

Precise Land Surveying, Inc.

4625 Eastover Drive
Mesquite, Texas 75149
(972) 681-7072 Fax (972) 279-1508

Exhibit "A"

Being a lot, tract or parcel of land situated in the Wiley Harris 1/3 league Survey, Abstract No. 298, City of Round Rock, Williamson County, Texas, being a portion of Lot 43, Block 3, of Starkfield Addition, recorded in Cabinet A, Slide 203, Plat Records of Williamson County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common west corner of said Lot 43 and that certain tract of land described in deed to Joe Adams and Lisa Adams, as recorded in Instrument No. 2007001465, Deed Records of Williamson County, said iron rod being on the east line of Circle Avenue (called 60 foot right-of-way);

THENCE North 13° 28' 25" East, a distance of 33.41 feet along said east line to a set 1/2-inch iron rod at the northwest corner of said Lot 43, said iron rod being the intersection of said east line and the south line of Pecan Avenue (called 40 foot right-of-way);

THENCE South 89° 15' 00" East, a distance of 149.28 feet along said south line to a set 1/2-inch iron rod;

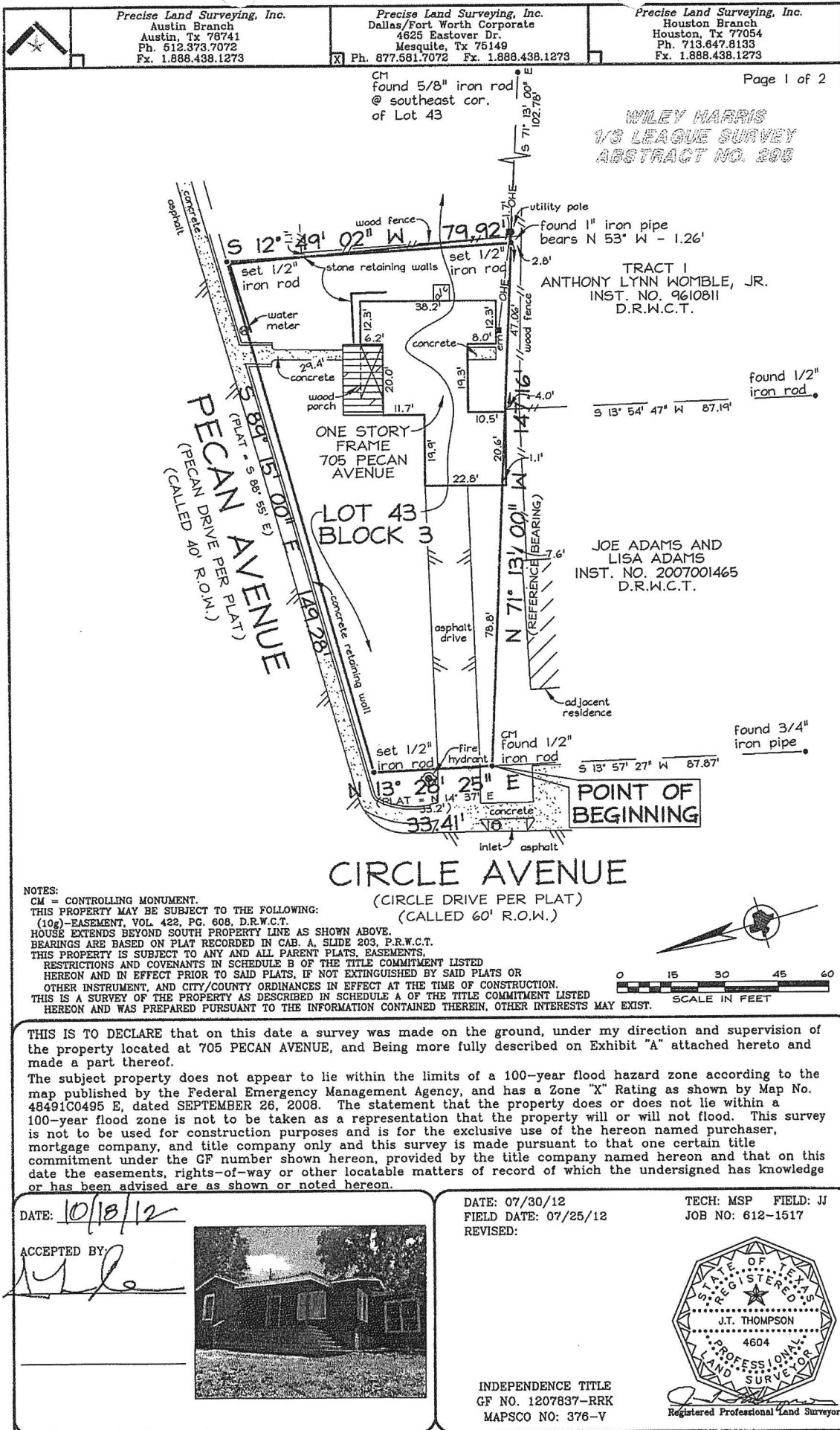
THENCE South 12° 49' 02" West, departing said south line, a distance of 79.92 feet to a set 1/2-inch iron rod, from which a found 1-inch iron pipe bears North 53° West, a distance of 1.26 feet, said iron rod being on the common line of aforesaid Lot 43 and that certain tract of land described in deed as Tract 1 to Anthony Lynn Womble, Jr., as recorded in Instrument No. 9610811, aforesaid Deed Records;

