

EXHIBIT

"A"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXCHANGE DEED

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the **CITY OF ROUND ROCK, TEXAS**, a Texas home rule municipal corporation whose address is 221 East Main, Round Rock, Texas 78664 (herein referred to as "Round Rock"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Tract 1"); and

WHEREAS, CRESSMAN ENTERPRISES, LP, a Texas limited partnership whose address is 3232 Trexler Road, Texarkana, Texas 75501 (herein referred to as "Cressman"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "B"**, attached hereto and incorporated herein by reference ("Tract 2"); and

WHEREAS, for mutually beneficial purposes, Round Rock and Cressman desire to exchange property, so that Cressman will hereafter own Tract 1 and Round Rock will hereafter own Tract 2;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of Tract 1 and Tract 2:

(a) Round Rock has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 1 unto Cressman, TO HAVE AND TO HOLD Tract 1, together with all improvements, rights, and appurtenances thereto unto Cressman and its successors and assigns, forever; and Round Rock does hereby bind itself and its successors and assigns to warrant and forever defend Tract 1 unto Cressman, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Round Rock, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 1, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) Cressman has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 2 unto

Round Rock, TO HAVE AND TO HOLD Tract 2, together with all improvements, rights, and appurtenances thereto unto Round Rock and its successors and assigns, forever; and Cressman does hereby bind itself and its successors, and assigns to warrant and forever defend Tract 2 unto Round Rock, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Cressman, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 2, and the liens securing payment of ad valorem taxes for the current and all subsequent years.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to Tract 1 and Tract 2 not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

* * *

EXECUTED AND DELIVERED by the undersigned effective as of _____, 2020.

(signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

Round Rock:

CITY OF ROUND ROCK, TEXAS, a
Texas home rule municipal corporation

By: _____
Craig Morgan, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2020, by
Craig Morgan, Mayor of the City of Round Rock, Texas, a Texas home rule municipal
corporation, on behalf of said municipal corporation.

(seal)

Notary Public Signature

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

Cressman:

CRESSMAN ENTERPRISES, LP, a
Texas limited partnership

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

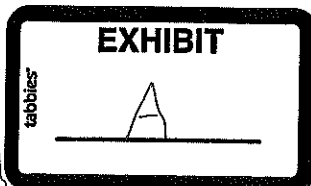
By: _____
Scott Cressman
Managing Member

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____,
2020, 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)

Notary Public Signature



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 3.495 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 5.511 ACRE TRACT DESCRIBED AS KENNEY FORT BOULEVARD, PHASE 4 RIGHT OF WAY, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east line of said 5.511 acre tract, same being in the west line of a 9.258 acre tract of land conveyed to City of Round Rock, Texas by instrument of record in Document No. 2014056270 of the Official Public Records of Williamson County, Texas. [Point of Beginning Coordinates Northing = 10,167,513.59; Easting = 3,146,101.63]

THENCE South 00°40'22" East (record: South 01°55'02" West) along the east line of 5.511 acre tract, same being the west line of said 9.258 acre tract a distance of 153.10 feet to a calculated point at the southeast corner of the 5.511 acre tract, same being an angle point in the easterly line of a 81.41 acre tract of land described as Tract 1 as conveyed to Cressman Enterprises, L.P. by instrument of record in Document No. 2003063811 of the Official Public Records of Williamson County, Texas, from which a 1/2" Iron rebar set with plastic cap stamped "BASELINE, INC." at an angle point in the east line of said 81.41 acre tract and the west line of the 9.258 acre tract, bears South 00°40'22" East (record – South 01°55'02" West) a distance of 249.88 feet;

THENCE along the southerly line of 5.511 acre tract the following three (3) courses:

