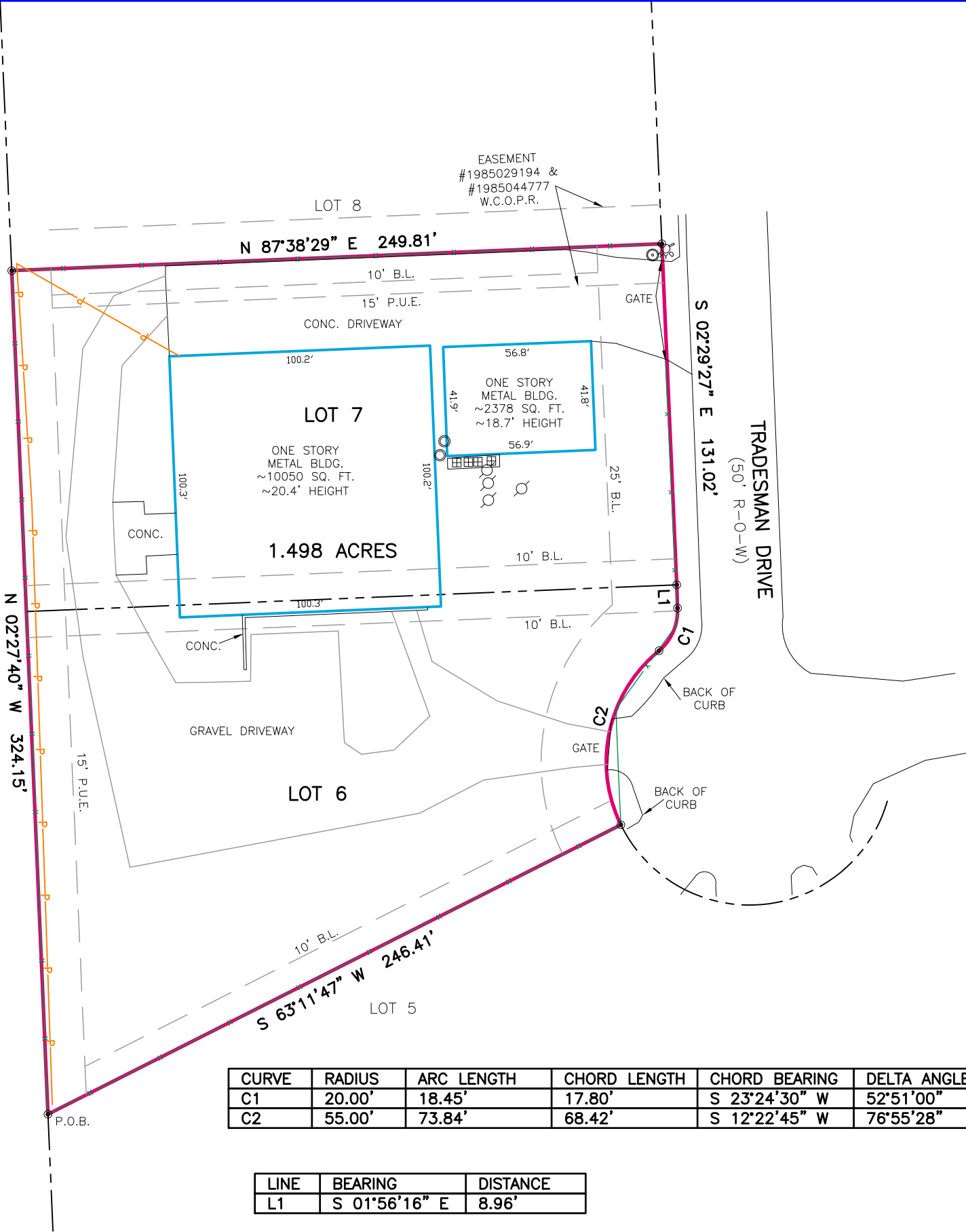




SURVEY NOTES:

- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL'S"
- THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
- FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
- UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
- INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PREFORMED OR REQUESTED BY CLIENT.
- LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

GARDEN PARK SUBDIVISION SECTION ONE
E/276 W.C.P.R.



