





ALTA/NSPS LAND TITLE SURVEY  
 FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. TRACT ONE BEING A 10.407 ACRE TRACT OF LAND (453.323 SQ. FT.), (TRACT 9) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 2, A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 8) BEING ALL OF LOTS 13 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING ALL OF LOTS 13 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OF UNKNOWN OWNERSHIP, APPROXIMATELY 0.059 ACRES, 52.80 SQ. FT. OF LAND, NO RECORD DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1, 5-B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, 7, 8 AND 9 BEING ALL OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 6) BEING ALL OF LOT 1, BLOCK A, OF B&M ADDITION SECTION 1 - A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4 BEING ALL OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 6.0204 ACRE TRACT OF LAND, COMPRISED OF THE REMAINT PORTION OF THE CALLED 6.89 ACRE TRACT OF LAND DESCRIBED IN VOLUME 606, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 5) BEING ALL OF THE CALLED 0.1904 ACRE TRACT OF LAND DESCRIBED IN VOLUME 988, PAGE 64 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAVS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. TRACT TWO BEING A 0.947 ACRE TRACT OF LAND (86,879 SQ. FT.), (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013061702 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201808899 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING ALL OF LOTS 10, 11, 12 AND 13, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 10, 11, 12 AND 13, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET 7A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

- Only those easements and restrictions listed in Schedule B of WFG National Title Insurance Company, Owner's Policy of Title Insurance (Form T-1) File No. 18057217, Dated February 7, 2019 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.
- The following restrictive covenants:
  - Cabinet A, Slide 389-390, Plat Records of Williamson County, Texas. Tract One (Tracts 6, 7 and 8) and Tract Two (Tracts 1 and 4), are a part of the plat.
  - Cabinet GG, Slides 14-15, Plat Records of Williamson County, Texas. Tract One (Tract 8) is a part of the plat.
  - Cabinet GG, Slides 16-17, Plat Records of Williamson County, Texas. Tract One (Tract 5) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)
  - Plat recorded in Document No. 2019105491 of the Official Public Records of Williamson County, Texas. Tract One (Tract 7) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)
  - Volume 505, Page 195, Deed Records, Williamson County, Texas. The 0.17 acre tract is a part of Tract One (Tract 8).
- 6b. A 5 foot public utility easement along the rear property line as shown on plat recorded in Cabinet A, Slide 389, Plat Records, Williamson County, Texas. Is a part of Tract One (Tracts 6, 7 and 8) and Tract Two (Tracts 1 and 4) as shown hereon. However, said plat states: "These restrictions shall be terminated on Jan. 1st, 1984."
- 6c. A 5 foot public utility easement as set out in Volume 505, Page 195, Deed Records, Williamson County, Texas. The called 0.17 acre tract of land described in said instrument is a part of Tract One—Tract 8 as shown hereon.
- 6e. A 10 foot public utility easement and sidewalk easement abutting and along all street side property lines is hereby dedicated as stated on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 8 as shown hereon.
- 6f. A 7.5 foot public utility easement along a portion of the rear property line as shown on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 8 as shown hereon.
- 6g. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 8.
- 6h. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 8 as shown hereon. (This item is same as item 6e.)
- 6i. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 9.
- 6j. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One—Tract 9 as shown hereon.
- 6k. Easement granted to the City of Round Rock, recorded in Volume 549, Page 90, Deed Records, Williamson County, Texas. Part 1 of said easement is a part of Tract One—Tract 9 as shown hereon. Part 2 of said easement is a part of Tract One—Tract 9, however, unable to determine the location of Part 2 due to erroneous coils in the description.
- 6l. Easement granted to Texas Power & Light Company, recorded in Volume 710, Page 150, Deed Records, Williamson County, Texas. Is a part of Tract One—Tract 9. Unable to determine exact location of said easement due to a vague description in said document.
- 6m. Easement granted to the City of Round Rock, recorded in Volume 988, Page 559, Deed Records, Williamson County, Texas. Is a part of Tract One—Tract 9 as shown hereon.
- 6n. Easement granted to Texas Utilities Electric Company, recorded in Volume 2031, page 273, Deed Records, Williamson County, Texas is a part of Tract One—Tract 9 as shown hereon.
- 6o. Temporary Construction Easement granted to the City of Round Rock, recorded under Document No. 2016008033, Official Records, Williamson County, Texas. Are a part of Tract One—Tract 9 as shown hereon, however, easements may have expired, said instrument states: "The Temporary Construction Easement shall be for a term of twelve (12) months which shall commence on the date the Grantee, its agents or assigns first take possession of the property for the purposes identified herein."
- 6p. Drainage Easement granted to the City of Round Rock, recorded under Document No. 2016005263, Official Records, Williamson County, Texas. Is a part of Tract One—Tract 9 as shown hereon.
- 6q. Easement granted to Texas Power & Light Company, recorded in Volume 281, Page 491, Deed Records, Williamson County, Texas. Not a part of subject tracts.
- 6r. Easement granted to Texas Power & Light Company, recorded in Volume 424, Page 112, Deed Records, Williamson County, Texas. Not a part of subject tracts.

