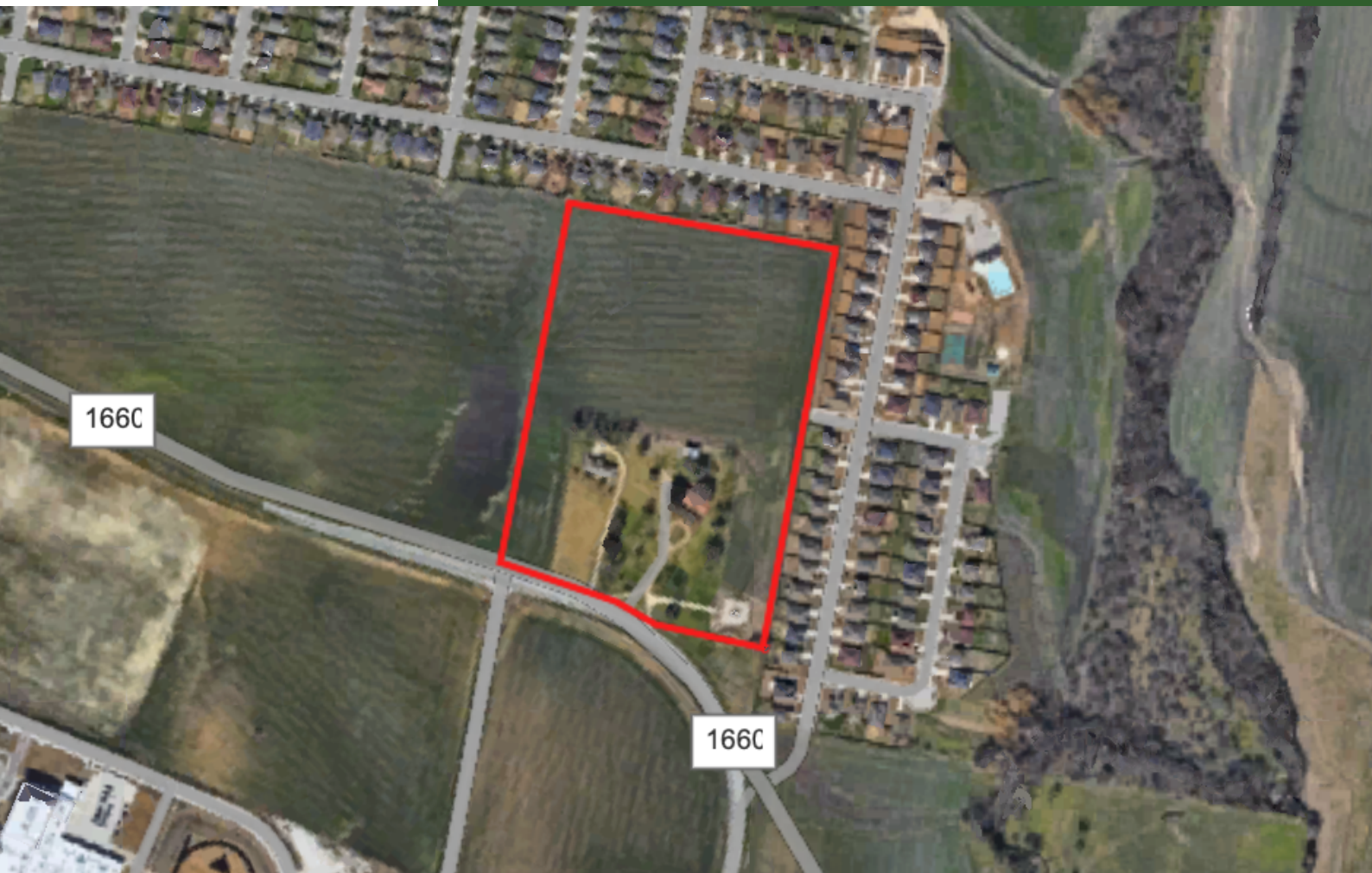




LAND FOR SALE

19 ACRES AVAILABLE
WILLIAMSON COUNTY | HUTTO, TX



PROPERTY INFORMATION

- Fantastic frontage on FM 1660
- Conversations with Hutto Development Services said they will allow all uses except SFR
- Outside the City of Hutto will need to be annexed in order to get utility service
- Hutto utility service

PRIMARY CONTACT

GARY F. BROWN

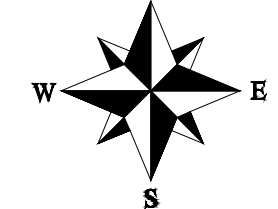
512-750-9262

gary@windsorgrouptx.com

WINDSOR GROUP
windsorgrouptx.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

ALTA/NSPS LAND TITLE SURVEY



TRACT I: BEING 16.58 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF SAID 16.816 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2015079930 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON.

TRACT II: BEING 7.770 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 8.285 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2013088318 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON.

TRACT III: BEING 16.58 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF SAID 16.816 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2015079930 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING of a 1/2" iron pin found along the south line of Lot 26, Block F, Glenwood Subdivision Phase 2A, a subdivision in Williamson County as shown on plat recorded in Document No. 2005009450, Official Public Records of Williamson County, Texas, at the northeast corner of a tract described in document to Breckenridge SFR Hutto, LLC, recorded in Document No. 2021126841, Official Public Records of Williamson County, Texas, at the northeast corner of said 16.816 acres, and hereafter;

THENCE South 82°38'58" East, along the south line of said Glenwood Subdivision Phase 2A, a distance of 789.45', to a 1/2" iron pin found along the west line of the west line of Lot 8 of Glenwood Subdivision Phase 4B, a subdivision in Williamson County as shown on plat recorded in Document No. 2007009450, Official Public Records of Williamson County, Texas, at the southeast corner of said Glenwood Subdivision, Phase 2A, at the northeast corner of said 16.816 acres, and hereafter;