1. Along a tangential curve to the right, having a radius of 1,140.00 feet (record: 1,140.00 feet), an arc length of 998.24 feet (record: 998.28 feet), a delta angle of 50°10'15" (record: 50°10'22"), and having a chord which bears South 52°03'00" West a distance of 966.65 feet (record: South 52°03'08" West a distance of 966.69 feet) to a calculated point for a point of tangency;
2. South 77°08'19" West a distance of 84.48 feet (record- South 77°08'19" West a distance of 84.49 feet) to a calculated point for a point of curvature;
3. Along a tangential curve to the left, having a radius of 1,020.00 feet (record: 1,020.00 feet), an arc length of 281.55 feet, a delta angle of 15°48'55", and having a chord which bears South 69°13'49" West a distance of 280.65 feet to a point of cusp, from which a 1/2" rebar found for an angle point in the southerly line of the 5.511 acre tract, and 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 Doc. No. 2014027063 of the Official Records of Williamson County, Texas, bears South 86°58'20" West a distance of 146.78 feet;

THENCE crossing through the 5.511 acre tract the following two (2) courses:

1. Along a non-tangential curve to the left having a radius of 2,000.00 feet, a length of 265.68 feet, a delta angle of $7^{\circ}36'44''$ and having a chord which bears North $57^{\circ}30'56''$ East a distance of 265.49 feet to a calculated point for a point of tangency;
2. North $53^{\circ}42'35''$ East a distance of 207.36 feet to a calculated point for a point of curvature in the northerly line of the 5.511 acre tract and a southerly line of the 81.41 acre tract;

THENCE along the northerly line of the 5.511 acre tract and a southerly line of the 81.41 acre tract the following two (2) courses:

1. Along a tangential curve to the left having a radius of 1,010.00 feet (record: 1,010.00 feet), an arc length of 980.26 feet, a delta angle of $55^{\circ}36'31''$ and a chord which bears North $44^{\circ}54'33''$ East a distance of 942.23 feet to a calculated point of compound curve;
2. Along a compound curve to the left having a radius of 1,455.00 feet, an arc length of 108.06 feet, a delta angle of $04^{\circ}15'19''$ and a chord which bears North $25^{\circ}51'36''$ East a distance of 108.04 to a calculated point for the northeast corner of the 5.511 acre tract, and being in the west line of the 9.258 acre tract;

THENCE South $00^{\circ}38'14''$ East (record: South $01^{\circ}57'52''$ East), along the east line of the 5.511 acre tract and the west line of the 9.258 acre tract, a distance of 163.98 feet to the POINT OF BEGINNING.

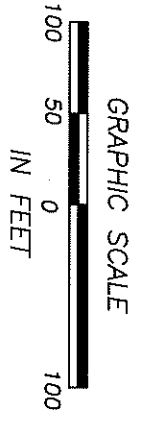
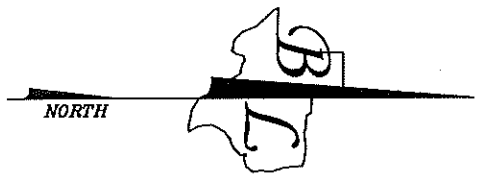
This tract contains 3.495 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas.

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



Robert Glen Maloy 03/04/20
Robert Glen Maloy Date
Registered Professional Land Surveyor
State of Texas No. 6028

File: S:\Projects\Cressman Ranch\Docs\Field Notes\Kenny Fort Road Vacation_fn.doc
File: S:\Projects\Cressman Ranch\DWG\Kenny Fort Road Vacation.dwg



*P.A. Holder Survey
Abstract Number 297*

MERTAGE HOMES OF TEXAS, LLC
TRENDMAKER HOMES, INC.
69.222 ACRES
DOC. NO. 2020005660
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & DRAINAGE EASEMENT
0.990 AC.
DOC. NO. 2017109980
O.P.R.W.C.T.

CRESSMAN ENTERPRISES, L.P.
TRACT 1
81.41 ACRES
(78.41 ACRES NET)
DOC. NO. 2003063811
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
KENNEY FORT BLVD. PHASE 4
RIGHT OF WAY
5.511 AC.
DOC. NO. 2017109979
O.P.R.W.C.T.

3.495 AC.

CITY OF ROUND ROCK, TEXAS
VOL. 71.110 AC.
1760, PG. 475
O.R.W.C.T.
(DOC. NO. 1989006727)
O.R.W.C.T.

