

**FIELD NOTES**

JOB NO. 190201-00

DATE: 3-8-19

PAGE 1 OF 3

**2.54 ACRES**

Being 2.54 acres of land situated in Williamson County, Texas, out of the William Addison Survey, Abstract No. 21, and being that same property conveyed to Julio H. Reyes and Gloria E. Reyes, in that instrument recorded under Document No. 9641787 of the Official Records, Williamson County, Texas, as surveyed on the ground on this, the 6<sup>th</sup> day of March, 2019, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a ½" iron rod found in the east line of Old 1460 Trail, for the southwest corner of Horizon Commercial Park, Resubdivision of Block A, Lot 1, as recorded in Cabinet CC, Slides 90-91 of the Plat Records, Williamson County, Texas, the northwest corner of said Reyes tract, and this parcel, from which a ½" iron rod found in the east line of Old 1460 Trail, for the northwest corner of said Horizon Commercial Park Resubdivision of Block A, Lot 1, bears N 21°25'52" W, 290.15 feet.

THENCE: N 64°30'05" E, 285.56 feet along the south line of said Horizon Commercial Park Resubdivision of Block A, Lot 1, the north line of said Reyes tract, and this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc.", set in the west line of Horizon Commercial Park, Lot 2, Block A, as recorded in Cabinet F, Slides 324-325 of said Plat Records, for the southeast corner of said Horizon Commercial Park Resubdivision of Block A, Lot 1, an angle point in the north line of said Reyes tract, and this parcel.

THENCE: S 24°54'06" E, 83.56 feet along the west line of said Horizon Commercial Park, Lot 2, Block A, the north line of said Reyes tract, and this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc.", set, for the southwest corner of said Horizon Commercial Park, Lot 2, Block A, an angle point in the north line of said Reyes tract, and this parcel, from which a 1" pipe found, bears N 42°20'43" W, 2.44 feet.

THENCE: N 64°56'30" E, 175.45 feet along the south line of said Horizon Commercial Park, Lot 2, Block A, the north line of said Reyes tract, and this parcel, to an iron rod w/ aluminum cap stamped "TXDOT" found in the west line of realigned FM-1460, for the northwest corner of a called 16.269 acres, conveyed to the City of Georgetown, Texas, in that instrument recorded under Document No. 2013117855 of the Official Public Records, Williamson County, Texas, the northeast corner of said Reyes tract, and this parcel.

THENCE: S 21°09'09" E, 458.75 feet along the west line of FM-1460, the east line of said Reyes tract, and this parcel, to a ½" iron rod found in the north line of a called 236.41 acres, conveyed to Georgetown Railroad Co., Inc., in that instrument recorded in Volume 1638, Page 369 of the Deed Records, Williamson County, Texas, for the southeast corner of said Reyes tract, and this parcel.

THENCE: S 64°06'55" W, 182.42 feet along the north line of said Georgetown Railroad Co., Inc. tract, the south line of said Reyes tract, and this parcel, to a ½" iron rod found, for the southeast corner of a called 1 acre, conveyed to Radiation Technology, Inc., in that instrument recorded under Document No. 2014086479 of said Official Public Records, the southwest corner of said Reyes tract, and this parcel.

THENCE: N 20°15'47" W, 154.68 feet along the east line of said Radiation Technology, Inc. tract, the west line of said Reyes tract, and this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc." set, for the southeast corner of a called 0.55 acres, conveyed to Renne C. Clawson and Larry Clawson, in that instrument recorded under Document No. 2004065263 of said Official Public Records, the northeast corner of said Radiation Technology, Inc. tract, an angle point in the west line of said Reyes tract, and this parcel, from which a ½" iron rod found in the east line of Old 1460 Trail, for the southwest corner of said Clawson tract, and the northwest corner of said Radiation Technology, Inc. tract, bears S 64°40'40" W, 286.49 feet.

## FIELD NOTES

JOB NO. 190201-00

DATE: 3-8-19

PAGE 2 OF 3

THENCE: N 21°19'47" W, 81.67 feet along the east line of said Clawson tract, the west line of said Reyes tract, and this parcel, to a 1" pipe found, for the southeast corner of a called tract 1, conveyed to Mojtaba Bouzari and Eloise Henderson Bouzari, in that instrument recorded in Volume 935, Page 663 of said Deed Records, the northeast corner of said Clawson tract, and an angle point in the west line of said Reyes tract, and this parcel.