THENCE North 71° 13' 00" West (basis of bearing from aforesaid plat A/203) along said common line, passing the common north corner of said Tract 1 and aforesaid Adams tract at a distance of 47.06 feet and continuing along the common line of said Lot 43 and said Adams tract a total distance of 147.16 feet to the POINT OF BEGINNING and containing 8,281 square feet or 0.19 of one acre of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.



Registered Professional Land Surveyor No. 4604
July 30, 2012
612-1517





Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " **B** "

METES AND BOUNDS DESCRIPTION

BEING 136 SQUARE FEET OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.30 ACRE TRACT DESCRIBED IN DEED TO ANTHONY LYNN WOMBLE, JR RECORDED IN DOCUMENT NUMBER 2014089287 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the southwest corner of said 0.30 acres and the southeast corner of a called 0.20 acre tract of land described in deed to Joe Adams and Lisa Adams recorded in Document No. 2007001465 of the O.P.R.W.C.T., from which a 3/4" iron pipe found at the southwest corner of said 0.20 acres bears North 73°53'25" West a distance of 100.47 feet (record – North 71°19'53" West, 100.31 feet);

THENCE North 11°24'52" East with the west line of the 0.30 acres and the east line of the 0.20 acres a distance of 83.39 feet to a PK nail set in concrete at the base of a post for the POINT OF BEGINNING.

THENCE North 11°24'52" East with the west line of the 0.30 acres and the east line of the 0.20 acres a distance of 3.86 feet to a calculated point at the northwest corner of the 0.30 acres, the northeast corner of the 0.20 acres and in the south line of a called 0.19 acre tract described in deed to Irene Nicole Adair recorded in Document No. 2012087456 of the O.P.R.W.C.T. and also being the south line of Lot 43, Block 3 of the Starkfield Addition, a subdivision recorded in Cabinet A, Slide 203 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found at the northwest corner of the 0.20 acres and the southwest corner of the 0.19 acres and Lot 43, Block A bears North 73°34'09" West a distance of 100.08 feet (record – North 71°00' West, 100.10 feet);