POINT OF BEGINNING
N: 10,167,513.59
E: 3,146,101.63

CITY OF ROUND ROCK, TEXAS
9.258 AC.
DOC. NO. 2014056270
O.P.R.W.C.T.

(S01°55'02"W)
249.88'
S00°40'22"E

S00°40'22"E
153.10'
(S01°55'02"W)

S00°38'14"E
163.98'
(S01°57'52"W)

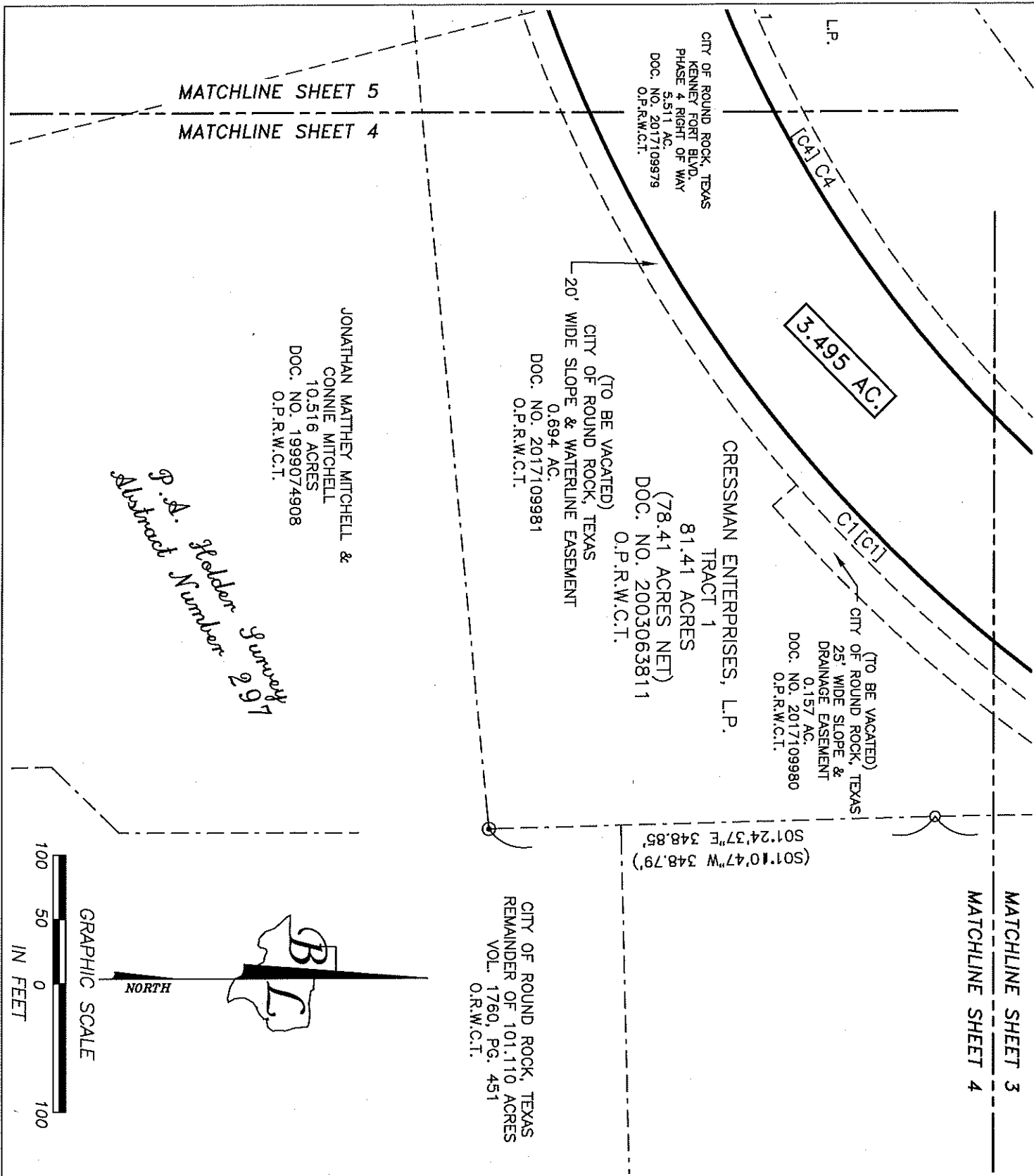
MATCHLINE SHEET 3
MATCHLINE SHEET 4

BEING 3.495 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 5.511 ACRE TRACT DESCRIBED AS KENNEY FORT BOULEVARD, PHASE 4 RIGHT OF WAY, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselinelandsurveyors.net

