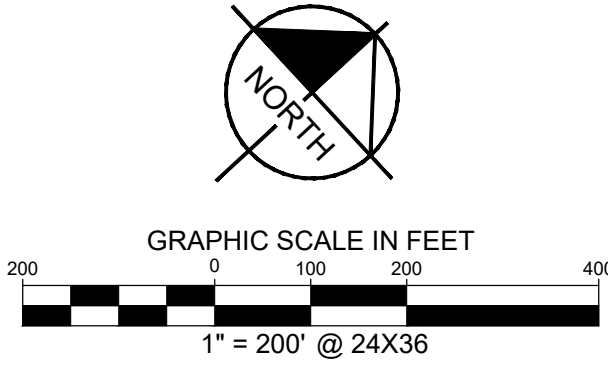
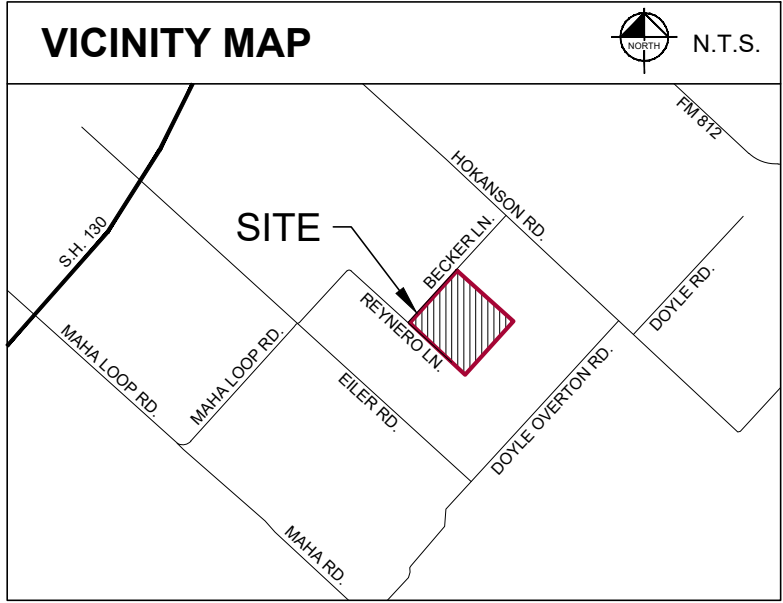
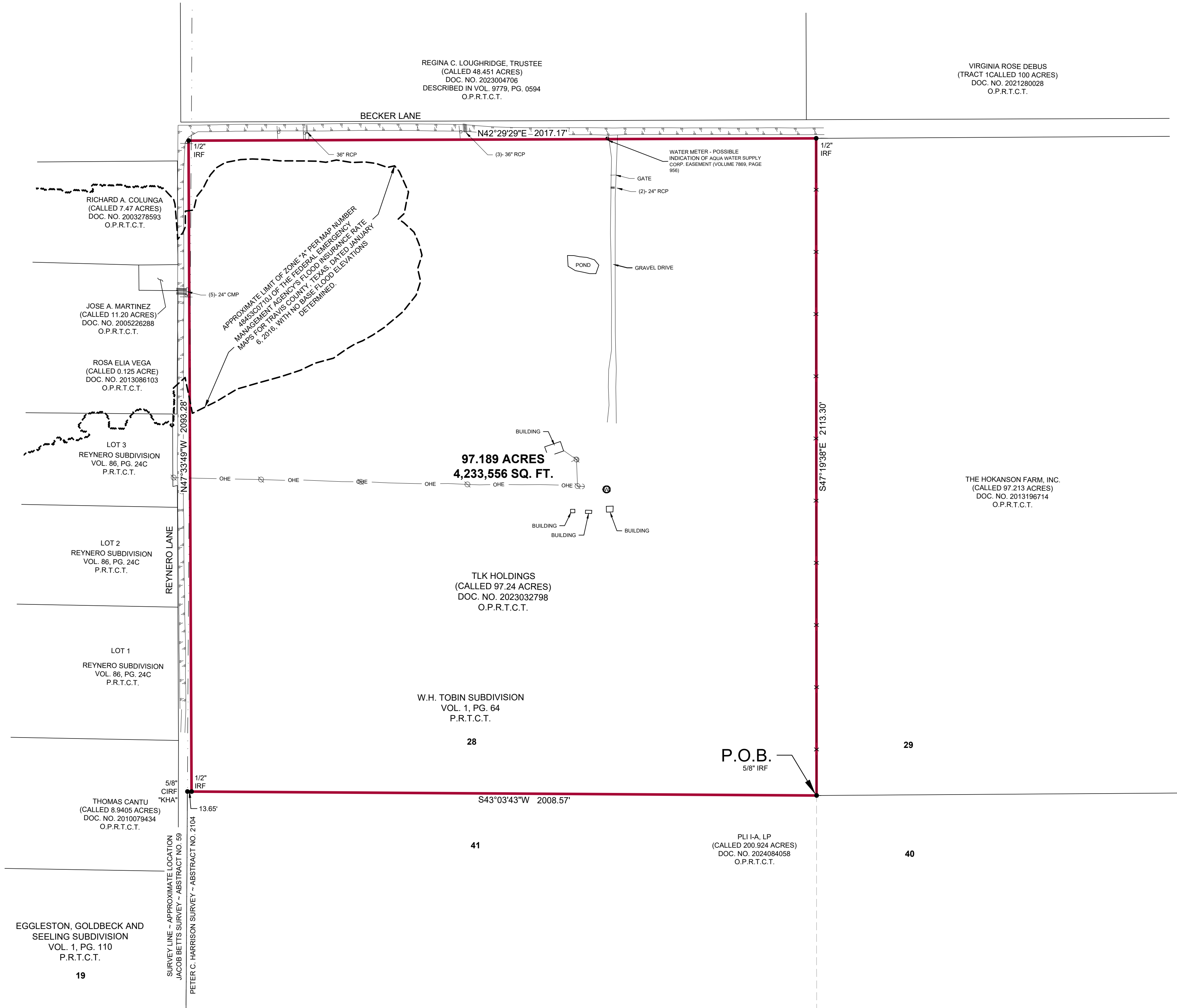