THENCE South 73°34'09" East with the north line of the 0.30 acres and the south line of the 0.19 acres and Lot 43, Block 3 a distance of 47.11 feet to a 1/2" iron rod with a "Precise Surveying" cap found at the southeast corner of the 0.19 acres and the southwest corner of a called 0.225 acre tract of land described in deed to John H. Person recorded in Volume 2555, Page 19 of the Official Records of Williamson County, Texas, from which a 1/2" iron rod with a "Precise Surveying" cap found at the northeast corner of the 0.19 acres and the northwest corner of the 0.225 acres bears North 10°22'21" East a distance of 80.01 feet (record – North 12°49'02" East, 79.92 feet);

THENCE crossing through the 0.30 acres the following two (2) calls;

1. South 10°22'21" West a distance of 1.95 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
2. North 75°53'31" West a distance of 47.01 feet to the POINT OF BEGINNING.

This parcel contains 136 square feet of land out of the Wiley Harris Survey, Abstract No. 298 in Williamson County, Texas. Description prepared from an on-the-ground survey made during July, 2015. All bearings are based on the Texas State Plane Grid, Central Zone.

David R. Hartman

7/24/15

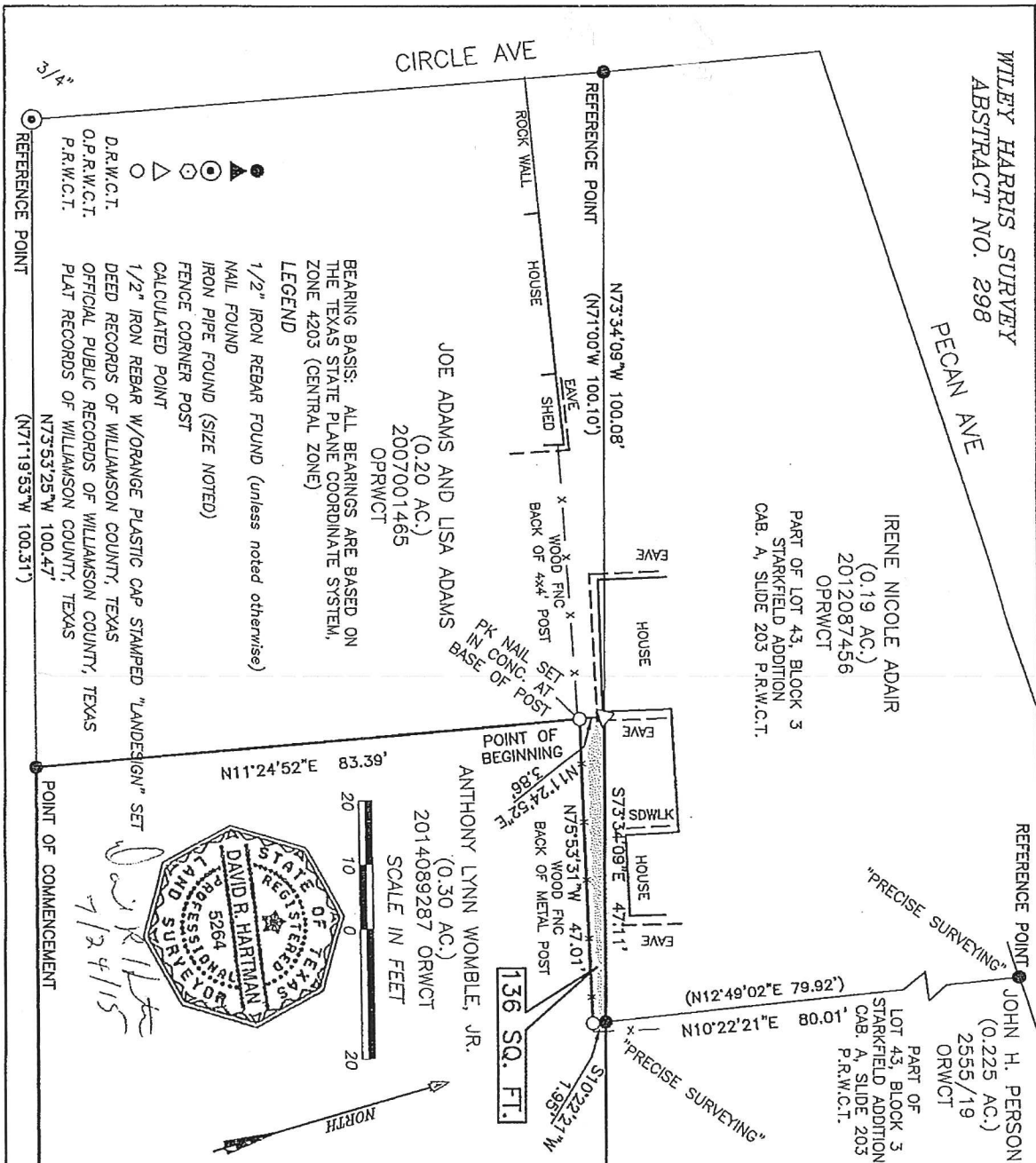
David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264