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| Job No. | Snapshot: |
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| | Drawn By: RGM |

SHEET
3 of 6



BEING 3.495 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 5.511 ACRE TRACT DESCRIBED AS KENNEY FORT BOULEVARD, PHASE 4 RIGHT OF WAY, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES

8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757

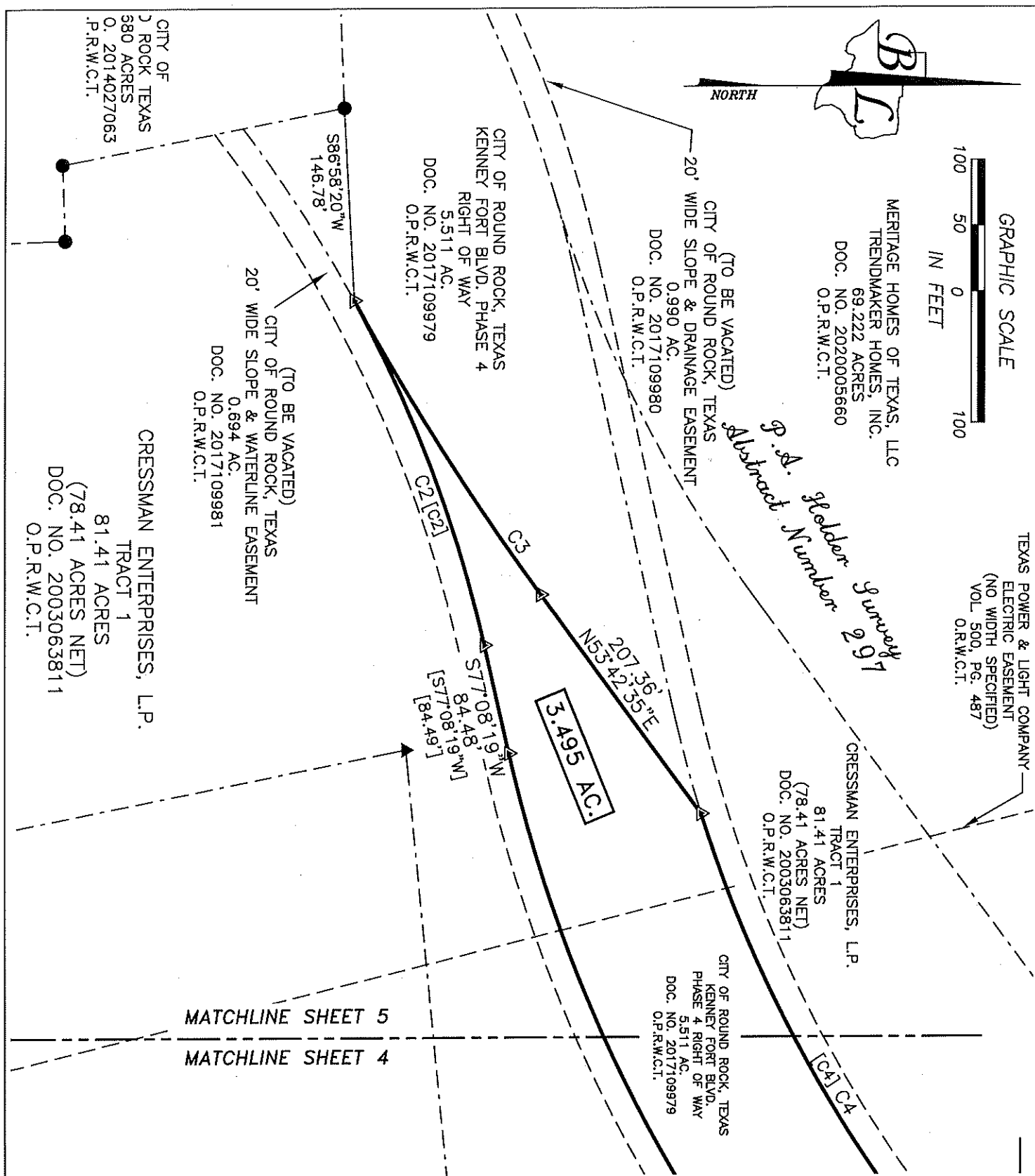
OFFICE: (512) 374-9722

REGISTERED FIRM #10015100

ROBERT@baselinelandsurveyors.net

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| Date: 03/03/20 | Checked By: JSL |
| Drawn By: RGM | |

SHEET
4 of 6



BEING 3.495 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 5.511 ACRE TRACT DESCRIBED AS KENNEY FORT BOULEVARD, PHASE 4 RIGHT OF WAY, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselinelandsurveyors.net

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| Job No. | Scale (Hor.): 1"=100' |
| Scale (Vert.): | Date: 03/03/20 |
| Checked By: JSL | Drawn By: RGM |

SHEET
5 of 6

SYMBOL DESCRIPTION

- 1/2" REBAR FOUND
- ▲ NAIL FOUND
- IRON PIPE FOUND
- ▲ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP

STAMPED "BASELINE INC"

O.R.W.C.T. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

() RECORD INFORMATION-DOC. NO. 2003063811, O.P.R.W.C.T.

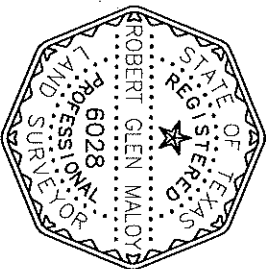
[] RECORD INFORMATION-DOC. NO. 2017109979, O.P.R.W.C.T.

CURVE TABLE

| CURVE# | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
|--------|-----------|---------|-----------|---------------|---------|
| C1 | 1,140.00' | 998.24' | 50°10'15" | S52°03'00"W | 966.65' |
| [C1] | 1,140.00' | 998.28' | 50°10'22" | S52°03'08"W | 966.69' |
| C2 | 1,020.00 | 281.55' | 15°48'55" | S69°13'49"W | 280.65' |
| [C2] | 1,020.00 | | | | |
| C3 | 2,000.00' | 265.68' | 7°36'44" | N57°30'56"E | 265.49' |