THENCE along the west line of said subdivision, the following two courses and distances:

- 1) South 08°08'02" West, a distance of 1132.26' to a 1/2" iron pin found;
- 2) South 09°28'08" West, a distance of 27.78' to a 1/2" iron pin found at the northeast corner of a called 0.3759 acre tract described in document to the Texas Department of Transportation, recorded in Document No. 2017025067, Official Public Records of Williamson County, Texas, at the southeast corner of said 16.816 acres, and hereafter;

THENCE along the west line of said subdivision, the following two courses and distances:

- 1) South 08°08'02" West, a distance of 1132.26' to a 1/2" iron pin found;
- 2) South 09°28'08" West, a distance of 27.78' to a 1/2" iron pin found at the northeast corner of a called 0.3759 acre tract described in document to the Texas Department of Transportation, recorded in Document No. 2017025067, Official Public Records of Williamson County, Texas, at the southeast corner of said 16.816 acres, and hereafter;

THENCE along the east and north lines of said Sharp tract, and along a westerly and southerly line hereof, the following two courses and distances:

- 1) North 09°45'08" East, a distance of 388.37' to a 1/2" iron pin found at the southeast corner of said Sharp tract;
- 2) North 82°34'46" West, a distance of 327.44' to a 1/2" iron pin with "Cuplin" property cap set along the east line of said Breckenridge SFR Hutto, LLC tract, at the northeast corner of said Sharp tract, and a westerly corner hereof;

THENCE North 07°58'23" East, a distance of 628.01' along the east line of said Breckenridge tract, and along the west line hereof, to the POINT OF BEGINNING, containing 16.58 acres, more or less.

TRACT II: BEING 7.770 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 8.285 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2013088318 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING of a 1/2" iron pin found along the south right-of-way line of F.M. 1660, at the northeast corner of a called 13.77 acres, described in document to Zimmerman Properties Development, LLC, recorded in Document No. 2021137778, Official Public Records of Williamson County, Texas, at the northeast corner of Swindoll Lane as shown on right-of-way dedication to the public, recorded in Document No. 2007002226, Official Public Records of Williamson County, Texas, at the northeast corner of said 8.285 acres, and hereafter;

THENCE along the south right-of-way line of said F.M. 1660, the following courses five courses and distances:

- 1) South 75°39'41" East, passing a 1/2" iron pin found at 60.74' at the northeast corner of said Swindoll Lane, and in all, a distance of 84.86' to a 1/2" iron pin found at the beginning of a curve to the right;
- 2) Along said curve to the right having a radius of 880.00', an arc length of 658.43', a chord bearing of South 54°21'45" East, and a chord length of 64.45' to a 1/2" iron pin with "Cuplin" property cap set;
- 3) South 33°08'11" East, a distance of 95.03' to a 1/2" iron pin with "Cuplin" property cap set at the beginning of a curve to the right;
- 4) Along said curve to the right having a radius of 532.95', an arc length of 80.12', a chord bearing of South 07°55'08" East, and a chord length of 80.05' to a point for corner of the beginning of a spiral curve to the right;
- 5) South 02°35'50" West, along the chord of said spiral curve, a distance of 138.04' to a 1/2" iron pin found at the southeast corner hereof, and at the northeast corner of a tract described in document to Cornerstone Baptist Church of Hutto, Texas, recorded in Document No. 2015099866, Official Public Records of Williamson County, Texas;

THENCE North 70°29'10" West, along the north line of said Cornerstone Church tract, along the south line of said 8.285 acre tract, and hereafter, a distance of 708.06' to a 1/2" iron pin found along the east right-of-way line of said Swindoll Lane, and at the northwest corner of said Church tract;

THENCE along the east, south and west lines of said Swindoll Lane, the 8.285 acre tract, and hereafter, the following courses and distances:

- 1) South 08°00'45" West, a distance of 329.79' to a 1/2" iron pin found;
- 2) South 18°31'12" West, a distance of 296.97' to a 1/2" iron pin with "Cuplin" property cap set along the north line of a tract described in document to Hutto Independent School District, recorded in Document No. 2006012925, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and hereafter;
- 3) North 70°29'10" West, along the north line of said Hutto ISD tract, a distance of 60.39' to a 1/2" iron pin with "Cuplin" property cap set along the east line of another Hutto Independent School District tract, recorded in Document No. 2003108291, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and at the extreme southwest corner hereof;
- 4) North 18°31'12" East, passing a 1/2" iron pin found at the northeast corner of said second Hutto ISD tract, same being the southeast corner of Lot One, Block A, WCE30 #3 Swindoll Station Subdivision, as shown on plat recorded in Document No. 2018041185, Official Public Records of Williamson County, Texas, and in all, a total distance of 290.20' to a mag nail with a Baker's washer found in a cedar stump of a corner along the east line of said Lot One, Block A;
- 5) North 07°57'46" East, a distance of 777.25' to the POINT OF BEGINNING, containing 7.770 acres, more or less.

THENCE along the east, south and west lines of said Swindoll Lane, the 8.285 acre tract, and hereafter, the following courses and distances:

1) South 08°00'45" West, a distance of 329.79' to a 1/2" iron pin found;

2) South 18°31'12" West, a distance of 296.97' to a 1/2" iron pin with "Cuplin" property cap set along the north line of a tract described in document to Hutto Independent School District, recorded in Document No. 2006012925, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and hereafter;

3) North 70°29'10" West, along the north line of said Hutto ISD tract, a distance of 60.39' to a 1/2" iron pin with "Cuplin" property cap set along the east line of another Hutto Independent School District tract, recorded in Document No. 2003108291, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and at the extreme southwest corner hereof;

4) North 18°31'12" East, passing a 1/2" iron pin found at the northeast corner of said second Hutto ISD tract, same being the southeast corner of Lot One, Block A, WCE30 #3 Swindoll Station Subdivision, as shown on plat recorded in Document No. 2018041185, Official Public Records of Williamson County, Texas, and in all, a total distance of 290.20' to a mag nail with a Baker's washer found in a cedar stump of a corner along the east line of said Lot One, Block A;

5) North 07°57'46" East, a distance of 777.25' to the POINT OF BEGINNING, containing 7.770 acres, more or less.

