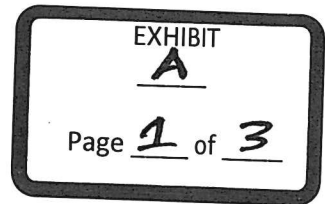


**CRICHTON AND ASSOCIATES
LAND SURVEYORS**
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395



FIELD NOTES

**FIELD NOTES FOR 5.1875 ACRES OF LAND OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609 IN
WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT
CONVEYED TO FARID AGAHI BY DEED RECORDED IN
DOCUMENT NO. 2013003398, OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS, SAID 5.1875 ACRE TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron rod set in the South R.O.W. line of Gattis School Road, being the North common corner of this tract and a 5.27 acre tract conveyed to Lloyd R Rodenbeck, Jr. et ux by deed recorded in Document No. 1999075263, Official Public Records, Williamson County, Texas, for the Northeast corner of this tract and the **POINT OF BEGINNING**, whence a ½" iron rod found for the Northeast corner of said 5.27 acre tract bears N87°01'12"E a distance of 338.45 feet and a ½" iron rod found bears S11°11'13"E a distance of 2.01 feet;

THENCE S18°43'05"E with the common line of this tract and said 5.27 acre tract a distance of 793.24 feet to a ½" iron rod found in the North line of a 5.540 acre tract conveyed to Richard Nord by deed recorded in Volume 906, Page 289, Deed Records, Williamson County, Texas, for the Southeast corner of this tract;

THENCE S87°52'51"W with the common line of this tract and said 5.540 acre tract a distance of 264.31 feet to a ½" iron rod found in the East line of a 6.527 acre abandoned railroad R.O.W. tract owned by the State of Texas (no deed found), for the Southwest corner of this tract;

THENCE N23°44'12"W with the common line of this tract and said 6.527 acre tract a distance of 796.58 feet to a ½" iron rod set in the South R.O.W. line of said Gattis School Road, for the Northwest corner of this tract;

THENCE N84°29'13"E with the South R.O.W. line of said Gattis School Road and the North line of this tract a distance of 331.75 feet to the **POINT OF BEGINNING** and containing 5.1875 acres of land, more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision, and are true and correct to the best of my knowledge and belief.

Witness my hand and seal November 21st, 2016

Herman Crichton, R.P.L.S. 4046
16_216

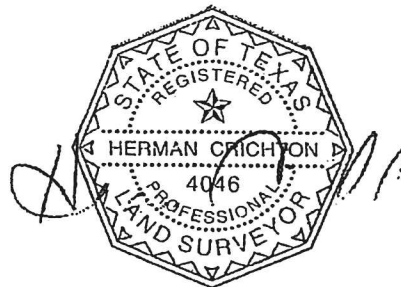


EXHIBIT "A"

EXHIBIT

A

Page 2 of 3

BEING THE REMAINDER OF LOT 2, WESTVIEW, AN UNRECORDED ADDITION IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 1666, AT PAGE 775, AMONG THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 9554064 AMONG THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 rebar set in the south right-of-way line of County Road No. 168, known locally as Gattis School Road, for the northeast corner hereof and of said tract, from said point a 1/2 inch rebar found bears S 89° 52' 10" E, 340.00 feet;

THENCE, south, with the east line hereof, and being the common line of said tract and the west line of the McCrary tract as described in Volume 905, at Page 485 among the DEED RECORDS of said county and state

S 11° 16' 50" E, 780.76 feet

to a 1/2 inch rebar found in the north line of the Nord tract as described in Volume 906, at Page 289, among the DEED RECORDS of said county and state, for the southeast corner hereof and of said tract;

THENCE, leaving said line and continuing west with the south line hereof

S 90° 00' 00" W, 263.63 feet

to a 3/8 inch rebar found at the common south corner hereof and of the Houston tract as described in Volume 743, at Page 647 among the DEED RECORDS of said county and state, for the southwest corner hereof;

THENCE, leaving said line and continuing north with the west line hereof and being common to said Houston tract

N 16° 40' 40" W, 791.63 feet

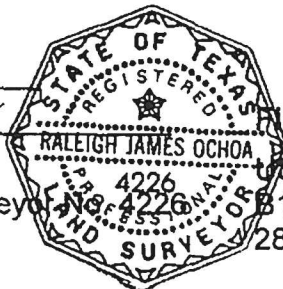
to a 1/2 inch rebar set in said south right-of-way line for the northwest corner hereof and being common to said Save and Except tract;

THENCE, leaving said line and continuing east with said south right-of-way line and the north line hereof, being common to said Save and Except tract

N 88° 45' 20" E, 338.17 feet

to the TRUE POINT OF BEGINNING and containing within said boundaries 5.27 acres of land. The basis of bearings for the hereinabove described tract being shown on the plat attached hereto and made a part hereof.


