



(PAGE 1 OF 4)

LEGAL DESCRIPTION

FIELD NOTES for a 4.519 acre tract situated in the Willis Donahoe Jr. Survey, Abstract No. 173, Williamson County, Texas, being the tract called 4.527 acres in a Special Warranty Deed to Brooks Clark Properties, Ltd., a Texas limited partnership, LLC, a Texas limited liability company (hereinafter referred to as Brooks tract), recorded under Instrument No. 2003114990 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), same being a portion of the tract more particularly described by metes and bounds as 4.65 acres in a Warranty Deed with Vendor's Lien to James R. Brooks Jr. and wife, Connie Brooks, recorded in Volume 790, Page 887 of the Deed Records of Williamson County, Texas (D.R.W.C.T.); the subject tract, surveyed by JPH Land Surveying Inc., is more particularly described as follows:

BEGINNING at a 1/2-inch rebar found in the north right-of-way line of E. Old Settlers Boulevard, in the east line of the tract described as 5.508 acres in a Warranty Deed with Vendor's Lien to Hossain F. Mehrabian and wife, Orlena M. Mehrabian (hereinafter referred to as 5.508 acre Mehrabian tract), recorded in Volume 2336, Page 22, D.R.W.C.T., at the common north corner of the tract described as 0.123 of an acre in a Special Warranty Deed to the City of Round Rock, Texas (hereinafter referred to as 0.123 of an acre Round Rock tract), recorded under Instrument Number 2001071459 of said O.P.R.W.C.T. and the tract described as 0.128 of an acre (Tract 2) in a Special Warranty Deed to the City of Round Rock, Texas recorded under Instrument Number 2002088808 of said O.P.R.W.C.T.

THENCE with the common line of said Brooks tract and said 5.508 acre Mehrabian tract the following bearings and distances:

1. NORTH 21° 40' 16" WEST, a distance of 428.75 feet to a 1/2-inch rebar found;
2. NORTH 21° 41' 14" WEST, a distance of 201.70 feet to a 1/2-inch rebar found;
3. NORTH 21° 43' 33" WEST, a distance of 277.38 feet to a 3/8-inch rebar found at the southwest corner of the tract described as 1.80 acres in a Warranty Deed to Robert D. Warren and wife, Lisa A. Warren (hereinafter referred to as Warren tract), recorded in Volume 1519, Page 216 of said D.R.W.C.T.;

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426 Graham Street
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(PAGE 2 OF 4)

THENCE NORTH 68° 17' 52" EAST, in part with the common line of said Brooks tract and said Warren tract, and the common line of said Brooks tract and the tract described as 6.57 acres in a Special Warranty Deed to Hossain Mehrabian and Orlena Mehrabian, husband and wife (hereinafter referred to as 6.57 acre Mehrabian tract), recorded in Volume 2386, Page 208 of said D.R.W.C.T., a distance of 207.91 feet to a 3/8-inch rebar found at an interior corner in the west line of said 6.57 acre Mehrabian tract;

THENCE SOUTH 21° 43' 09" EAST, with the common line of said Brooks tract and said 6.57 acre Mehrabian tract, a distance of 984.45 feet to a point in the north line of said E. Old Settlers Boulevard at the common north corner of said 0.123 of an acre Round Rock tract and the tract described as 0.118 of an acre (Tract 1) in a Special Warranty Deed to the City of Round Rock, Texas (hereinafter referred to as 0.118 of an acre Round Rock tract), recorded under Instrument Number 2002088808 of said O.P.R.W.C.T., from which a 1/2-inch rebar found bears NORTH 56° 35' EAST, a distance of 0.3 feet, also from which a 1/2-inch capped rebar stamped "RJS" found in east line of said 6.57 acre Mehrabian tract at the northeast corner of said 0.118 of an acre Round Rock tract bears NORTH 88° 29' 11" EAST a distance of 222.02 feet;

THENCE: SOUTH 88° 29' 11" WEST, with the north right-of-way line of said E. Old Settlers Boulevard and the north line of said 0.123 of an acre Round Rock tract, a distance of 222.01 feet to the **POINT OF BEGINNING**, enclosing 4.519 acres of land.

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Chris Henderson
Registered Professional
Land Surveyor No. 6831
chris@jphls.com
June 3, 2021



A handwritten signature in blue ink, appearing to read "Chris Henderson", written over the right side of the professional seal.