Date



Job Number: 372-15-1

Attachments: Survey Drawing L:\. L:\705 PECAN\DWGS\37202002.dwg



JOB NUMBER:372-15-1	DATE:07/24/2015
PROJECT NAME: 705 PECAN	
DRAWING NAME:37201001.DWG	
DRAWING FILE PATH: L:\705 PECAN\DWG\37201002.DWG	
FIELDNOTE FILE PATH: L:\705 PECAN\MB\37101002.DOC	
RPLS:DRH	TECH:JA
PARTYCHIEF: PC	CHK BY: JB
SHEET 3 of 3	FIELDBOOKS:250/28
SCALE: 1"= 20'	



LANDESIGN
SERVICES, INC.

INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800



Landesign Services, Inc.

1220 McNeil Road

Suite 200

Round Rock, Texas 78681

Firm Registration No. 10001800

512-238-7901 office

512-238-7902 fax

EXHIBIT " C "

METES AND BOUNDS DESCRIPTION

BEING 142 SQUARE FEET OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.20 ACRE TRACT DESCRIBED IN DEED TO JOE ADAMS AND LISA ADAMS RECORDED IN DOCUMENT NUMBER 2007001465 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the existing east right-of-way line of Circle Avenue (60' right-of-way width) by plat of Starkfield Addition recorded in Cabinet A, Slide 203 of the Plat Records of Williamson County, Texas at the northwest corner of said 0.20 acres and the southwest corner of a called 0.19 acre tract of land described in deed to Irene Nicole Adair recorded in Document No. 2012087456 of the O.P.R.W.C.T. and also being the southwest corner of Lot 43, Block 3 of said Starkfield Addition, from which a 3/4" iron pipe found at the southwest corner of the 0.20 acres bears South 11°41'35" West a distance of 87.77 feet (record – South 14°10'27" West, 87.87 feet) and a 1/2" iron rod with a "Precise Surveying" cap found at the northwest corner of the 0.19 acres and Lot 43, Block 3 bears North 11°07'08" East a distance of 33.42 feet (record – North 13°28'25" East, 33.41 feet);

THENCE South 73°34'09" East with the north line of the 0.20 acres and the south line of the 0.19 acres and Lot 43, Block 3 a distance of 71.50 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set for the **POINT OF BEGINNING**.

THENCE **South 73°34'09" East** with the north line of the 0.20 acres and the south line of the 0.19 acres and Lot 43, Block 3 a distance of **28.58 feet** to a calculated point at the northeast corner of the 0.20 acres and the northwest corner of a called 0.30 acre tract described in deed to Anthony Lynn Womble, Jr. recorded in Document No. 2014089287 of the O.P.R.W.C.T., from which a 1/2" iron rod with "Precise Surveying" cap found at the southeast corner of the 0.19 acres bears South 73°34'09" East a distance of 47.11 feet;

