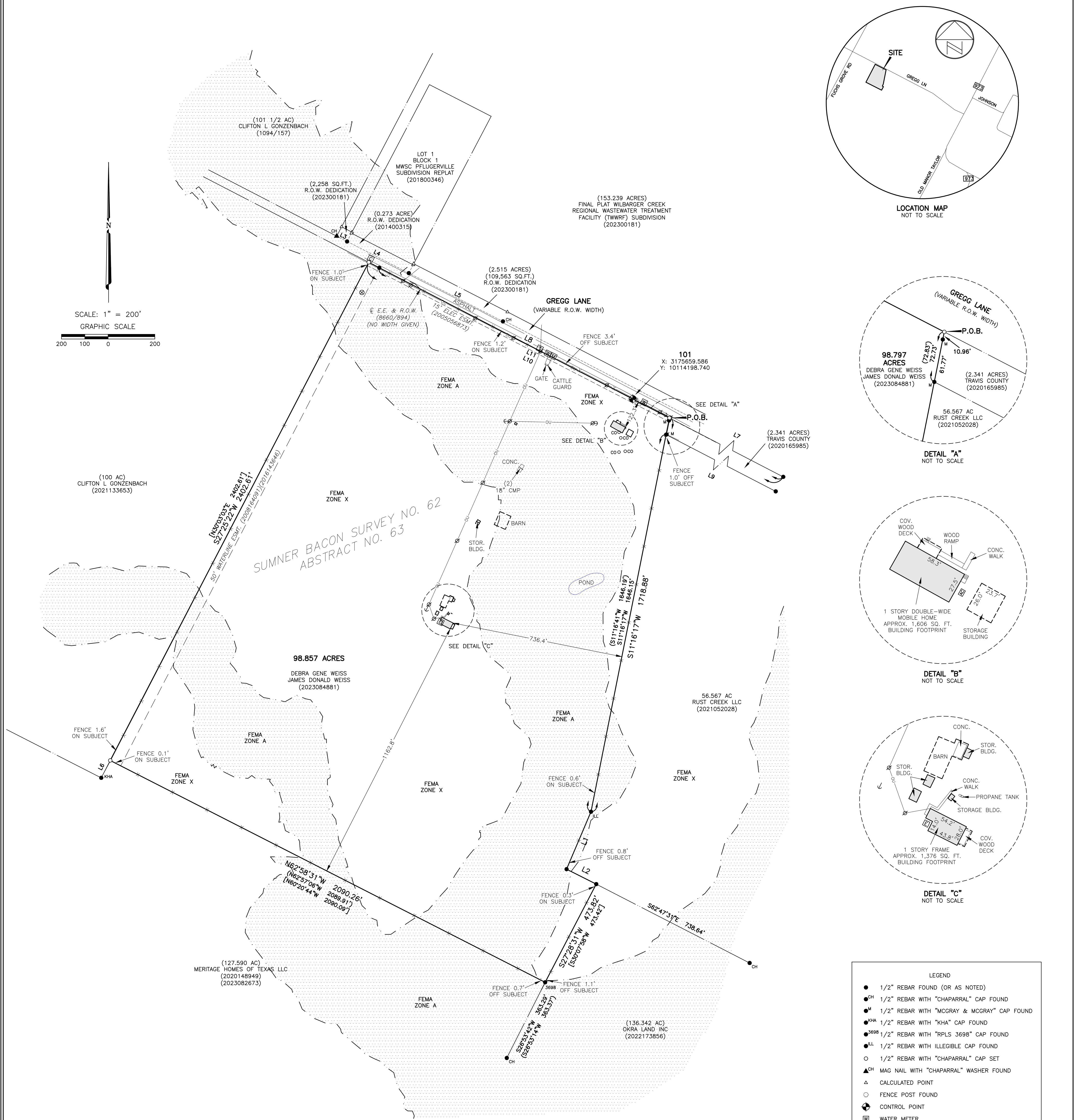


A LAND TITLE SURVEY OF 98.857 ACRES, SITUATED IN THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A REMAINDER PORTION OF THAT CERTAIN CALLED 157.945 ACRE TRACT, AS DESCRIBED IN VOLUME 12467, PAGE 177 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



LEGAL DESCRIPTION:

Being all of that certain tract or parcel of land containing 157.945 acres, more or less, situated in the Sumner Bacon Survey, Abstract No. 63, Travis County, Texas, being the same tract conveyed to Debra Gene Weiss, James Donald Weiss, Michael Kermit Weiss and Kenneth Craig Weiss in Document No. 2023084881, Official Public Records of Travis County, Texas, SAVE AND EXCEPT that 59.072 acres, more or less, conveyed to Robert A. Fuchs and Vernette Fuchs in Warranty Deed recorded in Volume 12467, Page 867 of the Real Property Records of Travis County, Texas.

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Stewart Title Guaranty Company

G.F. No.: 202503135 Effective Date: 12/11/25 Issued: 12/24/25

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:
There were no restricted covenants of record listed at the time of the survey.

10a) A one-half (1/2) interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 1360, Page 339 of the Deed Records of Travis County, Texas.

— Not a survey matter

10b) Electric easement and right-of-way granted to Texas Power & Light Company, by instrument dated October 19, 1982, recorded in Volume 8680, Page 894 of the Real Property Records of Travis County, Texas.