ALTA/NSPS TABLE A NOTES:

- AS MARKED HEREON.
- 101 & 103 TRADESMAN DRIVE AS PER INFORMATION PROVIDED BY CLIENT.
- THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO.48491C0515F EFFECTIVE 12/20/2019
- GROSS LAND AREA OF SURVEYED BOUNDARY: 1.498 ACRES
- DUE TO VARIABLE CONSTRUCTION METHODS OF BUILDINGS AND ACCESS TO CORNERS, EXTERIOR DIMENSIONS, SQUARE FOOTAGE AND HEIGHT SHOWN HEREON ARE APPROXIMATE. DUE TO SCALE OF SURVEY, SOME DISTANCES MAY NOT BE SHOWN.
A. AS SHOWN HEREON.
B. AS SHOWN HEREON.
C. AS SHOWN HEREON.
- OBSERVED EVIDENCE AS SHOWN HEREON.
- TOTAL REGULAR PARKING SPACES - 0, TOTAL HANDICAPPED PARKING SPACES - 0.
- OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# S2565056TX DATED 9-3-2025 BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS:

CABINET "G", SLIDES 342-343, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS AND DOC NO. 1986013602, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS, \

EASEMENTS:

10.

H. EASEMENTS AND BUILDING LINES AS SET OUT ON PLAT RECORDED IN CABINET "G", SLIDES 342-343, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.

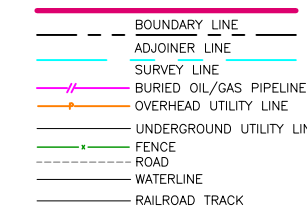
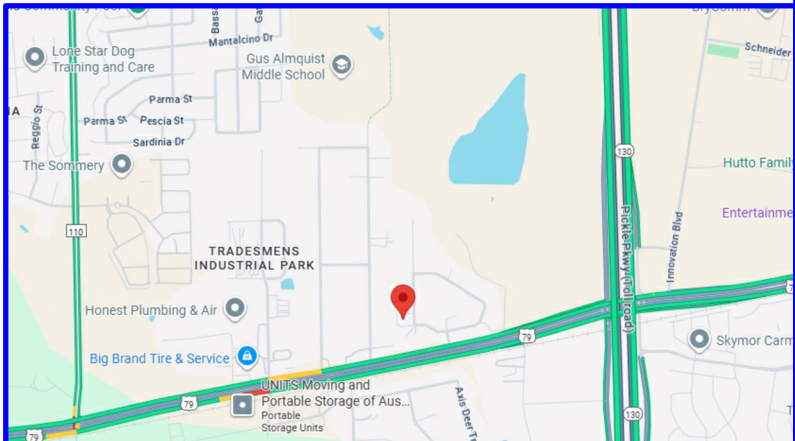
I. BUILDING LINES AS SET OUT IN RESTRICTIONS RECORDED IN DOC NO. 1986013602, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.

J. EASEMENT:
FROM: CALVIN MOERBE
TO: TEXAS POWER AND LIGHT COMPANY
DATED: AUGUST 2, 1985
RECORDED: DOC NO. 1985029194, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
DOES AFFECT AND AS SHOWN HEREON.

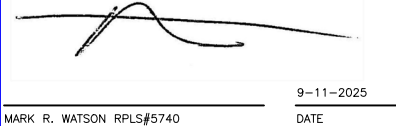
K. EASEMENT:
FROM: U.S. 79, INC.
TO: TEXAS POWER AND LIGHT COMPANY
DATED: OCTOBER 24, 1985
1985044777, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS.
DOES AFFECT AND AS SHOWN HEREON.



VICINITY MAP
NOT TO SCALE



THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1,2,3,4,7ABC,8,9,11 ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/3/2025.



MARK R. WATSON RPLS#5740

9-11-2025
DATE

REFERENCE: -----	
TYPE OF SURVEY - ALTA/NSPS LAND TITLE SURVEY	
LEGAL DESCRIPTION: LOTS 6 & 7, BLOCK A OF THE 79 BUSINESS PARK SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS SHOWN ON MAP OR PLAT RECORDED IN CABINET G, SLIDE 342-343 OF THE PLAT RECORDS OF SAID WILLIAMSON COUNTY, TEXAS.	
JOB NO. 25-50153	PAGE 1 OF 1
DRAWN BY: MRW	