

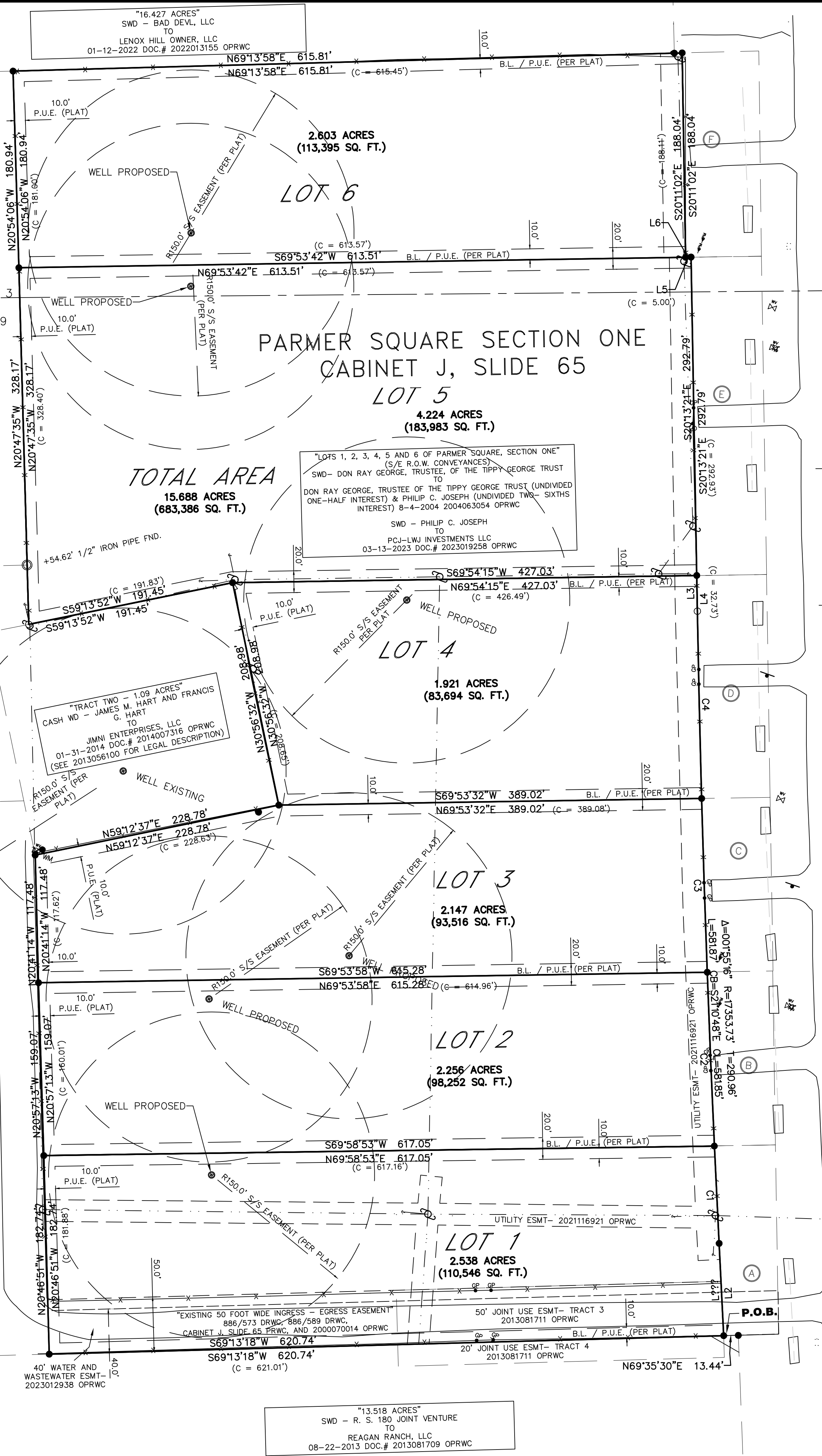
**WALTER CAMPBELL SURVEY,
ABSTRACT NO. 3**

APPROXIMATE LINE OF
WALTER CAMPBELL SURVEY, ABSTRACT NO. 3
APPROXIMATE LINE OF
WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9