THENCE along the east, south and west lines of said Swindoll Lane, the 8.285 acre tract, and hereafter, the following courses and distances:

1) South 08°00'45" West, a distance of 329.79' to a 1/2" iron pin found;

2) South 18°31'12" West, a distance of 296.97' to a 1/2" iron pin with "Cuplin" property cap set along the north line of a tract described in document to Hutto Independent School District, recorded in Document No. 2006012925, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and hereafter;

3) North 70°29'10" West, along the north line of said Hutto ISD tract, a distance of 60.39' to a 1/2" iron pin with "Cuplin" property cap set along the east line of another Hutto Independent School District tract, recorded in Document No. 2003108291, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and at the extreme southwest corner hereof;

4) North 18°31'12" East, passing a 1/2" iron pin found at the northeast corner of said second Hutto ISD tract, same being the southeast corner of Lot One, Block A, WCE30 #3 Swindoll Station Subdivision, as shown on plat recorded in Document No. 2018041185, Official Public Records of Williamson County, Texas, and in all, a total distance of 290.20' to a mag nail with a Baker's washer found in a cedar stump of a corner along the east line of said Lot One, Block A;

5) North 07°57'46" East, a distance of 777.25' to the POINT OF BEGINNING, containing 7.770 acres, more or less.

THENCE along the east, south and west lines of said Swindoll Lane, the 8.285 acre tract, and hereafter, the following courses and distances:

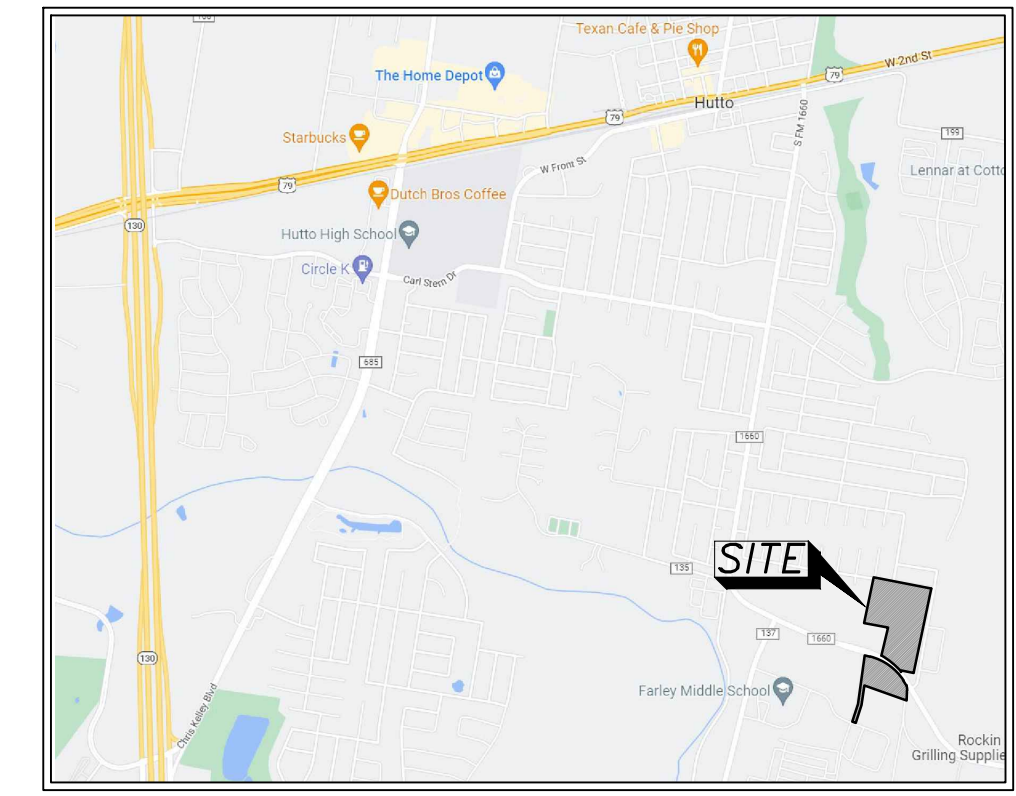
1) South 08°00'45" West, a distance of 329.79' to a 1/2" iron pin found;

2) South 18°31'12" West, a distance of 296.97' to a 1/2" iron pin with "Cuplin" property cap set along the north line of a tract described in document to Hutto Independent School District, recorded in Document No. 2006012925, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and hereafter;

3) North 70°29'10" West, along the north line of said Hutto ISD tract, a distance of 60.39' to a 1/2" iron pin with "Cuplin" property cap set along the east line of another Hutto Independent School District tract, recorded in Document No. 2003108291, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and at the extreme southwest corner hereof;

4) North 18°31'12" East, passing a 1/2" iron pin found at the northeast corner of said second Hutto ISD tract, same being the southeast corner of Lot One, Block A, WCE30 #3 Swindoll Station Subdivision, as shown on plat recorded in Document No. 2018041185, Official Public Records of Williamson County, Texas, and in all, a total distance of 290.20' to a mag nail with a Baker's washer found in a cedar stump of a corner along the east line of said Lot One, Block A;

