

PROPERTY DESCRIPTION:

BEING A 6.500 ACRE TRACT OF LAND SITUATED IN THE WILLIS DONAHO SURVEY, ABSTRACT NO. 173, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HOSSAIN MEHRABIAN AND WIFE, ORLENA MEHRABIAN, AS RECORDED IN VOLUME 2386, PAGE 208, 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 WEST CORNER OF SAID MEHRABIAN TRACT AND THE SOUTH CORNER OF LOT 4, BLOCK B, OF SADDLE BROOK I, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 40, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT D. WARREN AND WIFE, LISA A. WARREN, AS RECORDED IN VOLUME 1519, PAGE 216, SAID DEED RECORDS;

THENCE NORTH 72° 38' 59" EAST, A DISTANCE OF 136.00 FEET ALONG THE COMMON LINE OF SAID MEHRABIAN TRACT AND SAID LOT 4 TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID MEHRABIAN TRACT, SAID LOT 4, AND LOT 5, SAID BLOCK B;

THENCE NORTH 72° 30' 49" EAST, A DISTANCE OF 135.78 FEET ALONG THE COMMON LINE OF SAID MEHRABIAN TRACT AND SAID LOT 5 TO A FENCE CORNER AT THE NORTH CORNER OF SAID MEHRABIAN TRACT AND THE EAST CORNER OF SAID LOT 5, SAID FENCE CORNER BEING ON THE SOUTHWEST LINE OF SETTLERS OVERLOOK, SECTION 1, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET X, SLIDE 281, AFORESAID PLAT RECORDS;

THENCE SOUTH 19° 08' 06" EAST (DEED = SOUTH 19° 07' 00" EAST), A DISTANCE OF 1,327.03 FEET ALONG THE NORTHEAST LINE OF SAID MEHRABIAN TRACT TO A 1/2-INCH IRON ROD FOUND ON THE NORTH LINE OF E. OLD SETTLERS BOULEVARD;

THENCE NORTH 88° 38' 40" WEST, A DISTANCE OF 221.68 FEET ALONG SAID NORTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF AFORESAID MEHRABIAN TRACT AND THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS "2" TO BROOKS CLARK PROPERTIES, LTD., AS RECORDED IN INSTRUMENT NO. 2003114990, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 790, PAGE 888, AFORESAID DEED RECORDS);

THENCE NORTH 18° 51' 20" WEST, A DISTANCE OF 984.49 FEET ALONG THE COMMON LINE OF SAID MEHRABIAN AND BROOKS TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID BROOKS TRACT;

THENCE SOUTH 71° 32' 46" WEST (DEED = SOUTH 71° 11' 00" WEST), A DISTANCE OF 68.60 FEET (DEED = 69.48 FEET) ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY SOUTH CORNER OF SAID MEHRABIAN TRACT AND THE EAST CORNER OF AFORESAID WARREN TRACT;

THENCE NORTH 19° 10' 44" WEST (DEED = NORTH 18° 49' 00" WEST), A DISTANCE OF 272.28 FEET ALONG THE COMMON LINE OF SAID MEHRABIAN AND WARREN TRACTS TO THE POINT OF BEGINNING AND CONTAINING 283,132 SQUARE FEET OR 6.500 ACRES OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(109)-EASEMENT, VOL. 238, PG. 15, R.P.R.W.C.T.
(109)-EASEMENT, VOL. 308, PG. 22, R.P.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. 48491C0492 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 NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED 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.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 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 OF 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.