— Subject to, as shown (No width given. Said deed describes centerline of easement 1 foot south and parallel to south-right-of-way line of Gregg Lane, "together with the right of ingress and egress for the purpose of constructing, improving, inspecting, maintaining, operating, and remodeling said lines and appurtenances")

10c) An undivided one-half (1/2) interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 8692, Page 634 of the Real Property Records of Travis County, Texas.

— Not a survey matter

10d) Water line easement granted to Manville Water Supply Company, by instrument October 21, 1971, recorded in Volume 4823, Page 1985 of the Deed Records of Travis County, Texas.

— May affect, not platable (Said deed describes 15 foot wide easement, together with the right of ingress and egress.)

10e) Electric easement and right-of-way granted to TXU Electric Delivery Company, by instrument dated February 21, 2005, recorded under Document No. 2005056873 of the Official Public Records of Travis County, Texas.

— Subject to, as shown

10f) Water line easement granted to Cross County Water Supply Corporation, by instrument dated September 25, 2008, recorded under Document No. 2008164091 of the Official Public Records of Travis County, Texas, and further affected by Assignment and Assumption Agreement recorded under Document No. 2016143646 of the Official Public Records of Travis County, Texas.

— Subject to, as shown

FLOOD-PLAIN NOTE:

A portion of tract shown hereon lies within Zone "A" (areas determined to be inside the 1% annual chance floodplain) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0295H, dated September 26, 2008, for Travis County, Texas, and incorporated areas. 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. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 10201 GREGG LANE, MANOR, TEXAS 78653

DATE OF SURVEY: December 12, 2025

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: Debra Gene Weiss, James Donald Weiss, Michael Kermit Weiss and Kenneth Craig Weiss
Stewart Title Guaranty Company
Heritage Title Company of Austin, Inc.

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no unrecorded encroachments, overlapping of improvements, discrepancies, dead line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted herein.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3 Land Title Survey. Effective December 31, 2020.

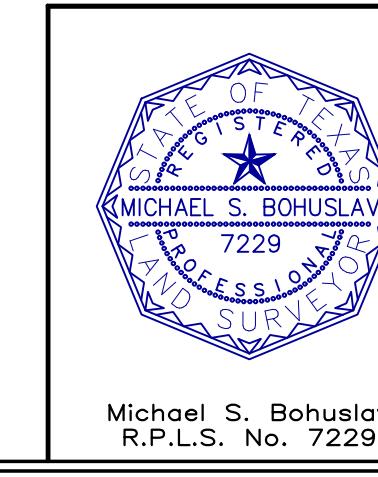
Michael Bohuslav
1/9/2026
Date
Registered Professional Land Surveyor
State of Texas No. 7229

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°02'54"W	267.08'
(L1)	(S23°00'40"W)	(267.20')
L2	S63°12'21"E	142.19'
(L2)	(S63°12'28"E)	(142.21')
L3	S63°03'59"E	49.92'
(L3)	(S62°50'12"E)	(50.00')
L4	S62°50'12"E	296.95'
(L4)	(S62°49'32"E)	(297.00')
L5	S62°50'26"E	452.96'
(L5)	(S62°48'47"E)	(451.35')
L6	N27°25'22"E	83.79'
(L6)	(N30°03'03"E)	(83.37')
L6	(N27°43'07"E)	(84.58')
L7	S62°38'13"E	1453.71'
(L7)	(S62°38'23"E)	(1453.70')
L8	S62°38'13"E	1449.94'
L9	S62°37'52"E	1460.24'
(L9)	(S62°38'20"E)	(1460.14')
L10	S62°38'13"E	2903.63'
(L10)	(S60°00'00"E)	(2903.63')
L11	S62°38'13"E	2852.43'
(L11)	(S62°38'22"E)	(2852.72')

LEGEND
● 1/2" REBAR FOUND (OR AS NOTED)
● CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● M 1/2" REBAR WITH "MCGRAY & MCGRAY" CAP FOUND
● KHA 1/2" REBAR WITH "KHA" CAP FOUND
● 3698 1/2" REBAR WITH "RPLS 3698" CAP FOUND
● ILL 1/2" REBAR WITH ILLEGIBLE CAP FOUND
○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
▲ CH MAG NAIL WITH "CHAPARRAL" WASHER FOUND
△ CALCULATED POINT
○ FENCE POST FOUND
◆ CONTROL POINT
W WATER METER
⊗ WATER VALVE
Ø UTILITY POLE
← GUY WIRE
-OU OVERHEAD UTILITIES
E ELECTRIC UTILITY
T TELEPHONE UTILITY
AC PAD
○ CLEANOUT
□ CABLE TV RISER
-X WIRE FENCE
E.E. ELECTRIC EASEMENT
() RECORD INFORMATION
[] RECORD INFORMATION PER 8039/98 DEED RECORDS OF TRAVIS COUNTY, TEXAS

THIS IS A GRID DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

1/2" REBAR WITH "RANDOM" CAP SET



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, TX 78735-7822
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 2313-001
DRAWING NO.: 2313-001-1B
PLOT DATE: 1-9-26
PLOT SCALE: 1"=200'
DRAWN BY:
SHEET 01 OF 01