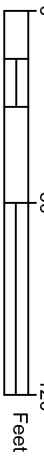


BEARING BASIS - TEXAS STATE  
PLANE COORDINATE SYSTEM,  
TEXAS CENTRAL ZONE 4203  
(NAD 83, NAVD 88, GEOID 12B)

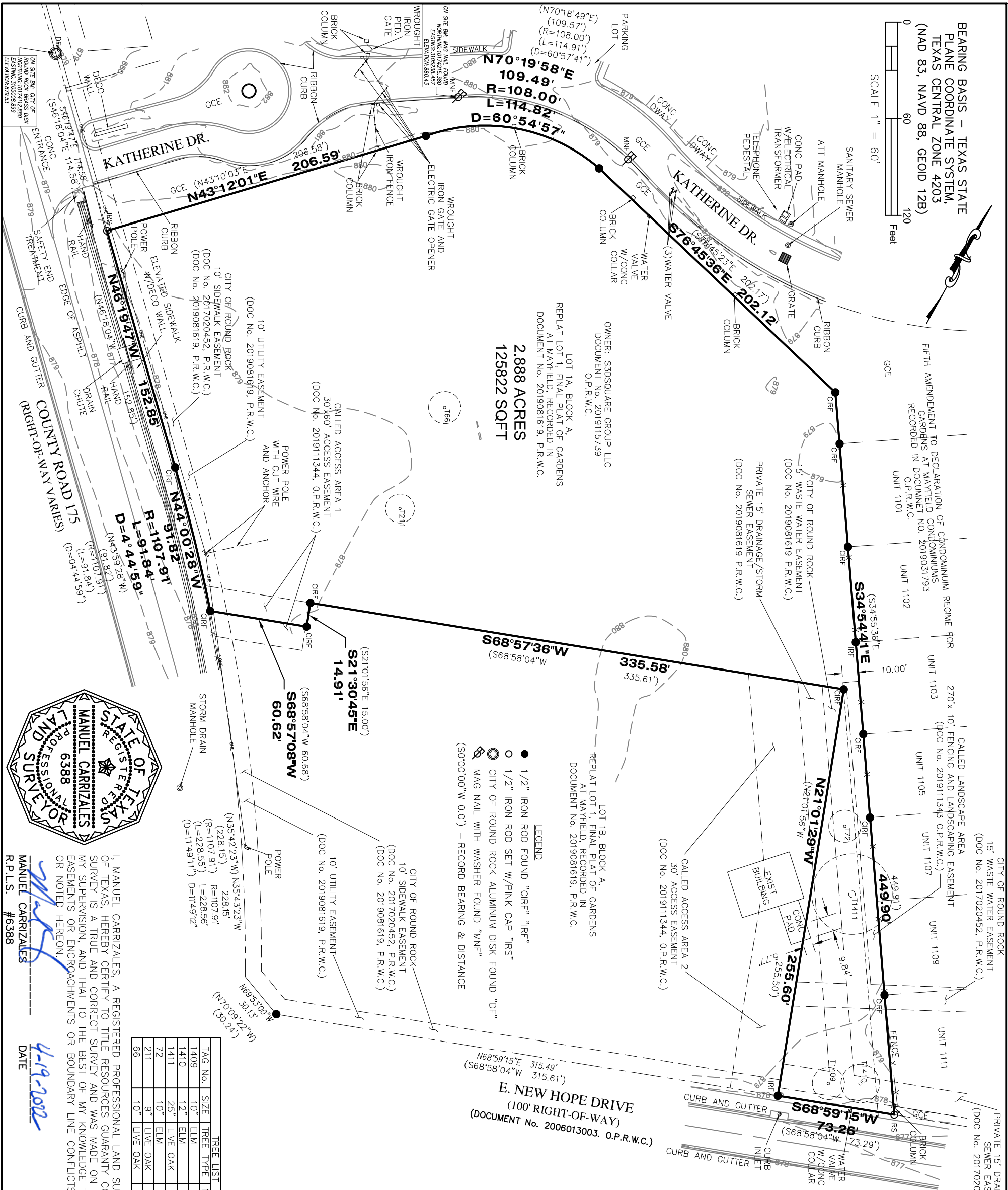
SCALE 1" = 60'



FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR  
GARDENS AT MAYFIELD CONDOMINIUMS  
RECORDED IN DOCUMENT NO. 2019031793  
O.P.R.W.C.  
UNIT 1101  
UNIT 1102  
UNIT 1103  
UNIT 1105  
UNIT 1107  
UNIT 1109  
UNIT 1111

**SURVEY OF  
LOT 1A, BLOCK A, REPLAT LOT 1,  
FINAL PLAT OF GARDENS AT  
MAYFIELD, RECORDED IN DOCUMENT  
NO. 2019081619, PLAT RECORDS  
WILLIAMSON COUNTY, TEXAS**