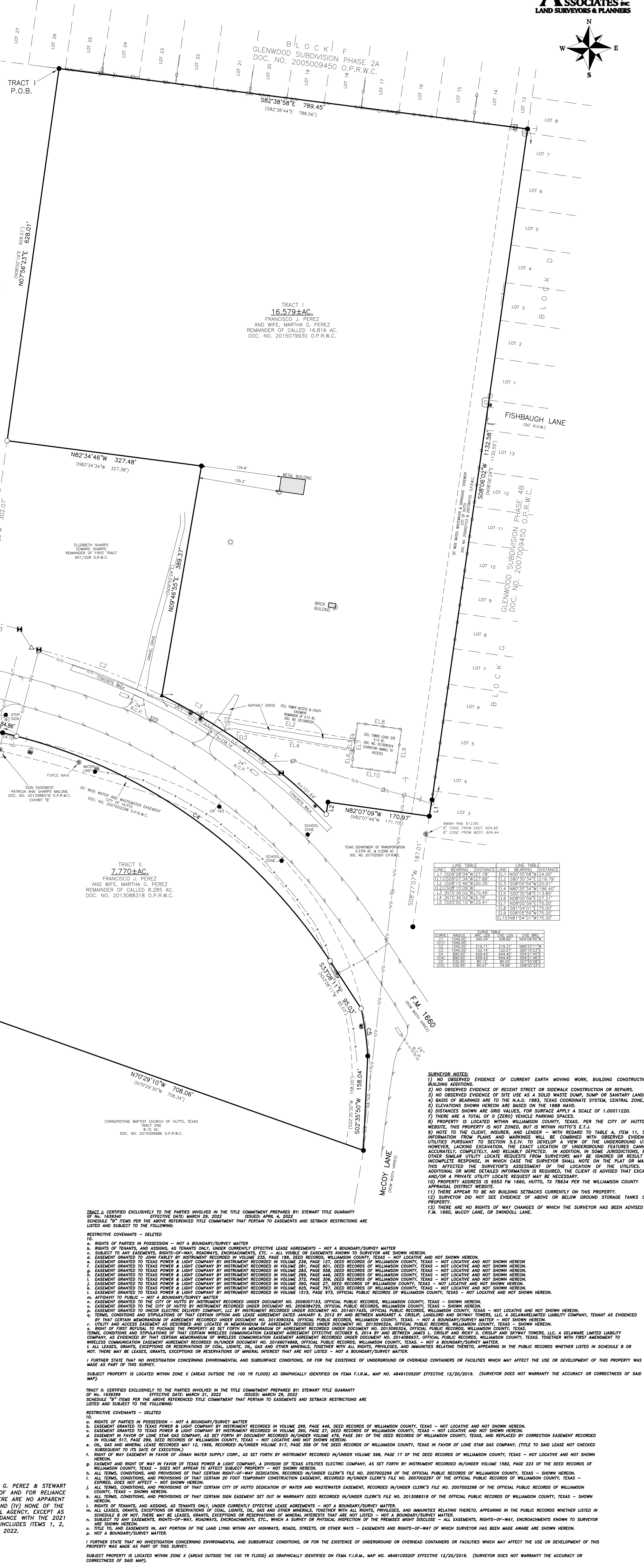
5) North 07°57'46" East, a distance of 777.25' to the POINT OF BEGINNING, containing 7.770 acres, more or less.



SITE MAP
NOT TO SCALE
(PROVIDED BY GOOGLE)

LEGEND

- 1/2" IRON PIN FOUND (LUNGS NOTED)
- MAG NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- CALC POINT
- TDOT TRIP CONC
- R.O.W. MONUMENT FND.
- VOLUME/PAGE
- D.R.W.C. DEED RECORDS WILLIAMSON CO. O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- C.M. CONTROLLING MONUMENT
- () RECORD INFO/SUBJECT
- [] RECORD INFO/SUBJECT
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- MAILBOX
- GAS METER
- SANITARY
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- ELECTRIC METER
- CLEAN OUT
- CABLE TV FEDESTAL
- TELEPHONE FEDESTAL
- ELECTRIC FEDESTAL
- ELECTRIC PAD WITH TRANS.
- EDGE/PAVEMENT/GRAVEL
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- WIRE FENCE
- SIGN
- FIBER OPTIC BOLLARD



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N70°29'10"W	708.06'	E1	S08°00'45"W	329.79'
L2	N70°29'10"W	708.06'	E2	S08°00'45"W	329.79'
L3	N70°29'10"W	708.06'	E3	S08°00'45"W	329.79'
L4	N70°29'10"W	708.06'	E4	S08°00'45"W	329.79'
L5	N70°29'10"W	708.06'	E5	S08°00'45"W	329.79'
L6	N70°29'10"W	708.06'	E6	S08°00'45"W	329.79'
L7	N70°29'10"W	708.06'	E7	S08°00'45"W	329.79'
L8	N70°29'10"W	708.06'	E8	S08°00'45"W	329.79'
L9	N70°29'10"W	708.06'	E9	S08°00'45"W	329.79'
L10	N70°29'10"W	708.06'	E10	S08°00'45"W	329.79'
L11	N70°29'10"W	708.06'	E11	S08°00'45"W	329.79'
L12	N70°29'10"W	708.06'	E12	S08°00'45"W	329.79'
L13	N70°29'10"W	708.06'	E13	S08°00'45"W	329.79'
L14	N70°29'10"W	708.06'	E14	S08°00'45"W	329.79'
L15	N70°29'10"W	708.06'	E15	S08°00'45"W	329.79'

SURVEYOR NOTES:

- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- BASIS OF BEARINGS ARE TO THE N.A.D. 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- ALL OBSERVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
- DISTANCES SHOWN ARE GRID VALUES. FOR SURFACE APPLY A SCALE OF 1.00011220.
- THERE ARE A TOTAL OF 0 (ZERO) VEHICLE PARKING SPACES.
- PROPERTY IS LOCATED WITHIN WILLIAMSON COUNTY, TEXAS PER THE CITY OF HUTTO'S GIS WEBSITE. THIS PROPERTY IS NOT ZONED, BUT IS WITHIN HUTTO'S E.T.A.
- NOTE TO THE CLIENT, INSURER, AND LENDER - TO DEVELOP TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.1.1. TO VIEW A VIEW OF THE UNDERGROUND UTILITIES.
- PROPERTY ADDRESS IS 8555 FM 1660, HUTTO, TX 78634 PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE.
- PROPERTY ADDRESS IS 8555 FM 1660, HUTTO, TX 78634 PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE.
- THERE ARE NO BUILDING SETBACKS CURRENTLY ON THIS PROPERTY.
- SURVEYOR DID NOT SEE EVIDENCE OF ABOVE OR BELOW GROUND STORAGE TANKS ON THE PROPERTY.
- THERE ARE NO RIGHTS OF WAY CHANGES OF WHICH THE SURVEYOR HAS BEEN ADVISED ALONG F.M. 1660, MCCOY LANE, OR SWINDOLL LANE.

TRACT I: CERTIFIED EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY OF NO. 183940 EFFECTIVE DATE: MARCH 29, 2022 ISSUED: APRIL 6, 2022

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS - DELETED

- RIGHTS OF PARTIES IN POSSESSION - NOT A BOUNDARY/SURVEY MATTER
- RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER
- SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL TABLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.
- EASEMENT GRANTED TO JOIN FARLEY BY INSTRUMENT RECORDED IN VOLUME 235, PAGE 189, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 233, PAGE 127, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 281, PAGE 691, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 283, PAGE 588, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 299, PAGE 446, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 372, PAGE 506, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 825, PAGE 797, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 1510, PAGE 974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- APPROVAL TO PUBLIC - NOT A BOUNDARY/SURVEY MATTER
- EASEMENT GRANTED TO THE CITY OF HUTTO BY INSTRUMENT RECORDED UNDER DOCUMENT NO. 2008084725, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 299, PAGE 446, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN OFFICE OF HUTTO DEDICATION DATED JANUARY 9, 2012 BY AND BETWEEN MARGARET A. CRISP, LANDLORD AND SKYWAY TOWERS, LLC, A DELAWARE-LIMITED LIABILITY COMPANY, TENANT AS EVIDENCED BY INSTRUMENT RECORDED UNDER DOCUMENT NO. 2013090324, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- UTILITY AND ACCESS EASEMENT AS DESCRIBED AND LOCATED IN MEMORANDUM OF AGREEMENT RECORDED UNDER DOCUMENT NO. 2013090324, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WILLLESS COMMUNICATION EASEMENT AGREEMENT EFFECTIVE OCTOBER 9, 2014 BY AND BETWEEN JAMES L. CRISP AND RICKY G. CRISP AND SKYWAY TOWERS, LLC, A DELAWARE-LIMITED LIABILITY COMPANY, AS EVIDENCED BY THAT CERTAIN WILLLESS COMMUNICATION EASEMENT AGREEMENT RECORDED UNDER DOCUMENT NO. 2013090324, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT SHOWN HEREON.
- WILLLESS COMMUNICATION EASEMENT AGREEMENT RECORDED UNDER DOCUMENT NO. 2016674880, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT A BOUNDARY/SURVEY MATTER.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIMITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED - NOT A BOUNDARY/SURVEY MATTER.
- FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS PART OF THIS SURVEY.

TRACT II: CERTIFIED EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY OF NO. 183939 EFFECTIVE DATE: MARCH 21, 2022 ISSUED: MARCH 29, 2022

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS - DELETED

- RIGHTS OF PARTIES IN POSSESSION - NOT A BOUNDARY/SURVEY MATTER
- RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER
- SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL TABLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 299, PAGE 446, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 390, PAGE 27, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 476, PAGE 261, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND REPLACED BY CORRECTION EASEMENT RECORDED IN VOLUME 517, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- OIL, GAS AND MINERAL LEASE RECORDED IN 1969, RECORDED IN DOCUMENT NO. 2007009450, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN FAVOR OF LONE STAR GAS COMPANY, (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION).
- RIGHT OF WAY EASEMENT IN FAVOR OF LONE STAR WATER SUPPLY COOP., AS SET FORTH BY INSTRUMENT RECORDED IN/VOLUME 588, PAGE 17 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT AND RIGHT OF WAY IN FAVOR OF TEXAS POWER & LIGHT COMPANY, A DIVISION OF TEXAS UTILITIES ELECTRIC COMPANY, AS SET FORTH BY INSTRUMENT RECORDED IN/VOLUME 1482, PAGE 233 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION RECORDED IN/VOLUME CLERK'S FILE NO. 2007002296 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN 30 FOOT TEMPORARY CONSTRUCTION EASEMENT, RECORDED IN/VOLUME CLERK'S FILE NO. 2007002297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CITY OF HUTTO DEDICATION OF WATER AND WASTEWATER EASEMENT, RECORDED IN/VOLUME CLERK'S FILE NO. 2007002298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN SIGN EASEMENT SET UP IN WARRANTY DEED RECORDED IN/VOLUME CLERK'S FILE NO. 2013088318 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIMITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED - NOT A BOUNDARY/SURVEY MATTER.
- SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL TABLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.
- PROPERTY ADDRESS IS 8555 FM 1660, HUTTO, TX 78634 PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE.
- THERE ARE NO BUILDING SETBACKS CURRENTLY ON THIS PROPERTY.
- SURVEYOR DID NOT SEE EVIDENCE OF ABOVE OR BELOW GROUND STORAGE TANKS ON THE PROPERTY.
- THERE ARE NO RIGHTS OF WAY CHANGES OF WHICH THE SURVEYOR HAS BEEN ADVISED ALONG F.M. 1660, MCCOY LANE, OR SWINDOLL LANE.
- FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS PART OF THIS SURVEY.