SYMBOL TABLE	
	GUY WIRE
	POWER POLE
	SIGN
	WATER WELL

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	ABSTRACT LINE
	OVERHEAD UTILITY LINE
	FENCE
	GRAVEL PAVEMENT
	ASPHALT PAVEMENT

LEGEND	
IRF	IRON ROD FOUND
VOL	VOLUME
PG	PAGE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PROPERTY DESCRIPTION - 97.189 ACRES

BEING a tract of land situated in the Peter C. Harrison Survey, Abstract No. 2104, Travis County, Texas and being a part of Lot 28 of the W.H. Tobin Subdivision, an addition to Travis County as recorded in Volume 1, Page 64, Plat Records of Travis County, Texas and being all of that called 97.24 acre tract of land described in deed to TLK Holdings as recorded in Document Number 2023032798, Official Public Records of Travis County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod found at the east corner of said Lot 28, for the east corner of said 97.24 acre tract, at the north corner of Lot 41, at the west corner of Lot 40, at the south corner of Lot 29 of said W.H. Tobin Subdivision, in the northwest line of a called 200.924 acre tract of land described in deed to PLI I-A, LP as recorded in Document Number 2024084058, Official Public Records of Travis County, Texas, and for the south corner of a called 97.213 acre tract of land described in deed to The Hokanson Farm, Inc., as recorded in Document Number 2013196714, Official Public Records of Travis County, Texas;

THENCE South 43°03'43" West, 2,008.57 feet along the southeast line of said Lot 28 and with the southeast line of said 97.24 acre tract and along the northwest line of said Lot 41 to a 1/2 inch iron rod found for the south corner of said 97.24 acre tract, in the northeast line of Reynero Lane, from which a 5/8-inch iron rod found capped (stamped "KHA") for the west corner of said 200.924 acre tract bears South 43°03'43" West, 13.65 feet;

THENCE North 47°33'49" West, 2,093.28 feet with the southwest line of said 97.24 acre tract and along the northeast line of Reynero Lane to a 1/2 inch iron rod found for the west corner of said 97.24 acre tract, near the intersection of the northeast line of Reynero Lane and the southeast line of Becker Lane;

THENCE North 42°29'29" East, 2,017.17 feet along the northwest line of said 97.24 acre tract and the southeast line of said Becker Lane to a 1/2 inch iron rod found at the north corner of said 97.24 acre tract, at the west corner of said 97.213 acre tract, near the northeast line of said Lot 28 and near the southwest line of said Lot 29;

THENCE South 47°19'38" East, 2,113.30 feet along the northeast line of said 97.24 acre tract and said Lot 28 and along the southwest line of said 97.213 acre tract and said Lot 29 to the POINT OF BEGINNING and containing 4,233,556 square feet or 97.189 acres of land.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, issued by Stewart Title Guaranty Company, GF. No. 8993-24-48050TB, effective date December 12, 2024, issued January 21, 2025.

10f. Utility easement granted to Aqua Water Supply Corp, as set forth and described by instrument filed for record in Volume 7869, Page 956, of the Deed Records of Travis County, Texas, (UNABLE TO DEFINITELY LOCATE POSSIBLE LOCATION SHOWN)

10g. Lease(s) for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in instrument(s) filed for record in Volume 925, Page 605, of the Contract/Deed Records of Travis County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (THE SURVEYED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN SAID DOCUMENT)

10h. Affidavit of Non-Production, as set forth by instrument recorded June 1, 2005, under Travis County Clerk's File No(s). 2005096166. (THE SURVEYED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN SAID DOCUMENT-APPEARS TO HAVE TERMINATED ON ITS OWN TERMS)

SURVEYORS CERTIFICATION:

To: Peregrine Land Investments I, LP, a Partnership; Stewart Title Guaranty Company;

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

The field work was completed on February 10, 2025.

Survey Date: February 28, 2025

Michael J. Swayne
Registered Professional Land Surveyor No. 7143
Kimley-Horn and Associates, Inc.
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Celina, Texas 75009
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LAND TITLE SURVEY
97.189 ACRES
PETER C. HARRISON SURVEY,
ABSTRACT NO. 2104
TRAVIS COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	MJS	Feb. 2025	060019201	1 OF 1

NOTES:

- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48453C0710J, for Travis County, Texas and Incorporated areas, dated January 6, 2016, a portion of this property is located within Shaded Zone A, defined as areas determined to be in the 1% annual chance floodplain, with no base flood elevations determined. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are grid distances.