| C4 | 1,010.00' | 980.26' | 55°36'31" | N44°54'33"E | 942.23' |
| [C4] | 1,010.00' | | | | |
| C5 | 1,455.00' | 108.06' | 4°15'19" | N25°51'36"E | 108.04' |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Robert Glen Maloy
 Robert Glen Maloy,
 R.P.L.S. NO. 6028 STATE OF TEXAS
 8000 Anderson Square Rd. #101
 AUSTIN, TEXAS 78757
 DATE 03/04/2020



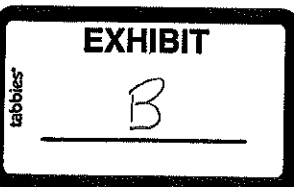
BEING 3.495 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 5.511 ACRE TRACT DESCRIBED AS KENNEY FORT BOULEVARD, PHASE 4 RIGHT OF WAY, BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2017109979 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselinelandsurveyors.net

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| Job No. | Scale (Vert.): |
| Scale (Hor.): 1"=100' | Drawn By: RGM |
| Date: 03/03/20 | Checked By: JSL |

SHEET
 6 of 6



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 4.088 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 81.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NO, 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar set with plastic cap which reads "BASELINE INC." in the east line of said 81.41 acre tract, same being the west line of a 71.110 acre tract of land conveyed to the City of Round Rock, Texas, by deed of record in Volume 1760, Page 475 of the Official Records of Williamson County, Texas, and by instrument of record in Document No. 198900672 of the Official Public Records of Williamson County, Texas, from which a 1/2" iron rebar found for an angle point in the east line of the 81.41 acre tract, same being the west line of said 71.110 acre tract bears North 00°37'36" West a distance of 190.30 feet (record – North 01°58'49" East a distance of 190.30 feet) [Point of Beginning Coordinates Northing = 10,168,278.64; Easting = 3,146,092.63]