THENCE: N 21°18'34" W, 134.78 feet along the east line of said Bouzari tract, the west line of said Reyes tract, and this parcel, to a ½" iron rod found, for the southeast corner of a called tract 2, 0.486 acres, conveyed to Danny Seay, in that instrument recorded under Document No. 2000074162 of said Official Public Records, the northeast corner of said Bouzari tract, an angle point in the west line of said Reyes tract, and this parcel.

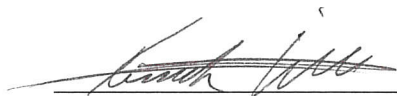
THENCE: N 22°14'35" W, 76.09 feet along the east line of said Seay tract, the west line of said Reyes tract, and this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc." set, for the northeast corner of said Seay tract, an angle point in the west line of said Reyes tract, and this parcel.

THENCE: S 65°17'44" W, 284.89 feet along the north line of said Seay tract, the west line of said Reyes tract, and this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc." set in the east line of Old 1460 Trail, for the northwest corner of said Seay tract, an angle point in the west line of said Reyes tract, and this parcel.

THENCE: N 20°48'50" W, 94.05 feet along the east line of Old 1460 Trail, the west line of said Reyes tract, and this parcel, to the Point of Beginning, and containing a computed area of 2.54 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).

This survey may be in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this survey.

 3-11-19

Kenneth Louis Crider, R.P.L.S. No. 5624  
Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628

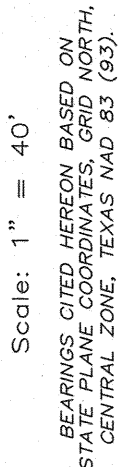
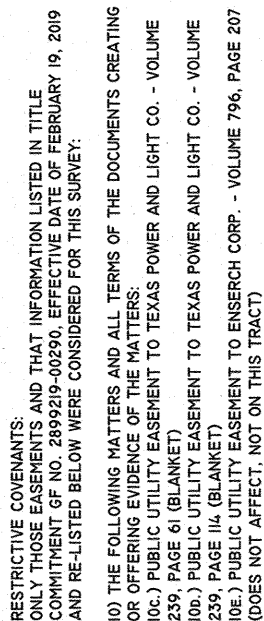


*Texas Land Surveying, Inc.*

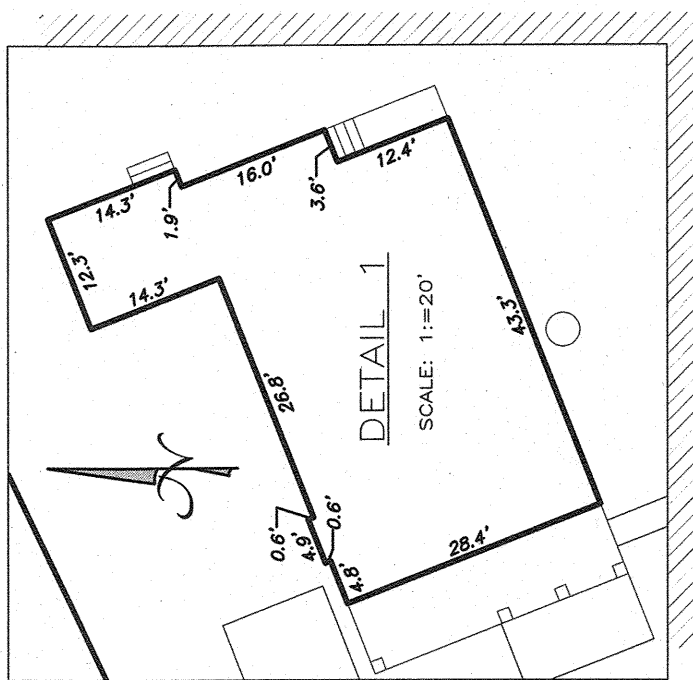
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(512) 930-1600 [www.texas-ls.com](http://www.texas-ls.com)  
TBPLS FIRM No. 10056200



PAGE 3 OF 3



	LEGEND
●	1/2" IRON ROD FOUND
○	CABLE OR PIPE (NOTED)
□	UNLabeled IRON POSTS W/PASTIC CAP STAMPED "T.L.S. INC."
⊙	FENCE POST
⊕	UTILITY POLE
—	PAVEMENT LINES
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.M.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
(A)	AIR CONDITIONER
(B)	BOLLARD
(C)	CLEANOUT
(D)	ELECTRIC
(E)	LIGHT SITE
(F)	1" PIPE FOUND
(G)	GAS SIGN
(H)	TELEPHONE
C.W.C.	CONCRETE METAL PIPE
R.O.W.	RIGHT-OF-WAY