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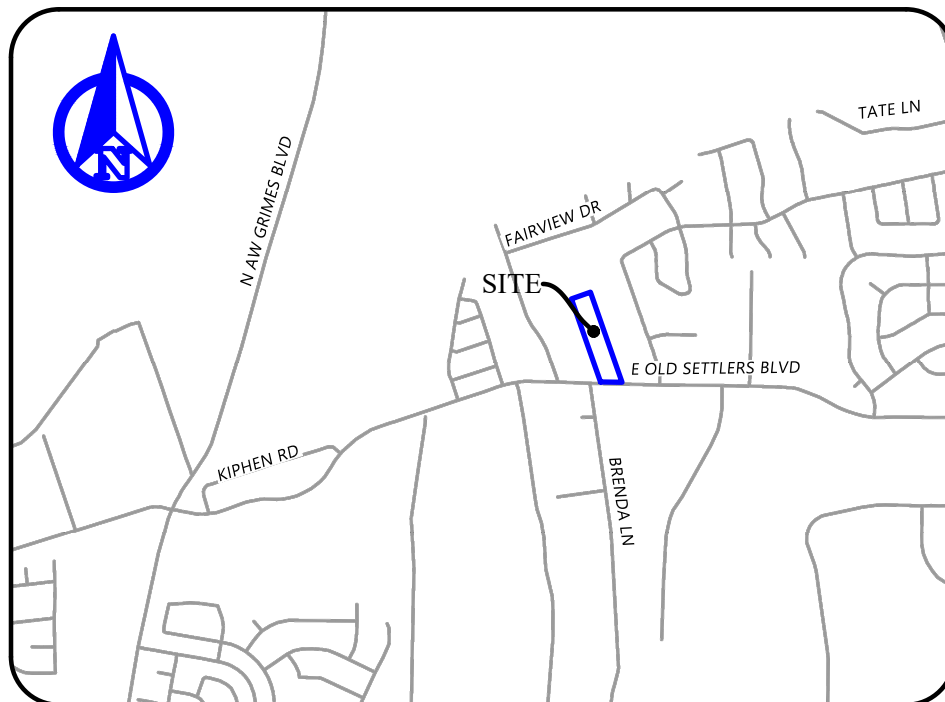
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VICINITY MAP

NOT TO SCALE

**MONUMENTS / BEARING BASIS****Monuments are found if not marked MNS or CRS**

1/2" rebar stamped "JPH Land Surveying" set

- CRS ○ Mag nail & washer stamped "JPH Land Surveying" set
- MNS ○ Vertex or common point (not a monument)
- Bearings are based on Grid North, Texas Coordinate System of 1983, Central Zone

LEGEND OF ABBREVIATIONS

- P.R.W.C.T. Plat Records of Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas
- POB/POC Point of Beginning/Point of Commencing



JPH Job No.

2021.234.001 3300 E Old Settlers Blvd, Round Rock,
Williamson Co, TX.dwg CTX4101

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Chris Henderson
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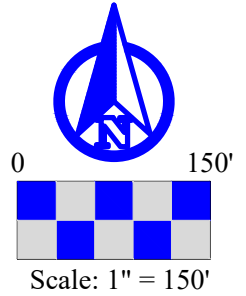
EXHIBIT SHOWING
4.519 ACRES

SITUATED IN THE
WILLIS DONAHOE JR. SURVEY
ABSTRACT NO. 173
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

EXHIBIT " " "

PAGE 4 OF 4

- ① CITY OF ROUND ROCK, TEXAS
(CALLED 0.123 OF AN ACRE)
INST.# 2001071459, O.P.R.W.C.T.
- ② CITY OF ROUND ROCK, TEXAS
(CALLED TRACT 1 - 0.118 OF AN ACRE)
INST.# 2002088808, O.P.R.W.C.T.
- ③ CITY OF ROUND ROCK, TEXAS
(CALLED TRACT 2 - 0.128 OF AN ACRE)
INST.# 2002088808, O.P.R.W.C.T.



Line Data Table		
Line #	Bearing	Distance
L1	S88°29'11"W	222.01'
L2	N21°40'16"W	428.75'
L3	N21°41'14"W	201.70'
L4	N21°43'33"W	277.38'
L5	N68°17'52"E	207.91'
L6	S21°43'09"E	984.45'
L7	N88°29'11"E	222.02'



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E. OLD SETTLERS BOULEVARD

EXHIBIT SHOWING
4.519 ACRES

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