THENCE South 11°24'52" East with the east line of the 0.20 acres and the west line of said 0.30 acres a distance of 3.86 feet to a PK nail set in concrete at the base of a fence post, from which a 1/2" iron rod found at the southeast corner of the 0.20 acres and the southwest corner of the 0.30 acres bears South 11°24'52" West a distance of 83.39 feet;

THENCE crossing through the 0.20 acres the following two (2) calls;

1. North 77°50'13" West a distance of 29.00 feet to a 1/2" iron rebar with plastic cap stamped "Landesign" set;
2. North 16°25'51" East a distance of 6.00 feet to the POINT OF BEGINNING.

This parcel contains 142 square feet of land out of the Wiley Harris Survey, Abstract No. 298 in Williamson County, Texas. Description prepared from an on-the-ground survey made during July, 2015. All bearings are based on the Texas State Plane Grid, Central Zone.

David R. Hartman

7/24/15
Date

David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264



Job Number: 372-15-1

Attachments: Survey Drawing L.A. L:\705 PECAN\DWGS\37202001.dwg

WILEY HARRIS SURVEY ABSTRACT NO. 298

PECAN AVE

IRENE NICOLE ADAIR
(0.19 AC.)
2012087456
OPRWCT

PART OF LOT 43, BLOCK 3
STARKFIELD ADDITION
CAB. A, SLIDE 203 P.R.W.C.T.

JOHN H. PERSON
(0.225 AC.)
2555/19
ORWCT
PART OF
LOT 43, BLOCK 3
STARKFIELD ADDITION
CAB. A, SLIDE 203
P.R.W.C.T.

CIRCLE AVE

S11°41'35"W 87.77'
(S14°10'27"W 87.87')

D.R.W.C.T.
O.P.R.W.C.T.
P.R.W.C.T.

REFERENCE POINT

N11°07'08"E 33.42'
(N13°28'25"E 33.41')

"PRECISE SURVEYING"

POINT OF COMMENCEMENT

S73°34'09"E 71.50'

ROCK WALL
HOUSE

JOE ADAMS AND LISA ADAMS
(0.20 AC.)
2007001465
OPRWCT

BEARING BASIS: ALL BEARINGS ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
ZONE 4203 (CENTRAL ZONE)

LEGEND

1/2" IRON REBAR FOUND (unless noted otherwise)
NAIL FOUND
IRON PIPE FOUND (SIZE NOTED)
FENCE CORNER POST
CALCULATED POINT
1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
DEED RECORDS OF WILLAMSON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

142 SQ. FT.

POINT OF BEGINNING

N16°25'51"E

6.00'

SHED

WOOD FNC

BACK OF 4x4' POST

N77°50'13"W 28.00'

HOUSE

S73°34'09"E 28.58'

EAVE

HOUSE

S73°34'09"E 47.11'

SDWLK

HOUSE

EAVE

HOUSE

WOOD FNC

BACK OF METAL POST

S11°24'52"W 83.39'

REFERENCE POINT

"PRECISE SURVEYING"

ANTHONY LYNN WOMBLE, JR.
(0.30 AC.)
2014089287
ORWCT

SCALE IN FEET



7/24/15

JOB NUMBER: 372-15-1

DATE: 07/24/2015

PROJECT NAME: 705 PECAN

DRAWING NAME: 37201001.DWG

DRAWING FILE PATH:

L:\705 PECAN\DWG\37201001.DWG

FIELDNOTE FILE PATH:

L:\705 PECAN\MB\37101001.DOC

RPLS: DRH

TECH: JA

PARTYCHIEF: PC

CHK BY: JB

SHEET 3 of 3

FIELDBOOKS: 250/28

SCALE: 1" = 20'



LANDESIGN
SERVICES, INC.

512-238-7001
1220 MONTELL ROAD
SUITE 200
ROUND ROCK, TEXAS 78081
FIRM REGISTRATION NO. 10001800