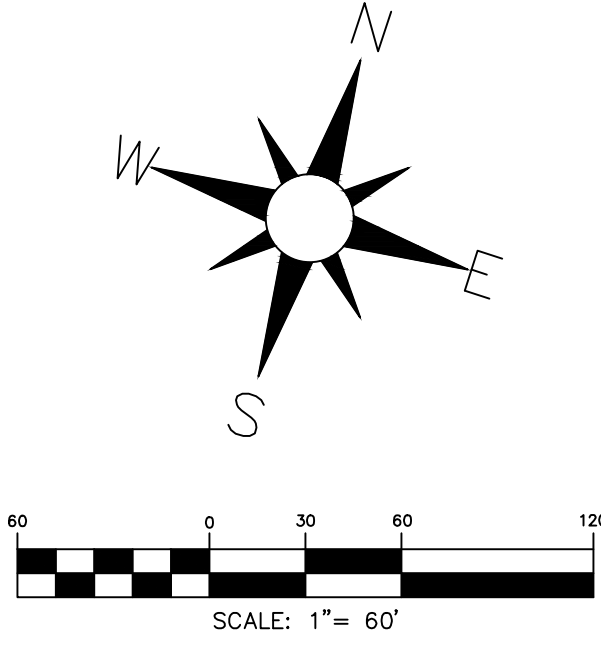
"24.13 ACRES"
SWD - PATRICK SHANE, ET AL
HUNT CEDAR PARK LAND, LLC
03-02-2022 DOC.# 2022028359 OPRWC

"1.000 ACRE"
SWD - LARRY DOUGLAS MOTT
HUNT CEDAR PARK LAND, LLC
03-02-2022 DOC.# 2022028359 OPRWC

"23.43 ACRES"
SWD - PATRICK SHANE, ET AL
HUNT CEDAR PARK LAND, LLC
03-02-2022 DOC.# 2022028359 OPRWC



"13.518 ACRES"
SWD - R. S. 180 JOINT VENTURE
TO
REAGAN RANCH, LLC
08-22-2013 DOC.# 2013081709 OPRWC



LEGEND:
 ○ 1/2" IRON ROD SET
 ● IRON ROD FOUND
 ⊙ IRON PIPE FOUND
 ⊕ POWER POLE
 ⊕ FIRE HYDRANT
 ⊕ WATER METER
 ⊕ WATER VALVE
 ⊕ PIPELINE MARKER
 ⊕ GUY WIRE
 ⊕ OVERHEAD ELECTRIC
 ⊕ CALL DISTANCE
 (=XXX)

RONALD REAGAN BLVD.
(WIDTH VARIES)

A
"TRACT 1 - 0.214 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-01-2002 DOC.# 2002078083 OPRWC

B
"TRACT 2 - 0.215 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-01-2002 DOC.# 2002078083 OPRWC

C
"TRACT 4 - 0.227 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-01-2002 DOC.# 2002078083 OPRWC

D
"TRACT 3 - 0.300 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-02-2002 DOC.# 200208083 OPRWC

E
"TRACT 5 - 0.434 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-01-2002 DOC.# 2002078083 OPRWC

F
"TRACT 6 - 0.302 ACRE"
TO
WILLIAMSON COUNTY, TEXAS
10-01-2002 DOC.# 2002078083 OPRWC

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	89.61	17353.73	000°17'45"	44.81	S21°59'34"E	89.61
C2	159.99	17353.73	000°31'42"	79.99	S21°34'51"E	159.99
C3	159.98	17353.73	000°31'41"	79.99	S21°03'09"E	159.98
C4	172.30	17353.73	000°34'08"	86.15	S20°30'14"E	172.30

LINE TABLE		
LINE	LENGTH	BEARING
L???	84.99	S22°01'36"E
L2	84.99	S22°01'36"E
L3	32.87	S20°14'10"E
L4	32.87	S20°14'10"E
L5	5.01	N69°56'45"E
L6	5.01	N69°56'45"E