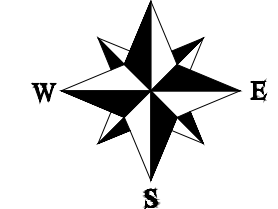
TRACT III: CERTIFIED EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY OF NO. 183938 EFFECTIVE DATE: MARCH 21, 2022 ISSUED: MARCH 29, 2022

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS - DELETED

- RIGHTS OF PARTIES IN POSSESSION - NOT A BOUNDARY/SURVEY MATTER
- RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER
- SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL TABLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 299, PAGE 446, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 390, PAGE 27, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 476, PAGE 261, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND REPLACED BY CORRECTION EASEMENT RECORDED IN VOLUME 517, PAGE 299, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- OIL, GAS AND MINERAL LEASE RECORDED IN 1969, RECORDED IN DOCUMENT NO. 2007009450, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN FAVOR OF LONE STAR GAS COMPANY, (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION).
- RIGHT OF WAY EASEMENT IN FAVOR OF LONE STAR WATER SUPPLY COOP., AS SET FORTH BY INSTRUMENT RECORDED IN/VOLUME 588, PAGE 17 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
- EASEMENT AND RIGHT OF WAY IN FAVOR OF TEXAS POWER & LIGHT COMPANY, A DIVISION OF TEXAS UTILITIES ELECTRIC COMPANY, AS SET FORTH BY INSTRUMENT RECORDED IN/VOLUME 1482, PAGE 233 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION RECORDED IN/VOLUME CLERK'S FILE NO. 2007002296 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN 30 FOOT TEMPORARY CONSTRUCTION EASEMENT, RECORDED IN/VOLUME CLERK'S FILE NO. 2007002297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CITY OF HUTTO DEDICATION OF WATER AND WASTEWATER EASEMENT, RECORDED IN/VOLUME CLERK'S FILE NO. 2007002298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN SIGN EASEMENT SET UP IN WARRANTY DEED RECORDED IN/VOLUME CLERK'S FILE NO. 2013088318 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - SHOWN HEREON.
- RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIMITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED - NOT A BOUNDARY/SURVEY MATTER.
- SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL TABLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.
- PROPERTY ADDRESS IS 8555 FM 1660, HUTTO, TX 78634 PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE.
- THERE ARE NO BUILDING SETBACKS CURRENTLY ON THIS PROPERTY.
- SURVEYOR DID NOT SEE EVIDENCE OF ABOVE OR BELOW GROUND STORAGE TANKS ON THE PROPERTY.
- THERE ARE NO RIGHTS OF WAY CHANGES OF WHICH THE SURVEYOR HAS BEEN ADVISED ALONG F.M. 1660, MCCOY LANE, OR SWINDOLL LANE.
- FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS PART OF THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY



TRACT III: BEING 2.554 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CALLED FIRST TRACT, DESCRIBED IN DOCUMENT TO ELIZABETH SHARPE AND EDWARD SHARPE, RECORDED IN VOLUME 601, PAGE 328, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.554 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON

TRACT III, BEING 2.554 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CALLED FIRST TRACT, DESCRIBED IN DOCUMENT TO ELIZABETH SHARPE AND EDWARD SHARPE, RECORDED IN VOLUME 601, PAGE 328, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.554 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found along the north right-of-way line of F.M. 1660, at the northwest corner of a 0.1123 acre tract described in document to the State of Texas, recorded in Document No. 2016078281, Official Public Records of Williamson County, Texas, at the northeast corner of a 0.5372 acre tract described in document to the State of Texas, recorded in Document No. 2016040831, Official Public Records of Williamson County, Texas, at the southwest corner of the remainder of a 16.816 acre tract described in document to Francisco J. Perez, and wife, Martha G. Perez, recorded in Document No. 2015079930 Official Public Records of Williamson County, Texas, and of the southeast corner hereof in a curve to the left;