To, 599 S Mavs LLC, WFG National Title Insurance Company and Longhorn Title Company, Inc., exclusively.

This is to certify that this map or plat and the survey on which it is based were in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items on MAY 10, 2021.

Date of Plat or Map MAY 17, 2021

Surveyor's Name  
 State of Texas  
 17421.E.L.S. NO. 10006590  
 shane@diamondsurveying.com



NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

- 3) TRACT ONE SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE "AE" AREAS WITH BFE OR DEPTH, AND REGULATORY FLOODWAY, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

TRACT TWO SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE "AE" AREAS WITH BFE OR DEPTH, AND REGULATORY FLOODWAY, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO THE PERMETER BOUNDARY LINES.

ALTA/NSPS NOTES:

MINIMUM STANDARD REQUIREMENT NOTES:  
 AS TO PARAGRAPH 5, FIELDWORK: B. RIGHTS OF WAY AND ACCESS:

(V) THERE IS ACCESS INTO THE SUBJECT TRACT ONE FROM THE ADJOINING PROPERTY TO THE NORTH, BEING LOT 2, BLOCK B, LAKE CREEK ADDITION INCLUDING REPLAT OF LOT 4, LAKE CREEK SUBDIVISION, RECORDED IN CABINET X, SLIDES 358-360, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, PRESENTLY OWNED BY THE CITY OF ROUND ROCK PER TAX ID: R442314, BY A 20' WIDE INGRESS/EGRESS EASEMENT, DEDICATED TO BERT HALL AND WIFE LINDSEY HALL, ET AL AS SHOWN ON THE PLAT RECORDED IN CABINET X, SLIDES 358-359 AND AS SHOWN HEREON.

AS TO PARAGRAPH 6, PLAT OR MAP: B. BOUNDARY, DESCRIPTIONS, DIMENSIONS, AND CLOSURES:

(I) A NEW DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION OF THIS SURVEY AS TO COMBINE TRACTS 1, 2, 3 AND 4 LISTED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS INTO A TRACT (TRACT TWO) SHOWN HEREON AND TO COMBINE TRACTS 5, 6, 7, 8 AND 9 LISTED IN SAID DOCUMENT 2020047869 INTO A TRACT (TRACT ONE) SHOWN HEREON.

(II) (a) THE NEW DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION OF THE TRACTS LISTED IN SAID DOCUMENT NO. 2020047869.