CERTIFY TO: LAND ANSWERS, INC. / 3205 FM 150, LLC / TITLE  
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

*Texas Land Surveying, Inc.*

S:\2019 PROJECTS\190201 WILLIAMS ADDITION A-21 (2.53 ac)\190201 TITLE.dwg Mar 11, 2019 -- 1:56 pm rnorman

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**FIELD NOTES**

JOB NO. 190201-00

DATE: 4-10-2019

PAGE 1 OF 2

**0.17 ACRES**

Being 0.17 acres of land situated in Williamson County, Texas, out of the William Addison Survey, Abstract No. 21, and being that area of the public right-of-way of Old 1460 Trail, westerly of and adjacent to a called 2.530 acres, conveyed to Julio H. Reyes and Gloria E. Reyes, in that instrument recorded under Document No. 9641787 of the Official Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a ½" iron rod found in the east line of Old 1460 Trail, for the southwest corner of Horizon Commercial Park Resubdivision Of Block A, Lot 1, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet CC, Slides 90-91 of the Plat Records of Williamson County, Texas, the northwest corner of said Reyes tract, and the northeast corner of this parcel, from which, a ½" iron rod, found in the east line of Old 1460 Trail, for the northwest corner of said Horizon Commercial Park Resubdivision Of Block A, Lot 1, bears N 21°25'52" W, 300.08 feet.

THENCE: S 20°48'50" E, 94.05 feet along the east line of Old 1460 Trail, the west line of said Reyes tract, and the east line of this parcel, to a ½" iron rod w/ pink cap stamped "TLS, Inc.", set for an angle point in the west line of said Reyes tract, the northwest corner of a called 0.486 acres, conveyed to Danny L. Seay, in that instrument recorded under Document No. 2000074162 of the Official Public Records of Williamson County, Texas, and the southeast corner of this parcel.


THENCE: S 65°17'44" W, 79.19 feet, crossing the right-of-way of Old 1460 Trail, to a calculated point in the east line of a called 1.84 acres, conveyed to Alfonso Gomez, in that instrument recorded under Document No. 2017046710 of said Official Public Records, for the southwest corner of this parcel, from which, a ½" iron rod, found in the west line of Old 1460 Trail, for the southeast corner of said Gomez tract, bears S 21°24'18" E, 179.09 feet.

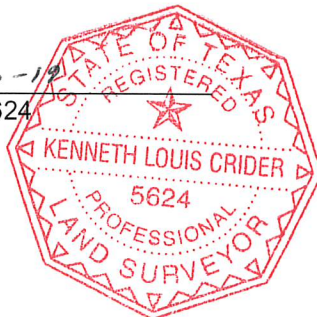
THENCE: N 21°24'18" W, 92.87 feet along the west line of Old 1460 Trail, the east line of said Gomez tract, and the west line of this parcel, to a calculated point, for the northwest corner of this parcel, from which, a ½" iron rod, found in the west line of Old 1460 Trail, for the northeast corner of said Gomez tract, bears N 21°24'18" W, 127.47 feet.

THENCE: N 64°30'05" E, 80.24 feet, crossing the right-of-way of Old 1460 Trail, to the Point of Beginning, and containing a computed area of 0.17 acres, more or less.

This survey may be in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this survey.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).

