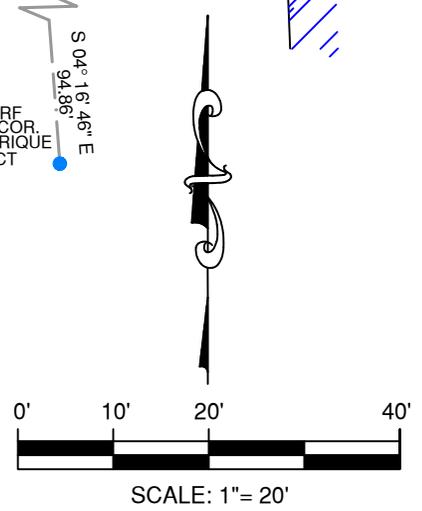


LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM =	GAS METER	STONE =	
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET WITH "PREMIER" CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED DEED.
 THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 (10a)-EASEMENT, VOL. 338, PG. 387, D.R.W.C.T.



LEGAL DESCRIPTION:
 BEING A 0.165 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ISRAEL ARREOLA, AS RECORDED IN INSTRUMENT NO. 2016069445, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GF. NO.	2509580-RRK
BORROWER	FERNANDO JOSE MANRIQUE
TITLE CO.	INDEPENDENCE TITLE
TECH	MSP
FIELD	ZD
FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0493 F, DATED DECEMBER 20, 2019.	

DATE: 04/01/25 JOB NO.: 25-02123
 FIELD: 03/31/25

201 W. LOGAN STREET, ROUND ROCK, TX 78664
 0.165 AC., WILEY HARRIS SURVEY, ABSTRACT NO. 298



Premier
 Surveying LLC
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 855-892-0468
 Firm Registration No. 10146200

DATE: _____
 ACCEPTED BY: _____

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468**

Exhibit "A"
(201 W. LOGAN STREET)

BEING A 0.165 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ISRAEL ARREOLA, AS RECORDED IN INSTRUMENT NO. 2016069445, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

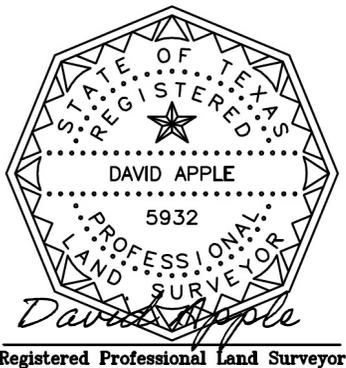
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ARREOLA TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE SOUTH LINE OF W. LOGAN STREET AND THE WEST LINE OF MANDELL STREET;

THENCE SOUTH 04° 16' 46" EAST, A DISTANCE OF 82.07 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID ARREOLA TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FERNANDO JOSE MANRIQUE, AS RECORDED IN INSTRUMENT NO. 2024086684, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 78° 36' 07" WEST, A DISTANCE OF 102.02 FEET ALONG THE COMMON LINE OF SAID ARREOLA AND MANRIQUE TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ARREOLA TRACT;

THENCE NORTH 11° 23' 53" EAST, A DISTANCE OF 78.50 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ARREOLA TRACT AND THE MOST WESTERLY NORTHEAST CORNER OF SAID MANRIQUE TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF W. LOGAN STREET;

THENCE SOUTH 78° 58' 38" EAST, A DISTANCE OF 79.84 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 7,164 SQUARE FEET OR 0.165 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 03/31/25

PROPERTY DESCRIPTION:

BEING A 0.580 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS RECORDED IN VOLUME 334, PAGE 17 AND IN VOLUME 328, PAGE 222, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RICHARD C. MERCER, AS RECORDED IN INSTRUMENT NO. 2006112068, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF MANDELL STREET;

THENCE NORTH 86° 38' 47" WEST, A DISTANCE OF 201.11 FEET ALONG THE NORTH LINE OF SAID MERCER TRACT TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MERCER TRACT, SAID IRON ROD BEING ON THE MOST WESTERLY EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FELICIANO CARBAJAL-SOLIS AND YOLANDA IBARRA-BENITEZ, AS RECORDED IN INSTRUMENT NO. 2024009400, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 11° 46' 48" EAST ALONG SAID EAST LINE, PASSING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FLOYD BLACKBURN, JR. AND WIFE, EPIFANIA BLACKBURN, AS RECORDED IN VOLUME 686, PAGE 950, AFORESAID DEED RECORDS, AT A DISTANCE OF 59.52 FEET AND CONTINUING ALONG THE EAST LINE OF SAID BLACKBURN TRACT A TOTAL DISTANCE OF 197.52 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLACKBURN TRACT, SAID IRON ROD BEING ON THE SOUTH LINE OF W. LOGAN STREET;

THENCE SOUTH 78° 58' 38" EAST, A DISTANCE OF 70.16 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ISRAEL ARREOLA, AS RECORDED IN INSTRUMENT NO. 2016069445, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 11° 23' 53" WEST, A DISTANCE OF 78.50 FEET ALONG THE WEST LINE OF SAID ARREOLA TRACT TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ARREOLA TRACT;

THENCE SOUTH 78° 36' 07" EAST, A DISTANCE OF 102.02 FEET ALONG THE SOUTH LINE OF SAID ARREOLA TRACT TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID ARREOLA TRACT, SAID IRON ROD BEING ON THE AFORESAID WEST LINE OF MANDELL STREET;

THENCE SOUTH 04° 16' 46" EAST, A DISTANCE OF 94.86 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 25,283 SQUARE FEET OR 0.580 OF ONE ACRE OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10h)-EASEMENT, VOL. 338, PG. 387, D.R.W.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0493 F, DATED DECEMBER 20, 2019.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEEDS REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE DEED RECORDED IN INST. NO. 2006112068, O.P.R.W.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

FELICIANO CARBAJAL-SOLIS AND YOLANDA IBARRA-BENITEZ
INST. NO. 2024009400
O.P.R.W.C.T.