THENCE along the east line of the 81.41 acre tract and the west line of the 71.110 acre tract the following two (2) courses:

1. THENCE 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;
2. South 00°34'31" East (record – South 01°57'52" West), a distance of 217.72 feet to a 1/2" rebar found to a point of curvature at the northeast corner of a 5.511 acre tract of land described as Kenney Fort Blvd. Phase 4 to the City of Round Rock, Texas by instrument of record in Document No. 2017109979 of the Official Public Records of Williamson County, Texas;

THENCE along a southerly line of the 81.41 acre tract and the northerly line of said 5.511 acre tract, along a tangential curve to the right having a radius of 1010.00 feet (record: 1,010.00 feet), an arc length of 322.54 feet, a delta angle of 18°17'49", and a chord which bears South 07°57'06" West, a distance of 321.17 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of compound curvature;

THENCE crossing through the 81.41 acre tract the following two (2) courses:

1. Along a non-tangential curve to the right, having a radius of 1455.00 feet, an arc length of 653.12 feet, a delta angle of 25°43'08", and a chord which bears South 40°50'55" West a distance of 647.65 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of tangency;
2. South 53°42'35" West a distance of 299.74 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of curvature in a southerly line of the 81.41 acre tract and the northerly line of the 5.511 acre tract;

THENCE along a southerly line of the 81.41 acre tract and the northerly line of the 5.511 acre tract the following three (3) courses:

1. Along a non-tangential curve to the right, having a radius of 1010.00 (record: 1,010.00 feet), an arc length of 77.94 feet, a delta angle of $04^{\circ}25'17''$, and a chord which bears South $74^{\circ}55'40''$ West a distance of 77.92 feet to a calculated point of tangency;
2. South $77^{\circ}08'19''$ West a distance of 349.51 feet (record – South $77^{\circ}08'19''$ West a distance of 349.55 feet) to a calculated point of curvature;
3. Along a tangential curve to the left, having a radius of 955.00 feet (record: 955.00 feet), an arc length of 59.98 feet, a delta angle of $03^{\circ}35'55''$, and a chord which bears South $75^{\circ}20'21''$ West a distance of 59.97 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of cusp a northerly line of the 81.41 acre tract and being in the southerly line of a 69.222 acre tract of land conveyed to Meritage Homes of Texas, LLC and Trendmaker Homes, Inc. by instrument of record in Document No. 2020005660 of the Official Public Records of Williamson County, Texas;

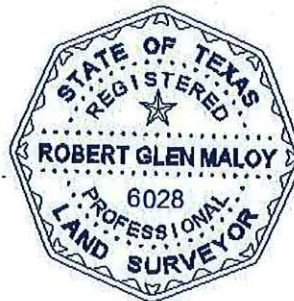
THENCE along the northerly line of the 81.41 acre tract and the southerly line of said 69.22 acre tract the following two (2) courses:

1. Along a non-tangential curve to the left, having a radius of 1000.00, an arc length of 346.06 feet, a delta angle of $19^{\circ}49'39''$, and a chord which bears North $63^{\circ}37'20''$ East a distance of 344.33 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of tangency;
2. North $53^{\circ}42'35''$ East a distance of 409.63 feet to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for a point of curvature;

THENCE continuing along the northerly line of the 81.41 acre tract and the southerly line of the 69.22 acre tract, and crossing into and through the 81.41 acre tract, along a tangential curve to the left, having a radius of 1325.00 feet, an arc length of 1257.42 feet, a delta angle of $54^{\circ}22'24''$, and a chord which bears North $26^{\circ}30'50''$ East a distance of 1210.76 feet to POINT OF BEGINNING

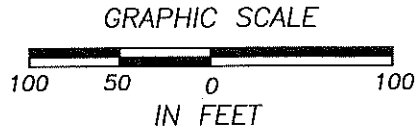
This tract contains 4.088 acres of land, more or less, out of the P.A. Holder Survey, Abstract Number 297 in Williamson County, Texas.