(II) (b) AND (VII) THE NEW DESCRIPTION PORTION OF TRACT ONE SHOWN HEREON PART OF TRACT 8 OF SAID DOCUMENT NO. 2020047869 BEING LOT 1, BLOCK A, B&M ADDITION SECTION 1 - A REPLAT OF LOTS 6-9, B&M ADDITION, LOT 4 BLOCK A OF DOVE CREEK, CABINET ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, RECORDED IN CABINET GG, SLIDES 14-15, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS HAD ERRONEOUS CALLS, WHICH DID NOT MATCH THE ORIGINAL B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. THE NEW DESCRIPTION OF WILLIAMSON COUNTY, TEXAS, CORNER ALONG THE EAST RIGHT-OF-WAY LINE OF TASSEY STREET, IRON ROD FOUND WITH CAP MARKED "ALISTAR" SHOWN HEREON AS REFERENCE PINT 'A', MATCHED THE ORIGINAL EAST RIGHT-OF-WAY OF TASSEY STREET TO THE NORTH OF SAID REFERENCE PINT 'A'. THE EAST RIGHT-OF-WAY (TWO CALLS) TO THE SOUTH OF SAID REFERENCE PINT 'A' WAS ADJUSTED TO THE MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF LOGAN STREET AS SHOWN TO BE A 0.037 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ROUND ROCK, ON THE PLAT RECORDED IN SAID CABINET GG, SLIDE 15, NO MONUMENTATION WAS FOUND ON THE WEST RIGHT-OF-WAY LINE OF TASSEY STREET TO THE SOUTH OF NASH STREET. THE WEST RIGHT-OF-WAY LINE WAS ESTABLISHED BY A PARALLEL LINE FROM THE EAST RIGHT-OF-WAY AT THE RECORD 40 FOOT WIDTH.

TRACT ONE SHOWN HEREON INCLUDES AN APPROXIMATE 0.059 ACRE (2,580 SQ. FT.) TRACT OF LAND SHOWN HEREON AS BEING AN UNKNOWN STRIP OF LAND SHOWN ON THE B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (POSSIBLE 25' WIDE ALLEY). SAID TRACT OF LAND BEING SHOWN AS A BEING A PART OF TRACT 6 RECORDED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PER WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) TAX ID R057348, THE AFOREMENTIONED 0.059 ACRE TRACT WAS AT ONE TIME A PORTION OF A CALLED 12.99 ACRE TRACT OF LAND CONVEYED TO EARL TASSEY AND RUBY L. TASSEY, RECORDED IN VOLUME 330, PAGE 305 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DATED NOVEMBER 1, 1945.

THE INTENT ON THE PLAT FOR LOT 1, BLOCK A, B&M ADDITION SECTION 1 FOR THE NORTHERLY BOUNDARY LINE IS CALLED TO BE ALONG THE SOUTH BOUNDARY LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A, B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, THE LINES OF CONFLICT ARE SHOWN HEREON, HOWEVER WITH THE CALLS IN THE DESCRIPTION, THE SURVEYOR HELD THE NORTHERLY LINE AS TO THE ACTUAL SOUTH LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A AS FOUND BY EXTENSIVE AMOUNTS OF MONUMENTATION FOUND BY THE SURVEY CREW AND AS THE INTENT OF THE B&M ADDITION SECTION 1 PLAT.

TABLE A NOTES:

ITEM 9: THERE ARE NO VISIBLE MARKED PARKING SPACES.

ITEM 13: NAMES OF ADJOINING OWNERS AND TAX ID NUMBERS SHOWN HEREON WERE OBTAINED FROM THE WILLIAMSON CENTRAL APPRAISAL DISTRICT WEBSITE ON MAY 5, 2021.

- BLDG. = BUILDING
- BLDG. 1 CONC. BLOCK AND WOOD BRICK FLOOR (UNLAPLATED)
- BLDG. 2 CONC. BLOCK
- BLDG. 3 WOOD SHED ON CONCRETE
- BLDG. 4 WOOD SHED ON CONCRETE AND DIRT
- BLDG. 5 WOOD SHED ON CONCRETE
- BLDG. 6 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 7 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 8 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 9 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 10 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 11 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 12 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 13 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 14 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 15 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 16 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 17 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 18 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 19 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)
- BLDG. 20 CONC. BLOCK (COVERED CAR WASH) ON CONCRETE (FOOTPRINT=168 SQ. FT.)