FLOYD BLACKBURN, JR. AND WIFE, EPIFANIA BLACKBURN
VOL. 686, PG. 950
D.R.W.C.T.

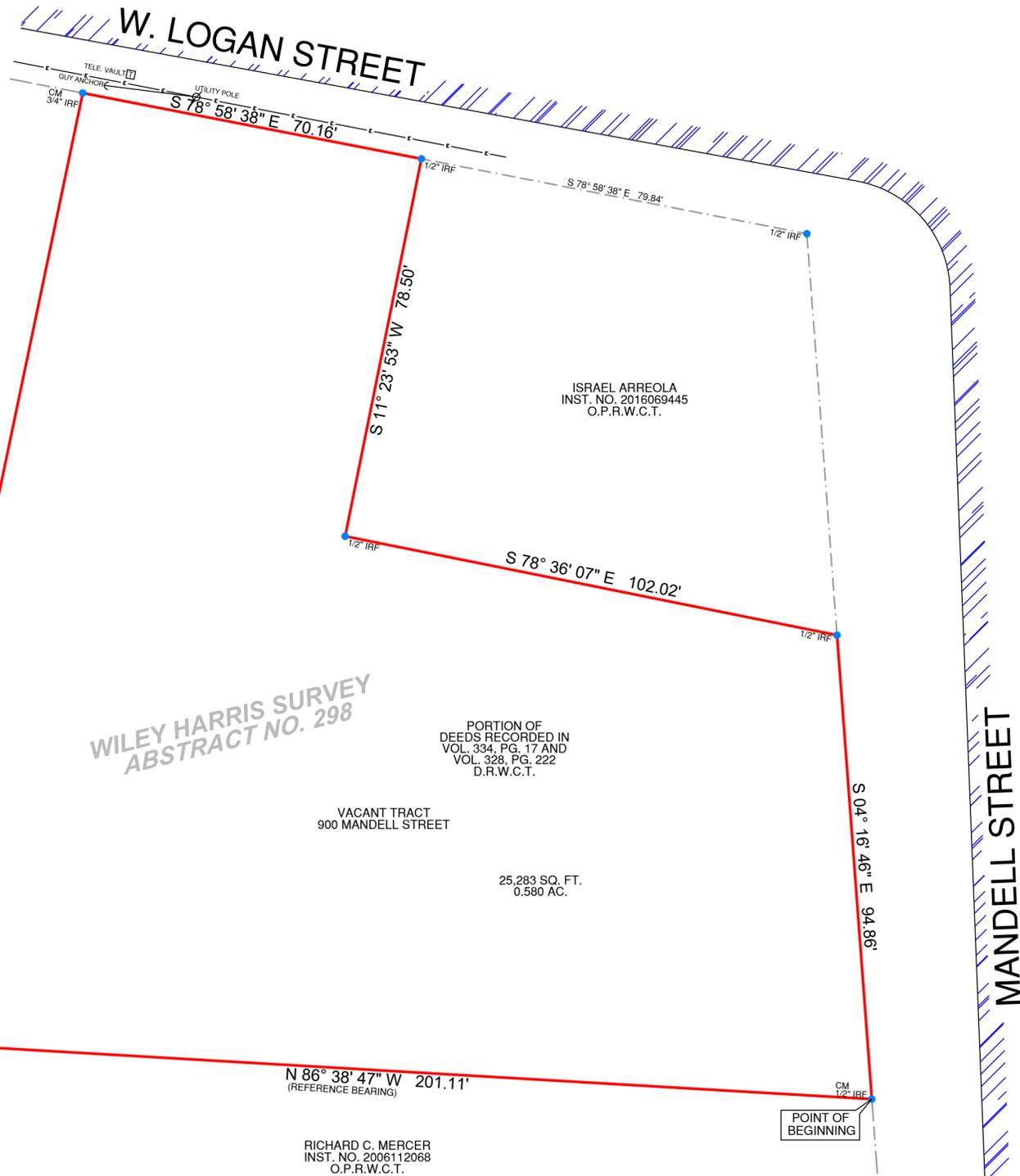
ISRAEL ARREOLA
INST. NO. 2016069445
O.P.R.W.C.T.

PORTION OF DEEDS RECORDED IN VOL. 334, PG. 17 AND VOL. 328, PG. 222
D.R.W.C.T.

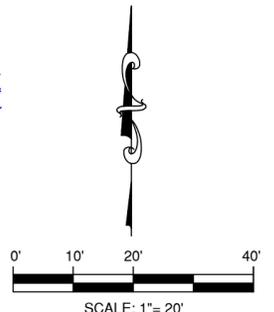
VACANT TRACT
900 MANDELL STREET

25,283 SQ. FT.
0.580 AC.

RICHARD C. MERCER
INST. NO. 2006112068
O.P.R.W.C.T.



MANDELL STREET



**900 MANDELL STREET
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS**

GF#: 2419905-RRK	
BORROWER: FERNANDO JOSE MANRIQUE	
TITLE CO.: INDEPENDENCE TITLE	
PREMIER JOB #: 24-06944LS	
TECH: MSP	DATE: 09/26/24
FIELD: ZD	FIELD DATE: 09/26/24

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPCP = WOOD FENCE COR POST



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