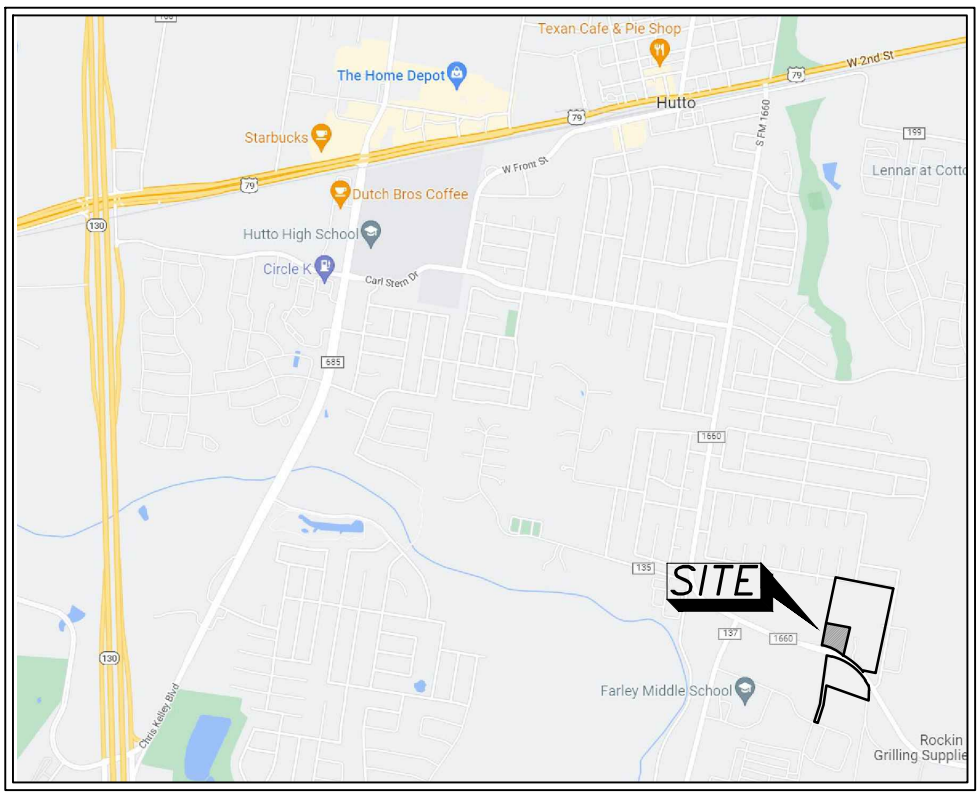
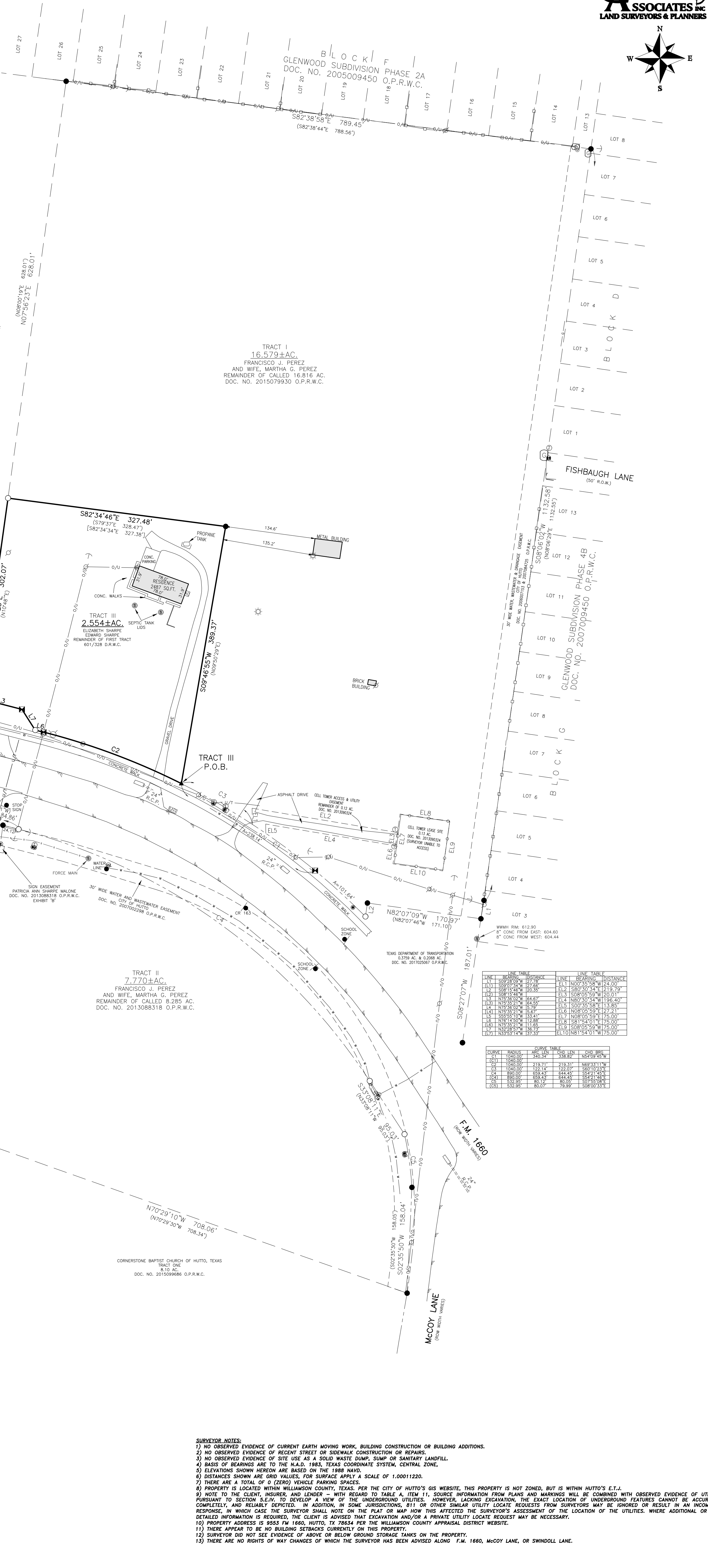
THENCE along said right-of-way line, and along the south lines hereof, the following courses and distances:

- 1) Along said curve to the left having a radius of 1026.26', an arc length of 219.71', a chord bearing of North 69°30'46" West, and a chord length of 219.28' to a concrete right-of-way monument found for corner;
2) North 7°14'50" West, a distance of 12.861' to a 1/2" iron pin with 'Cuplin' property cap set;
3) North 32°28'57" West, a distance of 36.751' to a concrete right-of-way monument found;
4) North 7°36'50" West, a distance of 64.871' to a 1/2" iron pin found at the southwest corner of a tract described in document to Breckenridge SFR Hutto, LLC, recorded in Document No. 2021126841, Official Public Records of Williamson County, Texas, at the southwest corner hereof;

THENCE North 07°56'23" East, along the east line of said Breckenridge tract, a distance of 302.02' to a 1/2" iron pin with 'Cuplin' property cap set of the southwest corner of said Perez tract, and of the northeast corner hereof;

THENCE South 82°34'46" East, along the south line of said Perez tract, and the north line hereof, a distance of 327.48' to a 1/2" iron pin found at an interior 'all' corner of said Perez tract, and of the northeast corner hereof;

THENCE South 09°46'55" West, along a west line of said Perez tract, and along the east line hereof, a distance of 389.37' to the POINT OF BEGINNING, containing 2.554 acres, more or less.