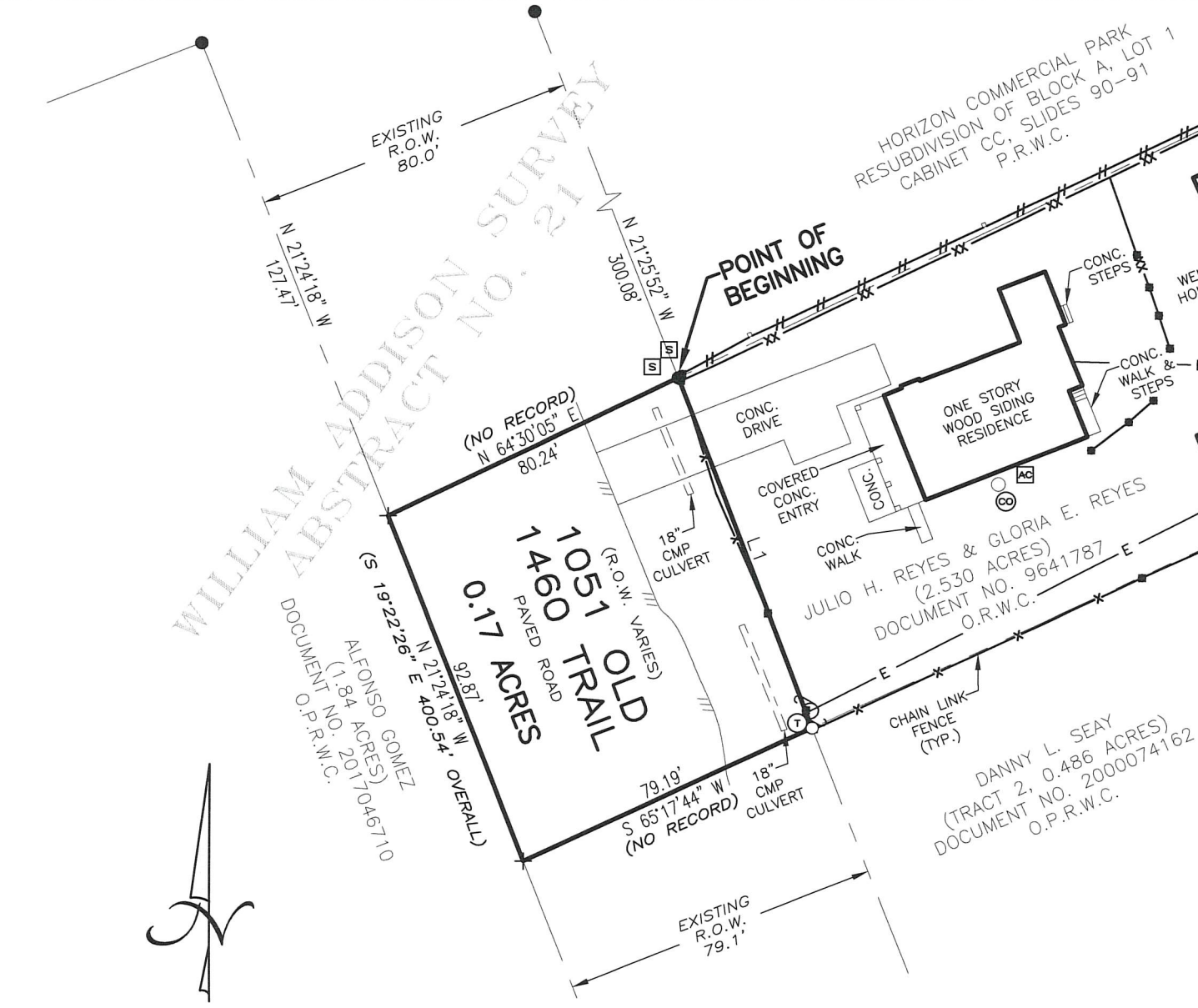
  
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Georgetown, Texas 78628  
TBPLS FIRM No. 10056200





0.17 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, AND BEING THAT AREA OF THE PUBLIC RIGHT-OF-WAY OF OLD 1460 TRAIL, WESTERLY OF AND ADJACENT TO A CALLED 2.530 ACRES, CONVEYED TO JULIO H. REYES AND GLORIA E. REYES, IN THAT INSTRUMENT RECORDED UNDER DOCUMENT NO. 9641787 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY ACCOMPANYING METES AND BOUNDS (SEE PAGE 1 OF 2 ATTACHED)

JOB NO: 190201  
DRAWN: RJT  
F.C.: CC/MF



Scale: 1" = 40'

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93).

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
■	FENCE POST
○	UTILITY POLE
—E—	ELECTRIC LINES
///	PAVEMENT
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION
AC	AIR CONDITIONER
⊙	CLEANOUT
⊠	GAS SIGN
Ⓣ	TELEPHONE
C.M.P.	CORROGATED METAL PIPE
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 20°48'50" E	94.05'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 17°19'00" W	93.88'

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.

STATE OF TEXAS           §  
                                  § KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0485E, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

*Texas Land Surveying, Inc.*

—A Land Surveying and Geoscience Firm—  
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com  
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538



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