

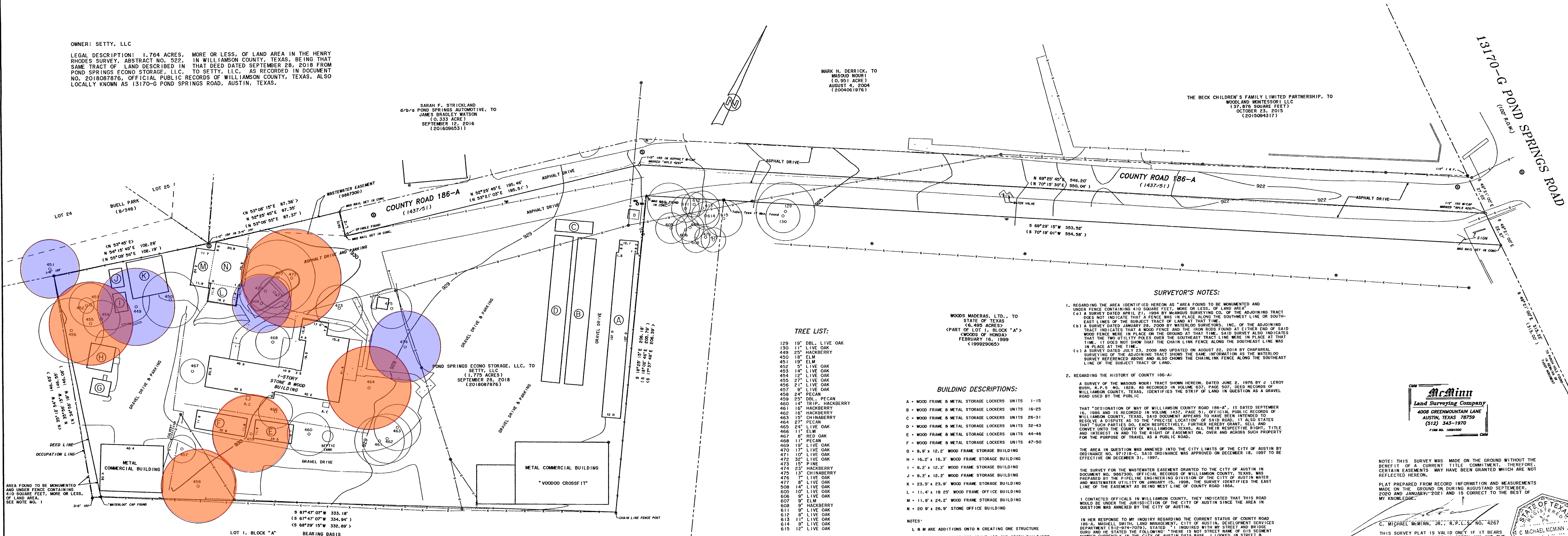
OWNER: SETTY, LLC

LEGAL DESCRIPTION: 1.764 ACRES, MORE OR LESS, OF LAND AREA IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THAT DEED DATED SEPTEMBER 28, 2018 FROM POND SPRINGS ECONO STORAGE, LLC, TO SETTY, LLC, AS RECORDED IN DOCUMENT NO. 2018087876, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 13170-G POND SPRINGS ROAD, AUSTIN, TEXAS.

SARAH F. STRICKLAND
d/b/a POND SPRINGS AUTOMOTIVE, TO
JAMES BRADLEY WATSON
(0.333 ACRE)
SEPTEMBER 12, 2016
(2016096531)

MARK H. DERRICK, TO
MASOUD NOURI
(0.951 ACRE)
AUGUST 4, 2004
(2004061976)

THE BECK CHILDREN'S FAMILY LIMITED PARTNERSHIP, TO
WOODLAND MONTESSORI LLC
(37,876 SQUARE FEET)
OCTOBER 23, 2015
(2015094317)



TREE LIST:

