

**HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
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FIRM No. 10050700

RECEIVED

JAN 03 2023

CITY OF ROUND ROCK
PLNG & DEV SERVICES

FIELD NOTE DESCRIPTION OF 71.64 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY ABSTRACT No. 452 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (71 ½ ACRE) TRACT OF LAND DESCRIBED AS "TRACT ONE" IN SPECIAL WARRANTY DEED TO GWENDOLYN OLSON AYRES AND PAULA OLSON GODINICH BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2018039073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod (marked "RJ Surveying") in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southwest corner of that certain (71 ½ acre) tract of land as conveyed to Gwendolyn Olson Ayres and Paula Olson Godinich by Special Warranty Deed recorded in Document No. 2018039073 of the Official Public Records of Williamson County, Texas, and for the Southeast corner of Lot 93, Block E, Siena Section 31, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 201903228 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found for the Northwest corner of that certain (10.0062 acre) tract of land as conveyed to Russell D. Lewis and Lisa Lewis by deed recorded in Volume 2518 Page 130 of the Official Public Records of Williamson County, Texas, bears S 67 deg. 53' 33" W 72.69 ft., and also from which a ½" iron rod found at a very old fence corner post for the Northeast corner of that certain (99.27 acre) tract of land as conveyed to R.W. McMinn and wife, Earlette McMinn by deed recorded in Volume 668 Page 714 of the Deed Records of Williamson County, Texas, and for the Northeast corner of said Lewis (10.0062 acre) tract, bears N 68 deg. 37' 55" E 312.27 ft.;

THENCE with the West line of said Ayres and Godinich (71 ½ acre) tract and with the East lines of Siena Section 31 and Siena Section 14, respectively, according to the maps or plats of record in Document No. 2019103228 and Document No. 2020023552 of the Official Public Records of Williamson County, Texas, N 21 deg. 37' 43" W, passing multiple capped iron rods found (marked "RJ Surveying") for various lots in said subdivisions, and at 2512.62 ft. passing a capped iron rod found (marked "RJ Surveying") for the Northeast corner of Lot 63, in Block UU of said Siena Section 14, and continuing with the same bearing for a total distance of 2518.14 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc" in the

approximate center of an eighteen feet (18') wide Lane, (as mentioned in Volume 587 Page 949 of the Deed Records of Williamson County, Texas), for the Northwest corner of said Ayres and Godinich (71 ½ acre) tract and being the Northwest corner of this tract of land, and from which a ½" iron rod found in the North line of said Lane and for an angle corner in the South line of that certain (196.96 acre) tract of land as conveyed to Truett F. Pritchard and wife, Louise H. Pritchard by deed recorded in Volume 894 Page 855 of the Deed Records of Williamson County, Texas, bears N 81 deg. 17' 38" W 15.89 ft. (direct tie);

THENCE with the center of said Lane and with the North line of said Ayres and Godinich (71 ½ acre) tract, N 68 deg. 30' 56" E 1238.73 ft. to a capped iron rod found (marked "Forest") for the Northeast corner of said Ayres and Godinich (71 ½ acre) tract and for the Northwest corner of that certain (100 acre) tract of land as conveyed to Marshall Ford and wife, Ruby Ford by deed recorded in Volume 459 Page 157 of the Deed Records of Williamson County, Texas, and for the Southwest corner of that certain (75 acre) tract of land as conveyed to Tom Noren and wife, Norma Noren by deed recorded in Volume 781 Page 247 of the Deed Records of Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a ½" iron rod found at a fence corner post in the West line of said Noren (75 acre) tract for the Northeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 1340.98 ft., and also from which a point near a fence corner post and a double 15" Hackberry tree for the Southeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 9.2 ft.;

THENCE leaving the center of said Lane with the common line of said Ayres and Godinich (71 ½ acre) tract and said Ford (100 acre) tract, S 21 deg. 38' 41" E 2518.89 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southeast corner of said Ayres and Godinich (71 ½ acre) tract and for the Southwest corner of said Ford (100 acre) tract and being the Southeast corner of this tract of land, and from which a ½" iron rod found at a fence corner post in the West line of Williams County Road No. 118 and in the South line of said Ford (100 acre) tract and for an angle corner in the North line of that certain (169.307 acre) tract of land as conveyed to Richard K. Ma and John F. Matthews by deed recorded in Volume 760 Page 676 of the Deed Records of Williamson County, Texas, bears N 68 deg. 33' 00" E 1686.03 ft., and also from which a point for the Southeast corner of the Henry Millard Survey Abstract No. 452 and for the Southeast corner of said Ford (100 acre) tract bears N 68 deg. 33' 00" E 1732.82 ft.;

Page 3 of 3
71.64 ACRES

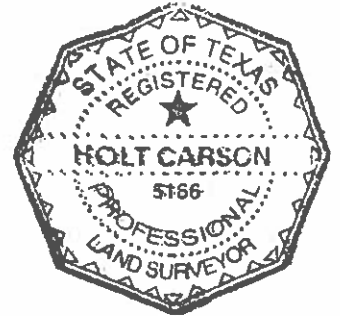
THENCE with the South line of the Henry Millard Survey Abstract No. 452 and the North line of the William Dunn Survey Abstract No. 196 and with the South line of said Ayres and Godinich (71 ½ acre) tract, S 68 deg. 33' 00" W at 233.71 ft. passing a ½" iron rod found in the North line of that certain (5.00 acre) tract of land as conveyed to James T. Repass and wife, Geraldine A. Repass by deed recorded in Volume 2176 Page 749 of the Official Public Records of Williamson County, Texas, being 0.81 ft. North of this line, and at 399.35 ft. passing a ½" iron rod found at the Northwest corner of said Repass (5.00 acre) tract, being 0.83 ft. North of this line, and continuing with the same bearing for a total distance of 1239.45 ft. to the **PLACE OF BEGINNING**, containing 71.64 acres of land.