- LEGEND
1/2" IRON PIN FOUND (UNLESS NOTED)
MAG NAIL FOUND
SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
CALC POINT
DOTTED TRIANGLE CONC. P.O.M. MONUMENT FND.
VOLUME/PAGE
D.R.W.C. DEED RECORDS WILLIAMSON CO. O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
C.M. CONTROLLING MONUMENT
RECORD INFO/SUBJECT
RECORD INFO/SUBJECT
LIGHT POLE
FIRE HYDRANT
WATER VALVE
MAILBOX
GAS METER
SANITARY
UTILITY POLE
GUY WIRE
OVERHEAD UTILITY
WATER METER
ELECTRIC METER
CLEAN OUT
CABLE TV FEDESTAL
TELEPHONE FEDESTAL
ELECTRIC FEDESTAL
ELECTRIC PAD WITH TRANS.
EDGE/PAVEMENT/GRAVEL
CHAIN LINK FENCE
WOOD PRIVACY FENCE
WIRE FENCE
SIGN
FIBER OPTIC BOLLARD
L.P. TANK
AIR CONDITIONER

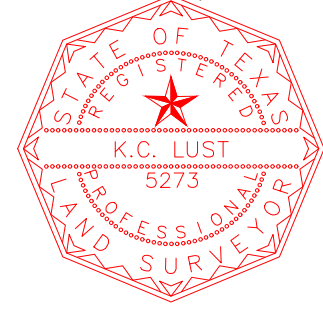
Table with 4 columns: LINE, BEARING, DISTANCE, and REMARKS. It lists various utility lines and their specifications.

- SURVEYOR NOTES:
1) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SHUMP OR SANITARY LANDFILL.
4) BASIS OF BEARINGS ARE TO THE N.A.D. 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
5) ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD.
6) DISTANCES SHOWN ARE GRID VALUES. FOR SURFACE APPLY A SCALE OF 1.00011220.
7) THERE ARE A TOTAL OF 6 (SIX) VEHICLE PARKING SPACES.
8) PROPERTY IS LOCATED WITHIN WILLIAMSON COUNTY, TEXAS. PER THE CITY OF HUTTO'S GIS WEBSITE, THIS PROPERTY IS NOT ZONED, BUT IS WITHIN HUTTO'S E.T.J.
9) NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PERTAINING TO SECTION 5.E.4.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
10) PROPERTY ADDRESS IS 8555 FM 1660, HUTTO, TX 78634 PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE.
11) THERE APPEAR TO BE NO BUILDING SETBACKS CURRENTLY ON THIS PROPERTY.
12) SURVEYOR DID NOT SEE EVIDENCE OF ABOVE OR BELOW GROUND STORAGE TANKS ON THE PROPERTY.
13) THERE ARE NO RIGHTS OF WAY CHANGES OF WHICH THE SURVEYOR HAS BEEN ADVISED ALONG F.M. 1660, MCCOY LANE, OR SWINDOLL LANE.

TRACT III, CERTIFIED EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: AUSTIN TITLE COMPANY OF NO. 474-54-170134220907/1 EFFECTIVE DATE SEPTEMBER 1, 2022 ISSUED: SEPTEMBER 12, 2022 SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND STRIKED RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
RESTRICTIVE COVENANTS - DELETED
a. NOT A BOUNDARY/SURVEY MATTER
b. NOT A BOUNDARY/SURVEY MATTER
c. NOT A BOUNDARY/SURVEY MATTER
d. NOT A BOUNDARY/SURVEY MATTER
e. NOT A BOUNDARY/SURVEY MATTER
f. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 281, PAGE 601, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
g. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 284, PAGE 556, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
h. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 298, PAGE 446, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
i. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 372, PAGE 306, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
j. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 384, PAGE 27, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
k. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 1582, PAGE 224, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.
l. NOT A BOUNDARY/SURVEY MATTER
m. NOT A BOUNDARY/SURVEY MATTER

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF ATANASIO RANCH RESIDENTIAL, LLC & AUSTIN TITLE COMPANY, THAT (I) THIS SURVEY WAS MADE UPON THE GROUND OF THE PROPERTY REFLECTED HEREON, FOR THE BENEFIT OF AND FOR RELIANCE THEREON BY SELLER, PURCHASER AND BY THE TITLE COMPANY; (II) THE PROPERTY ABUTS A DEDICATED ROADWAY AS SHOWN HEREON; (III) THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, AND (IV) NONE OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ANY SPECIAL FLOOD HAZARD AREA OR WETLANDS AREA AS DESIGNATED BY A GOVERNMENTAL AGENCY, EXCEPT AS SHOWN HEREON; THE UNDERSIGNED ALSO CERTIFIES THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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 1, 2, 3, 4, 7(a)(1), 8, 10, 11(b), 13, 14, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 8, 2022.

K.C. LUST
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5273
CUPLIN & ASSOCIATES, INC.
DATED NOVEMBER 16, 2022



Project information box containing: PROJ. NO. 22149, PREPARED FOR: ATANASIO RANCH RESIDENTIAL, LLC, TECH: KCL, APPROVED: K.C. LUST, FIELDWORK PERFORMED ON: NOVEMBER 8, 2022, 1500 OLLIE LANE, MARBLE FALLS, TX, 78654, PH: 325-388-3300/830-693-8815, WWW.CUPLINASSOCIATES.COM, SCALE 1" = 80', SHEET 1 OF 1, REVISIONS table.