SCHEDULE B

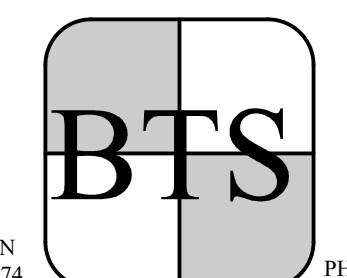
- a. EASEMENTS AND BUILDING SETBACKS AS SHOWN AND/OR DESCRIBED BY THE PLAT OF RECORD IN CABINET J, SLIDE(S) 65-66 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (ALL TRACTS)- AFFECTS AS SHOWN
- b. AN UNDIVIDED 1/8TH INTEREST IN ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 436, PAGE 466 AND CORRECTED IN VOLUME 453, PAGE 930 THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (ALL TRACTS)- NOT RESEARCHED, NOT RELATED TO SURFACE RIGHTS
- c. INGRESS AND EGRESS EASEMENT GRANTED TO LARRY MOTT AND WIFE SANDRA MOTT, BY INSTRUMENT DATED AUGUST 3, 1982, RECORDED IN VOLUME 886, PAGE 573 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 1)- AFFECTS AS SHOWN
- d. INGRESS AND EGRESS EASEMENT 50 FEET IN WIDTH DESCRIBED IN DEED DATED AUGUST 16, 1982, RECORDED IN VOLUME D.886, PAGE 589 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND UNDER DOCUMENT NO(S). 2010006230 AND 2000070014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 1)- AFFECTS AS SHOWN
- e. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ANNEXATION ORDINANCE DATED JANUARY 14, 2010, RECORDED UNDER DOCUMENT NO. 2011054983 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(ALL TRACTS)- AFFECTS AS SHOWN
- f. EASEMENTS, TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN JOINT USE EASEMENT AGREEMENT, DATED AUGUST 22, 2013, RECORDED UNDER DOCUMENT NO. 2013081711 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 1)- AFFECTS AS SHOWN
- g. UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 12, 2021, RECORDED UNDER DOCUMENT NO. 2021116921 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(ALL TRACTS)- AFFECTS AS SHOWN
- h. WATER AND WASTEWATER EASEMENTS GRANTED TO CITY OF CEDAR PARK, BY INSTRUMENT DATED JANUARY 31, 2023, RECORDED UNDER DOCUMENT NO. 2023012938 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(TRACT 1)- AFFECTS AS SHOWN
- i. THE RIGHTS OF UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT TO LEVY TAXES AND ISSUE BONDS.- NOTED
- j. ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.- NOTED
- k. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.-NOTED
- l. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)- NOTED

- SURVEYORS NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
 - THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0470F, EFFECTIVE DATE DECEMBER 20, 2019, LOCATED IN ZONE "X" (UNSHADED).
 - THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 - ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
 - THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 - THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, G.F. NO. 202300801**, EFFECTIVE DATE: **APRIL 12, 2023**.

LAND TITLE SURVEY

15.688 ACRE TRACT OUT OF THE WILLIAM S. PARKER SURVEY ABSTRACT NO. 9 AND THE WALTER CAMPBELL SURVEY ABSTRACT NO. 3 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

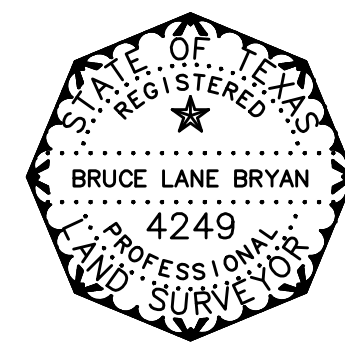


911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090
 FIRM No. 10128500
 www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: NF CHECKED BY: BLB
 SCALE: 1" = 60' APPROVED BY: BLB
 PROJECT NO. 22-213 DATE: APRIL 28, 2023

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HERITAGE TITLE COMPANY OF AUSTIN,
 RE: **AUGUST DEVELOPERS LLC, G.F.#202300801**,
 PROJ. NO. 23-213



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.
 APRIL 28, 2023
 DATE
 BRUCE L. BRYAN, R.P.L.S.
 TEXAS REGISTRATION NO. 4249

**WILLIAM S PARKER SURVEY,
ABSTRACT NO. 9**