Raleigh James Ochoa
Registered Professional Land Surveyor
State of Texas



FIELD NOTES ONLY TO BE

USED WITH ATTACHED PLAT

B10 29099_WRR

28 October 1999 Rev 02 NOV 99

Prepared By:

EXACTA
Texas Surveyors, Inc.

www.exacta365.com
P 866.735.1916 F 866.714.2882
13492 Research Boulevard, Suite 120 - 402
Austin, TX 78750



EXHIBIT

A

Page **3** of **3**

PROPERTY ADDRESS: 168 CR / GATTIS SCHOOL ROAD ROUND ROCK, Texas 78665

SURVEY NUMBER: 1109.0553

FIELD WORK DATE: 9/14/2011

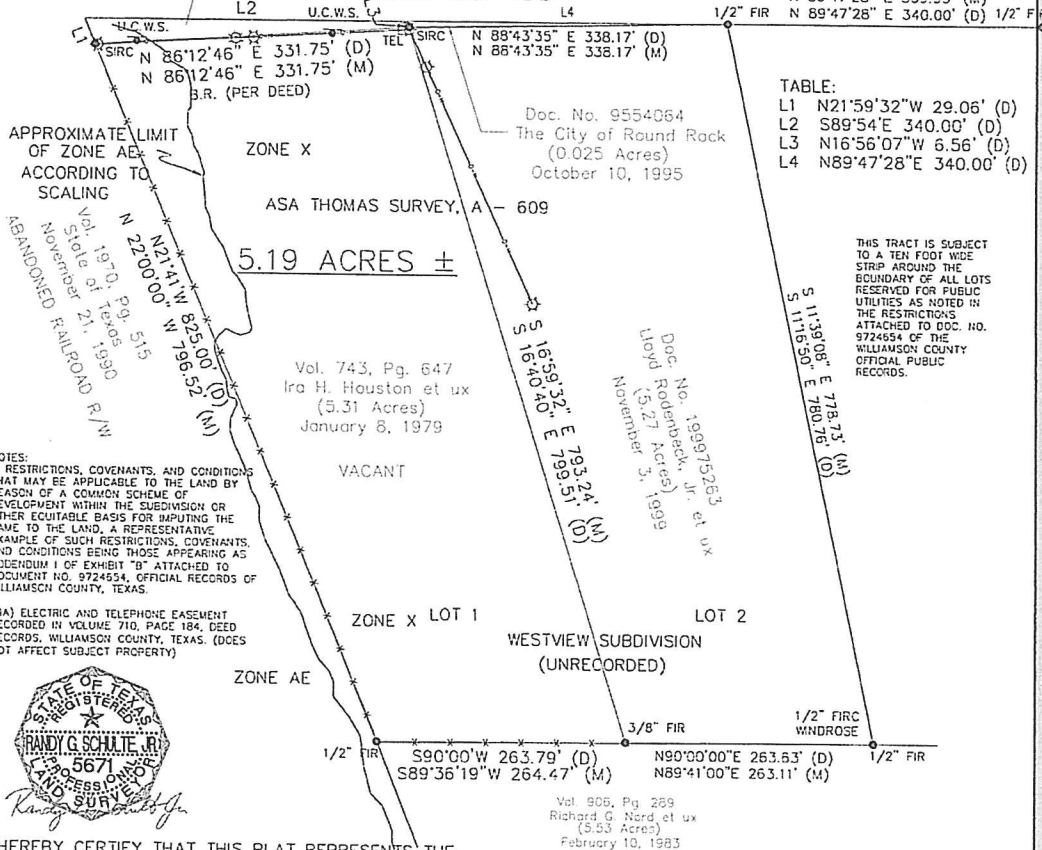
REVISION DATE(S): (rev.1 9/16/2011)

TX 1109.0553
BOUNDARY SURVEY
WILLIAMSON COUNTY

Doc. No. 9660036
The City of Round Rock
(0.130 Acres)
September 21, 1994

GATTIS SCHOOL ROAD (R/W VARIES)
C.R. NO. 168

NOTES:
FENCE OWNERSHIP NOT DETERMINED
U.C.W.S. UNDERGROUND CABLE WARNING SIGN

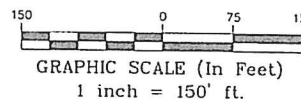


NOTES:
1. RESTRICTIONS, COVENANTS, AND CONDITIONS THAT MAY BE APPLICABLE TO THE LAND BY REASON OF A COMMON SCHEME OF DEVELOPMENT WITHIN THE SUBDIVISION OR OTHER EQUITABLE BASIS FOR IMPUTING THE SAME TO THE LAND, A REPRESENTATIVE EXAMPLE OF SUCH RESTRICTIONS, COVENANTS, AND CONDITIONS BEING THOSE APPEARING AS ADDENDUM 1 OF EXHIBIT "D" ATTACHED TO DOCUMENT NO. 9724554, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

10A) ELECTRIC AND TELEPHONE EASEMENT RECORDED IN VOLUME 710, PAGE 184, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 14TH DAY OF SEPTEMBER 2011, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN G.F. NO. 1114479-HMG, EXCEPT THOSE NOTED AS NOT PLOTTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT



POINTS OF INTEREST: NONE VISIBLE

FLOOD INFORMATION:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X and AE (with a Base Flood Elevation of 735). This Property was found in CITY OF ROUND ROCK, community number 481048, dated 09/26/08.

CLIENT NUMBER:

DATE: 9/19/2011

BUYER: Farid Agahi and Farrah Agahi

SELLER:

CERTIFIED TO: FARID AGAHI AND FARRAH AGAHI; HANCOCK & MCGILL, L.L.P.; CHICAGO TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

K.C. Naghavian

REALTOR®

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www.austinskylinerealty.com 512.835.6055

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