHLINE SHEET 4
MATCHLINE SHEET 5

Willis Donaho Survey
Abstract Number 173

J. Scott Laswell
7/21/19



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



JACKIE THOMISON SUBDIVISION
CAB. I, SL. 94-968
P.R.W.C.T.

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'

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

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'	12°39'18"	N77°32'08"E	208.16'
C2	470.00'	324.45'	39°33'07"	N48°11'50"W	318.04'
C3	470.00'	85.12'	10°22'35"	N62°47'06"W	85.00'
C4	5,679.65'	240.15'	2°25'23"	N4°44'29"E	240.13'
(C4)	5,679.65'				

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S61°34'44"W	82.50'
L2	N67°58'24"W	189.07'
L3	S32°24'11"W	91.80'

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SHEET
05 of 05