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



Robert Glen Maloy 03/04/20
Robert Glen Maloy Date
Registered Professional Land Surveyor
State of Texas No. 6028

File: S:\Projects\Cressman Ranch\Docs\Field Notes\Kenny Fort Road Prop ROW_fn.doc
File: S:\Projects\Cressman Ranch\DWG\Kenny Fort Road Prop Row.dwg



POINT OF BEGINNING

N: 10,168,278.64

E: 3,146,092.63

CRESSMAN ENTERPRISES, L.P.
TRACT 1
81.41 ACRES
(78.41 ACRES NET)
DOC. NO. 2003063811
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & DRAINAGE EASEMENT
0.990 AC.
DOC. NO. 2017109980
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
71.110 AC.
VOL. 1780, PG. 475
O.R.W.C.T.
(DOC. NO. 1989006727)

*P.A. Holder Survey
Abstract Number 297*

MATCHLINE SHEET 3

MATCHLINE SHEET 4

4.088 AC.

BEING 4.088 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 81.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselineandsurveyors.net

File: S:\Projects\Cressman Ranch\DWG\Kenny Fort Bld Prop ROW.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 03/04/20

Checked By: JSL

Drawn By: RGM

SHEET

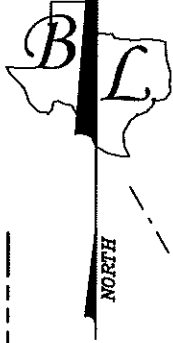
3 of 6

MATCHLINE SHEET 3

MATCHLINE SHEET 4

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & DRAINAGE EASEMENT
0.990 AC.
DOC. NO. 2017109980
O.P.R.W.C.T.

CRESSMAN ENTERPRISES, L.P.
TRACT 1
81.41 ACRES
(78.41 ACRES NET)
DOC. NO. 2003063811
O.P.R.W.C.T.



MERITAGE HOMES OF TEXAS, LLC
TRENDMAKER HOMES, INC.
69.222 ACRES
DOC. NO. 2020005660
O.P.R.W.C.T.

*P.A. Holder Survey
Abstract Number 297*

4.088 AC.

C2
CITY OF ROUND ROCK, TEXAS
KENNEY FORT BLVD. PHASE 4
RIGHT OF WAY
5.511 AC.
DOC. NO. 2017109979
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
9.258 AC.
DOC. NO. 2014056270
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
25' WIDE SLOPE & DRAINAGE EASEMENT
0.157 AC.
DOC. NO. 2017109980
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & WATERLINE EASEMENT
0.694 AC.
DOC. NO. 2017109981
O.P.R.W.C.T.

CRESSMAN ENTERPRISES, L.P.
TRACT 1
81.41 ACRES
(78.41 ACRES NET)
DOC. NO. 2003063811 O.P.R.W.C.T.

GRAPHIC SCALE



BEING 4.088 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 81.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselinelandsurveyors.net

File: S:\Projects\Cressman Ranch\DWG\Kenney Fort Blvd Prop ROW.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

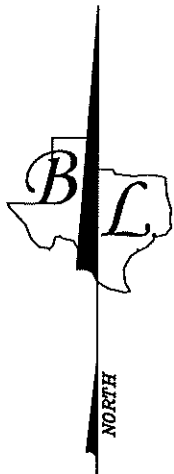
Date: 03/04/20

Checked By: JSL

Drawn By: RGM

SHEET

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GRAPHIC SCALE
100 50 0 100
IN FEET

*P.A. Holder Survey
Abstract Number 297*

TEXAS POWER & LIGHT COMPANY
ELECTRIC EASEMENT
(NO WIDTH SPECIFIED)
VOL. 500, PG. 487
O.R.W.C.T.

MERITAGE HOMES
TRENDMAKER
69.2
DOC. NO.
O.P.

MERITAGE HOMES OF TEXAS, LLC
TRENDMAKER HOMES, INC.
69.222 ACRES
DOC. NO. 2020005660
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & DRAINAGE EASEMENT
0.990 AC.
DOC. NO. 2017109980
O.P.R.W.C.T.