NOTES:  
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY: TITLE RESOURCE GUARANTY COMPANY, OF NO. T-160262, EFFECTIVE DATE: FEBRUARY 25, 2022, ISSUED: MARCH 14, 2022. THE FOLLOWING EXCEPTIONS ARE LISTED ON THE SCHEDULE B OF THE TITLE COMMITMENT:  
2. SUBJECT TO - A 10 FOOT PUBLIC UTILITY EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE, AS STATED ON THE PLAT OF RECORD IN DOCUMENT NO. 2019081619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(SEE 10.2)  
3. SUBJECT TO - A 10 FOOT PUBLIC UTILITY AND SIDEWALK EASEMENT RESERVED ALONG THE STREET SIDE PROPERTY LINES, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2019081619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SEE 10.3)  
4. SUBJECT TO - A 15 FOOT PRIVATE DRAINAGE/STORM SEWER EASEMENT OVER AND ACROSS THE MOST SOUTHEASTERLY PORTION OF SUBJECT PROPERTY, AS SHOWN ON THE PLATS OF RECORD IN DOCUMENT NOS. 2017020452 AND 2019081619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SEE 10.4)  
5. SUBJECT TO - A 15 FOOT WASTEWATER EASEMENT RESERVED ALONG THE SOUTHEASTERLY PROPERTY LINE, AS SHOWN ON THE PLATS OF RECORD IN DOCUMENT NOS. 2017020452 AND 2019081619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SEE 10.5)  
6. SUBJECT TO - AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE AS DESCRIBED IN DOCUMENT NO. 2016050782, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SEE10.6)  
7. SUBJECT TO - A FENCING AND LANDSCAPING EASEMENT GRANTED TO NEW HOPE RE LLC AS DESCRIBED IN DOCUMENT NO. 2019111343, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SEE 10.7)  
8. SUBJECT TO - EASEMENT FOR ACCESS AS DESCRIBED IN DOCUMENT NO. 2019111344, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SEE 10.8)  
9. SUBJECT TO - ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO 0-2015-2601 OF RECORD IN DOCUMENT NO. 2015056526, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.  
10. SUBJECT TO - ASSIGNMENT OF WATER QUALITY POND EASEMENT AND SHARED DRAINAGE FACILITIES COST ALLOCATION AGREEMENT RECORDED IN DOCUMENT NO. 2018043573, AND AS AFFECTED BY DOCUMENT NO. 2019094399, BOTH OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SEE10.14)  
11. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.  
12. FLOOD INSURANCE RATE MAP (FIRM): ZONE "X"  
FIRM MAP NO. 48491C0470F, MAP REVISED: DECEMBER 20, 2019

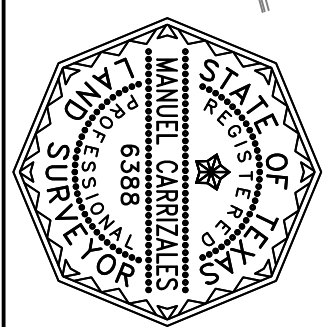


LOT 1A, BLOCK A,  
REPLAT LOT 1, FINAL PLAT OF GARDENS  
AT MAYFIELD, RECORDED IN  
DOCUMENT NO. 2019081619, P.R.W.C.  
**2.888 ACRES**  
**125822 SQFT**

LOT 1B, BLOCK A,  
REPLAT LOT 1, FINAL PLAT OF GARDENS  
AT MAYFIELD, RECORDED IN  
DOCUMENT NO. 2019081619, P.R.W.C.

LEGEND  
● 1/2" IRON ROD FOUND "CIRF" "IRF"  
○ 1/2" IRON ROD SET W/PINK CAP "IRS"  
⊙ CITY OF ROUND ROCK ALUMINUM DISK FOUND "DF"  
⊙ MAG NAIL WITH WASHER FOUND "MNF"  
⊙ (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE

TAG NO.	SIZE	TREE TYPE	NO. OF TREES
1409	10"	ELM	1
1410	12"	ELM	1
1411	25"	LIVE OAK	1
1411	25"	LIVE OAK	1
72	10"	ELM	1
211	9"	LIVE OAK	1
66	10"	LIVE OAK	1



I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY, THAT THIS SURVEY IS A TRUE AND CORRECT SURVEY AND WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN OR NOTED HEREON.

**MANUEL CARRIZALES**  
R.P.L.S. #6388

DATE 4-19-2022

**Carrizales  
Land  
Surveying, LLC**

Texas Registered Surveying Firm  
Tbpl's Firm No: 10194417  
Office: 512-470-1489  
fincad@gmail.com

JOB No. 22-081