GF#: 21-629001-RR

BORROWER: RGC MULTIFAMILY OR ASSIGNEE

TITLE CO.: CAPITAL TITLE

PREMIER JOB #: 21-04448

TECH: MSP DATE: 10/29/21

FIELD: MW FIELD DATE: 10/28/21

3434 E. OLD SETTLERS BOULEVARD
CITY OF ROUND ROCK
TRAVIS COUNTY, TEXAS

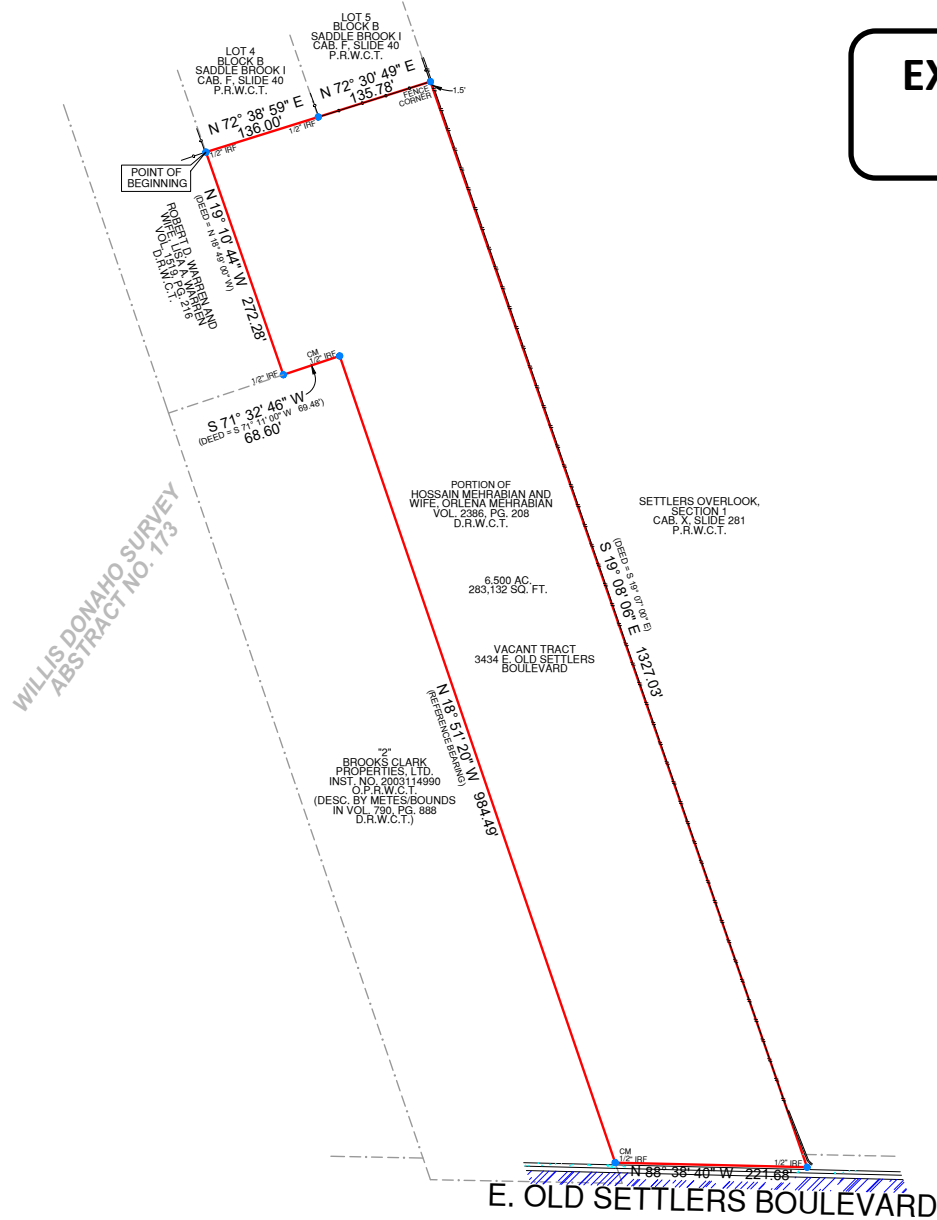
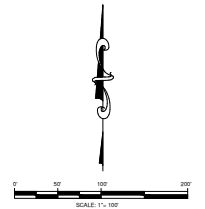


EXHIBIT
"A"



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
WROUGHT IRON FENCE	
WOOD	BARB WIRE FENCE
STONE	R.I. TIE RETAINING WALL
GRAVEL	BRICK WALL
CONTROLLED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRP = IRON ROD FOUND
	IPP = IRON PIPE FOUND
	IRS = IRON ROD SET W/ CAP
	STAMPED "PREMIER SURVEYING"
	WFPC = WOOD FENCE COR POST

Sandy Steed
Escrow Officer/Branch Manager

Capital Title
A Standish Company

2300 Greenhill Dr #1000 | Round Rock, TX 78664
office (512) 330-4180 | fax (800) 476-5156
solving@ctti.com

Premier
Surveying LLC

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

