



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 25.58 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 calculated point in the west line of the 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" from which a 1/2" rebar found in the west line of the 134.62 acre tract and also being in east line of the said 33.302 acre tract bears along a curve to the right having a radius of 5679.65 feet and a chord which bears North 04°44'29" East a distance of 240.13 feet;

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

1. North 72°28'53" East a distance of 575.21 feet to a calculated point;
2. North 32°24'11" East a distance of 91.80 feet to a calculated point for a point of curvature;
3. Along a non-tangential curve to the left having a radius of 470.00 feet, a length of 85.12 feet, a delta angle of 10°22'35", and a chord which bears South 62°47'06" East a distance of 85.00 feet to a calculated point for a point of tangency;
4. South 67°58'24" East a distance of 189.07 feet to a calculated point for a point of curvature;
5. Along a non-tangential curve to the right having a radius of 470.00 feet, a length of 324.45 feet, a delta angle of 39°33'07", and a chord which bears South 48°11'50" East a distance of 318.04 feet to a calculated point;
6. North 61°34'44" East a distance of 82.50 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 of 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°11'04" East a distance of 673.36 feet (record South 09°35' East a distance of 673.36 feet); to a calculated point;

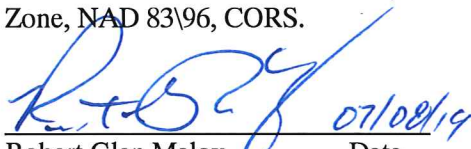
THENCE South 80°08'57" West crossing through the 134.62 acre tract along the North line of a 100 foot wide Electric Easement conveyed to Texas Power and Light Company in Volume, 233

Page, 469 Deed Records of Williamson County, Texas and to Oncor Electric Company LLC. In Document Number 2009085396 Official Public Records Williamson County, Texas, addendum to easement specified as 100 foot wide recorded in Volume 492, Page 140 and in Volume 493, Page 188 Deed Records of Williamson County, a distance of 1313.52 feet to a calculated point in the West 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. North 02°06'14" West a distance of 335.30 feet to a 1/2" rebar set with plastic cap stamped "Baseline Inc." 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 579.99 feet (record: 579.99 feet), a delta angle of 05°51'04" and a chord which bears North 00°36'17" East a distance of 579.74 feet (record: North 01°48'10" East a distance of 579.74 feet) to the POINT OF BEGINNING.

This tract contains 25.58 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.


Robert Glen Maloy Date 07/08/19
Registered Professional Land Surveyor
State of Texas No. 6028

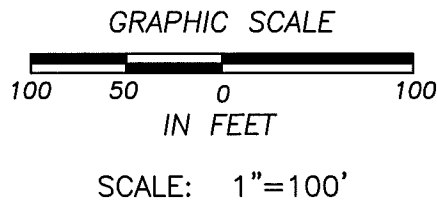
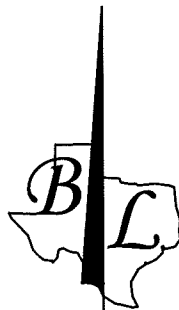


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CO. RD. 113 KIPHEN ROAD.
(R.O.W. VARIES)

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.

C4
N04°44'29"E
240.13'

N72°28'53"E
575.21'

25.58 ACRES

POINT OF BEGINNING

C3

MATCHLINE SHEET 4
MATCHLINE SHEET 3

MATCHLINE SHEET 3
MATCHLINE SHEET 6

SKETCH TO ACCOMPANY DESCRIPTION
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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

mark@baselineandsurveyors.net

File: S:\Projects\CRESSMAN RANCH\Drawg\ CRESSMAN RANCH 25.58 Acre M&B.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 07/02/19

Checked By: RLW

Drawn By: MAM

SHEET

03 of 06

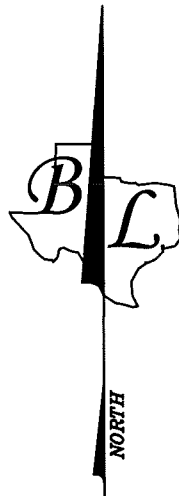
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134.62 ACRES
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JACKIE THOMISON SUBDIVISION
CAB. I, SL. 94-96
P.R.W.C.T.

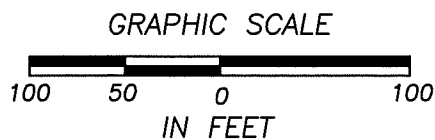
27

*Willis Donaho Survey
Abstract Number 173*

MATCHLINE SHEET 4
MATCHLINE SHEET 3



25.58 ACRES



SCALE: 1"=100'

(S09°35'00"E)
S12°11'04"E
673.36'
(673.36')

26

21

MATCHLINE SHEET 4
MATCHLINE SHEET 5

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04 of 06

MATCHLINE SHEET 4
MATCHLINE SHEET 5

MATCHLINE SHEET 5
MATCHLINE SHEET 6

CRESSMAN ENTERPRISES, L.P.
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O.P.R.W.C.T.

25.58 ACRES

(S09°35'00"E)
S12°11'04"E
(673.36')

S80°08'57"W 1313.52'

JACKIE THOMISON SUBDIVISION
CAB. 1, SL. 94-96
P.R.W.C.T.

50'

50'

*Willis Donaho Survey
Abstract Number 173*

ELECTRIC EASEMENT
TEXAS POWER AND LIGHT COMPANY
VOL. 233, PG. 469
D.R.W.C.T.

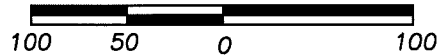
ONCOR ELECTRIC DELIVERY COMPANY LLC.
DOC. NO. 2009085396
O.P.R.W.C.T.

(NO WIDTH SPECIFIED)
ADDENDUM TO EASEMENT
DEFINED AS 100' WIDE

VOL. 492 PG. 140 & VOL. 493 PG. 188
D.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



IN FEET

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	470.00'	85.12'	10°22'35"	S62°47'06"E	85.00'
C2	470.00'	324.45'	39°33'07"	S48°11'50"E	318.04'
C3	5,679.49'	579.99'	5°51'04"	N0°36'17"E	579.74'
(C3)	5,679.65'	579.99'		N01°48'10"E	579.74'
C4	5,679.65'	240.15'	5°51'04"	S0°36'17"W	240.13'
(C4)	5,679.65'				

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N32°24'11"E	91.80'
L2	S67°58'24"E	189.07'
L3	N61°34'44"E	82.50'

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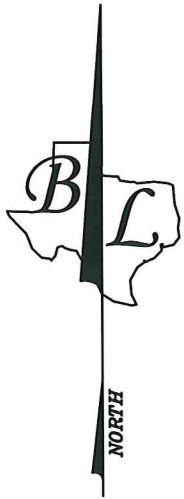
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SHEET

05 of 06

25.58 ACRES



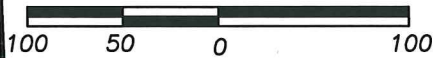
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STATE OF TEXAS
PART 7-33.302 AC.
VOL. 1970, PG. 515
O.R.W.C.T.

N02°06'14"W 335.30'

GRAPHIC SCALE



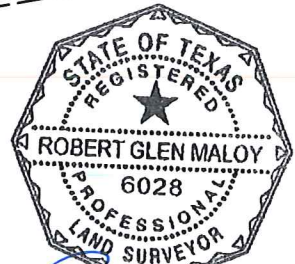
IN FEET

SCALE: 1"=100'

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MATCHLINE SHEET 5
MATCHLINE SHEET 6

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06 of 06