SURVEYED: April 5, 2022

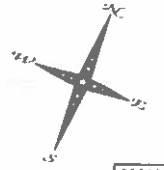


Holt Carson

Registered Professional Land Surveyor No. 5166

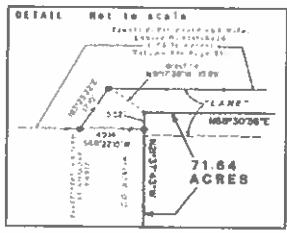


see accompanying map: B 1111064



71.84 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY
 ABSTRACT NO. 432 IN WILLIAMSON COUNTY, TEXAS, BEING
 ALL OF THAT CERTAIN 175 7/8 ACRES OF LAND DESCRIBED
 AS "TRACT ONE" IN SPECIAL WARRANTY DEED TO GWENDOLYN OLSON
 AYRES AND PAULA OLSON GOODRICH DOCUMENT NO. 2018039073 OF THE
 PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 See accompanying Field Note Descriptions

Horizontal and vertical control was based upon
 the State Plane Coordinate System
 (4803 - Texas Central Zone)



Jennifer L. Fitchard and
 Andrew S. Fitchard
 134.93 Acres
 Document No. 2011085213

Thomas P. Fitchard and wife,
 Louise J. Fitchard
 (179.93 Acres)
 Volume 874 Page 85

Tom Noren and wife,
 Heidi Noren
 (75 Acres)
 Volume 78 Page 247

HENRY MILLARD SURVEY
 ABSTRACT NO. 432
 TOM NOKALAND WIFE,
 HEIDI NOKALAND
 75 ACRES
 VOLUME 78 PAGE 247

WILLIAMSON COUNTY ROAD NO. 118

See DETAIL above

71.84 ACRES
 SURVEYED

Gwendolyn Olson Ayres
 Paula Olson Goodrich
 "Tract One" (175.84 Acres)
 Special Warranty Deed
 Document No. 2018039073

Formerly
 Nevada, Oliver
 Andrew Olson
 Doretha Jacob
 "Tract 1" (71.84 Acres)
 Volume 594 Page 131

Formerly
 W. V. Ford
 (160 Acres)
 Volume 140 Page 500

Marshall Ford and wife,
 Ruby Ford
 (130 Acres)
 Volume 454 Page 157

Formerly
 Lee Roy McBride
 and wife, Marie McBride
 (72.42 Acres)
 Volume 329 Page 603

HENRY MILLARD SURVEY
 ABSTRACT NO. 432

TOSCANA TRACE

PLACE OF BEGINNING
 0.45 South of the
 57°W
 S68°33'00"W
 (238.40')

HENRY MILLARD SURVEY
 ABSTRACT NO. 432

WILLIAMSON SURVEY
 ABSTRACT NO. 118

Formerly
 A W McKinn and wife, Estelle McKinn
 (292.27 Acres)
 Volume 60 Page 714

Richard C. Fitchard and
 Rhonda L. Fitchard
 (131.84 Acres)
 Volume 874 Page 85

James T. Kepasa
 and wife
 Heather A. Kepasa
 (5.00 Acres)
 Vol. 1, 274 Pg. 740

WILLIAMSON SURVEY
 ABSTRACT NO. 432

Calvary Apostolic
 Church of Texas, Inc.
 (14.00 Acres)
 Doc. 201116752

ADAM A. MILLARD SURVEY
 ABSTRACT NO. 118

3000 Lumber Land Investments, L.L.C.
 (24.021 Acres)
 Special Warranty Deed
 Document No. 2013166900

Formerly
 S.A. Anderson (131.0 Acres) Vol. 39 Pg. 55

WILLIAMSON SURVEY
 ABSTRACT NO. 118

THE STATE OF TEXAS
 THE COUNTY OF TEXAS
 The undersigned does hereby certify that a survey was this day made on the
 ground of the property legally described herein and is accurate to the best of my
 ability and that there are no boundary line conflicts, encroachments, shortages in
 area, overlapping of improvements, visible utility lines, or roads in place, except as
 shown hereon, and said property above a dedicated roadway.
 This property is within Zone X (areas determined to be outside of the 100 year flood
 hazard according to the Federal Emergency Management Agency Flood Insurance
 Rate Map Panel No. 4848C 0505 F, dated December 20, 2014,
 TMS the 31st day of APRIL, A.D., 2022.

Of No. 034905
 10: Carlisle Enterprises LLC
 Preserve Title Company
 Stewart Title Guaranty Company

101
 Holt Corson
 Registered Professional Land Surveyor No. 5866
 HOLT CARLSON, INC.
 1504 Fortview Road Austin, Texas 78704
 (512) 443-0590
 Fire Registration Number 10050100



- Legend
- Iron Red Found
 - Copper Iron Red Found
 - marked "B" Stakeholder letters dated
 - Iron Red Set with on aluminum cap
 - Impressed with "Holt Corson, Inc."
 - 600 Red Found
 - Wire Fence
 - Wood Stake Fence
 - Painted Survey Line
 - Record Bearing and Distance

K. Philip A. Mc and John P. Matthews
 (169.307 Acres)
 Volume 760 Page 676

CARROLL CREEK DRIVE