CITY OF ROUND ROCK, TEXAS
KENNEY FORT BLVD. PHASE 4
RIGHT OF WAY
5.511 AC.
DOC. NO. 2017109979
O.P.R.W.C.T.

(TO BE VACATED)
CITY OF ROUND ROCK, TEXAS
20' WIDE SLOPE & WATERLINE EASEMENT
0.694 AC.
DOC. NO. 2017109981
O.P.R.W.C.T.

CITY OF
ROUND ROCK TEXAS
4.680 ACRES
DOC. NO. 2014027063
O.P.R.W.C.T.

CRESSMAN ENTERPRISES, L.P.
TRACT 1
81.41 ACRES
(78.41 ACRES NET)
DOC. NO. 2003063811 O.P.R.W.C.T.

N53°42'35"E 409.63'
4.088 AC.

S77°08'19"W
349.51'
[S77°08'19"W 349.55']

MATCHLINE SHEET 5
MATCHLINE SHEET 4

BEING 4.088 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 81.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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@baselinelandsurveyors.net

File: S:\Projects\Cressman Ranch\DWG\Kenney Fort Blvd Prop ROW.dwg
Job No. Snapshot:
Scale (Hor.): 1"=100' Scale (Vert.):
Date: 03/04/20 Checked By: JSL Drawn By: RGM

SHEET
5 of 6

SYMBOL DESCRIPTION

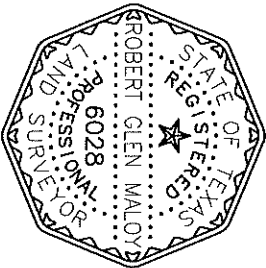
- 1/2" REBAR FOUND
 - ▲ NAIL FOUND
 - ⊙ IRON PIPE FOUND
 - ▲ CALCULATED POINT
 - 1/2" REBAR SET WITH PLASTIC CAP
- STAMPED "BASELINE INC"
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION-DOC. NO. 2003063811, O.P.R.W.C.T.
- [] RECORD INFORMATION-DOC. NO. 2017109979, O.P.R.W.C.T.

CURVE TABLE

| CURVE# | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
|--------|-----------|----------|-----------|---------------|----------|
| C1 | 1,010.00' | 322.54' | 18°17'49" | S07°57'06"W | 321.17' |
| C2 | 1,455.00' | 653.12' | 25°43'08" | S40°50'55"W | 647.65' |
| [C2] | 1,455.00' | | | | |
| C3 | 1,010.00' | 77.94' | 4°25'17" | S74°55'40"W | 77.92' |
| [C3] | 1,010.00' | | | | |
| C4 | 955.00' | 59.98' | 3°35'55" | S75°20'21"W | 59.97' |
| [C4] | 955.00' | | | | |
| C5 | 1000.00' | 346.06' | 19°49'39" | N63°37'20"E | 344.33' |
| C6 | 1,325.00' | 1257.42' | 54°22'24" | N26°30'50"E | 1210.76' |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Robert Glen Maloy
 Robert Glen Maloy,
 R.P.L.S. NO. 6028 STATE OF TEXAS
 8000 Anderson Square Rd. #101
 AUSTIN, TEXAS 78757
 03/04/2020
 DATE



BEING 4.088 ACRES OF LAND, OUT OF THE P.A. HOLDER SURVEY, ABSTRACT NO. 297 AND BEING A PORTION OF A 81.41 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO CRESSMAN ENTERPRISES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NO, 2003063811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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PROFESSIONAL LAND SURVEYING SERVICES
 8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757
 OFFICE: (512) 374-9722
 REGISTERED FIRM #10015100
 ROBERT@baselinelandsurveyors.net

File: S:\Projects\Cressman Ranch\DWG\Kenny Fort Blvd Prop ROW.dwg
 Job No. Snapshot:
 Scale (Hor.): 1"=100' Scale (Vert.):
 Date: 03/04/20 Checked By: JSL Drawn By: RGM

SHEET
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