- 129 18" DBL. LIVE OAK
- 130 11" LIVE OAK
- 449 25" HACKBERRY
- 450 18" ELM
- 451 19" ELM
- 452 5" LIVE OAK
- 453 14" LIVE OAK
- 454 12" LIVE OAK
- 455 27" LIVE OAK
- 456 21" LIVE OAK
- 457 9" LIVE OAK
- 458 24" PECAN
- 459 25" DBL. PECAN
- 460 14" TRIP. HACKBERRY
- 461 16" HACKBERRY
- 462 16" HACKBERRY
- 463 15" CHINABERRY
- 464 27" PECAN
- 465 24" LIVE OAK
- 466 11" ELM
- 467 8" RED OAK
- 468 11" PECAN
- 469 19" LIVE OAK
- 470 17" LIVE OAK
- 471 10" LIVE OAK
- 472 32" LIVE OAK
- 473 15" PINE
- 474 23" HACKBERRY
- 475 13" CHINABERRY
- 476 7" LIVE OAK
- 477 8" LIVE OAK
- 508 14" LIVE OAK
- 605 10" LIVE OAK
- 606 9" LIVE OAK
- 607 9" ELM
- 608 9" HACKBERRY
- 611 9" LIVE OAK
- 612 8" LIVE OAK
- 613 11" LIVE OAK
- 614 9" LIVE OAK
- 615 12" LIVE OAK

BUILDING DESCRIPTIONS:

- A - WOOD FRAME & METAL STORAGE LOCKERS UNITS 1-15
- B - WOOD FRAME & METAL STORAGE LOCKERS UNITS 16-25
- C - WOOD FRAME & METAL STORAGE LOCKERS UNITS 26-31
- D - WOOD FRAME & METAL STORAGE LOCKERS UNITS 32-43
- E - WOOD FRAME & METAL STORAGE LOCKERS UNITS 44-46
- F - WOOD FRAME & METAL STORAGE LOCKERS UNITS 47-50
- G - 9.9' x 12.2' WOOD FRAME STORAGE BUILDING
- H - 16.2' x 16.3' WOOD FRAME STORAGE BUILDING
- I - 8.2' x 12.2' WOOD FRAME STORAGE BUILDING
- J - 8.2' x 12.2' WOOD FRAME STORAGE BUILDING
- K - 23.5' x 23.9' WOOD FRAME STORAGE BUILDING
- L - 11.4' x 18.25' WOOD FRAME OFFICE BUILDING
- M - 11.8' x 24.2' WOOD FRAME STORAGE BUILDING
- N - 20.9' x 26.9' STONE OFFICE BUILDING

SURVEYOR'S NOTES:

1. REGARDING THE AREA IDENTIFIED HEREON AS "AREA FOUND TO BE MONUMENTED AND UNDER FENCE CONTAINING 410 SQUARE FEET, MORE OR LESS, OF LAND AREA" (c) A SURVEY DATED APRIL 21, 1994 BY MCANGUS SURVEYING CO. OF THE ADJOINING TRACT DOES NOT INDICATE THAT A FENCE WAS IN PLACE ALONG THE SOUTHWEST LINE OR SOUTHEAST LINES OF THE SUBJECT TRACT OF LAND AT THAT TIME.

(b) A SURVEY DATED JANUARY 28, 2009 BY WATERLOO SURVEYORS, INC. OF THE ADJOINING TRACT INDICATES THAT A WOOD FENCE AND THE IRON RODS FOUND AT EITHER END OF SAID WOOD FENCE WERE IN PLACE ON THE GROUND AT THAT TIME. SAID SURVEY ALSO INDICATES THAT THE TWO UTILITY POLES OVER THE SOUTHEAST TRACT LINE WERE IN PLACE AT THAT TIME. IT DOES NOT SHOW THAT THE CHAIN LINK FENCE ALONG THE SOUTHEAST LINE WAS IN PLACE AT THE TIME.

(c) A SURVEY DATED JULY 23, 2009 AND UPDATED ON AUGUST 22, 2014 BY CHAPARRAL SURVEYING OF THE ADJOINING TRACT SHOWS THE SAME INFORMATION AS THE WATERLOO SURVEY REFERENCED ABOVE AND ALSO SHOWS THE CHAIN LINK FENCE ALONG THE SOUTHEAST LINE OF THE SUBJECT TRACT OF LAND.

2. REGARDING THE HISTORY OF COUNTY ROAD 186-A:
A SURVEY OF THE MASOUD NOURI TRACT SHOWN HEREON, DATED JUNE 2, 1976 BY J LEROY BUSH, R.P.S. NO. 1828, AS RECORDED IN VOLUME 637, PAGE 507, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IDENTIFIES THE STRIP OF LAND IN QUESTION AS A GRAVEL ROAD USED BY THE PUBLIC.

THAT "DESIGNATION OF WAY OF WILLIAMSON COUNTY ROAD 186-A", IS DATED SEPTEMBER 16, 1986 AND IS RECORDED IN VOLUME 1437, PAGE 91, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID DOCUMENT APPEARS TO HAVE BEEN INTENDED TO RESOLVE A DISPUTE AS TO THE "PRECISE LOCATION" OF SAID ROAD. IT ALSO STATES THAT "SUCH PARTIES DO, EACH RESPECTIVELY, FURTHER GRANT, SELL AND CONVEY UNTO THE COUNTY OF WILLIAMSON, TEXAS, ALL THEIR RESPECTIVE RIGHT, TITLE AND INTEREST IN AND TO THE RIGHT OF EASEMENT ON, OVER AND ACROSS SUCH PROPERTY FOR THE PURPOSE OF TRAVEL AS A PUBLIC ROAD."

THE AREA IN QUESTION WAS ANNEXED INTO THE CITY LIMITS OF THE CITY OF AUSTIN BY ORDINANCE NO. 971218-C, SAID ORDINANCE WAS APPROVED ON DECEMBER 18, 1997 TO BE EFFECTIVE ON DECEMBER 31, 1997.

THE SURVEY FOR THE WASTEWATER EASEMENT GRANTED TO THE CITY OF AUSTIN IN DOCUMENT NO. 9887300, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, WAS PREPARED BY THE PIPELINE ENGINEERING DIVISION OF THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY ON JANUARY 15, 1998. THE SURVEY IDENTIFIES THE EAST LINE OF THE EASEMENT AS BEING WEST LINE OF COUNTY ROAD 186A.

I CONTACTED OFFICIALS IN WILLIAMSON COUNTY. THEY INDICATED THAT THIS ROAD WOULD BE UNDER THE JURISDICTION OF THE CITY OF AUSTIN SINCE THE AREA IN QUESTION WAS ANNEXED BY THE CITY OF AUSTIN.

IN HER RESPONSE TO MY INQUIRY REGARDING THE CURRENT STATUS OF COUNTY ROAD 186-A, MICHELLE SMITH, LAND MANAGEMENT, CITY OF AUSTIN, DEVELOPMENT SERVICES DEPARTMENT (512-974-7079), STATED "I INQUIRED WITH MY STREET AND BRIDGE GURU AND HE STATED THE FOLLOWING: THERE IS NO STREET NAME OR GIS SEGMENT NUMBER CURRENTLY IN THE CITY OF AUSTIN DATA BASE. I LOOKED IN STREET B BRIDGE'S OLD STREET DATA BASE AND DID NOT FIND COUNTY ROAD 186A. THEREFORE CURRENTLY THE CITY OF AUSTIN DOES NOT MAINTAIN COUNTY ROAD 186A. HOPE THIS INFORMATION HELPS."

CONVERSATIONS WITH A FEW OF THE NEIGHBORS ALONG 186-A INDICATE THAT (1) THEY BELIEVE THAT IS IS A COUNTY ROAD. (2) CONFIRM THAT THE CITY / COUNTY DOES NOT MAINTAIN THE ROAD



NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND ON DURING AUGUST AND SEPTEMBER 2020 AND JANUARY, 2021 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

C. MICHAEL MCMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION OF THE ABOVE SURVEYOR.

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SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE AND JOB NUMBER

DATE February 28, 2021
SCALE 1" = 30'
FB/PD 325/41-48
J. O. H. 080220