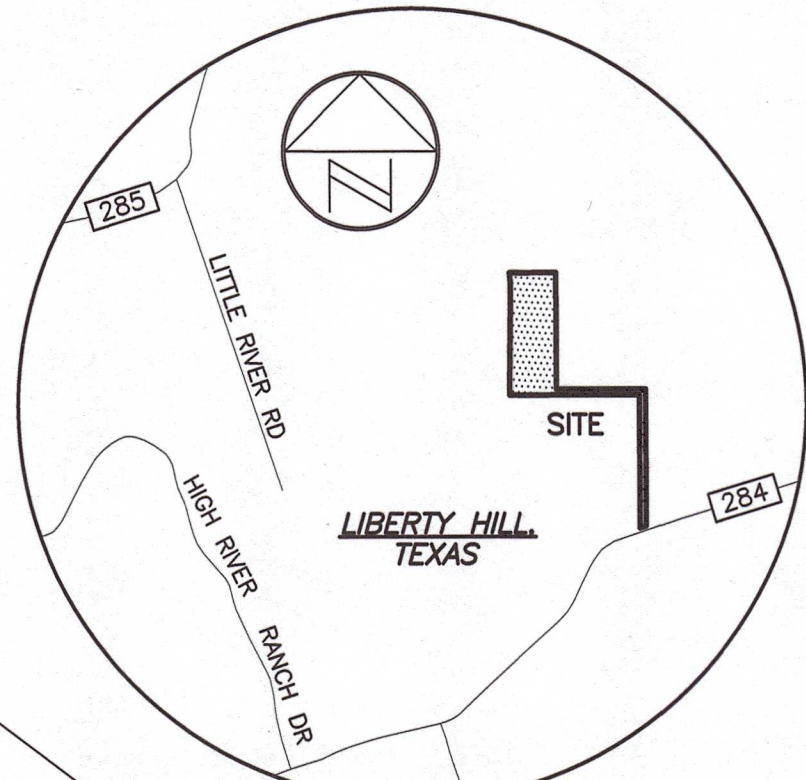


A LAND TITLE SURVEY OF 10.970 ACRES (APPROXIMATELY 477,872 SQ. FT.) IN THE WILLIAM HAMILTON SURVEY NO. 296 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 23.72 ACRE TRACT CONVEYED TO ATV CR 284, LLC IN A GENERAL WARRANTY DEED DATED APRIL 21, 2022 AND RECORDED IN DOCUMENT NO. 2022050342 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
GRAPHIC SCALE

- LEGEND
- 4046 1/2" REBAR WITH "RPLS 4046" CAP FOUND
 - 4452 1/2" REBAR WITH "RPLS 4452" CAP FOUND
 - DIAMOND 1/2" REBAR WITH "DIAMOND SURVEYING" CAP FOUND
 - E 1/2" REBAR WITH "EARLY BOUNDARY" CAP FOUND
 - PCAP 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
 - 1/2" REBAR FOUND (OR AS NOTED)
 - COTTON SPINDLE FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - △ CALCULATED POINT IN CENTERLINE OF CREEK
 - CONTROL POINT/BENCHMARK LOCATION
 - ⊕ WELL PUMP
 - ⊙ PVC STUBOUT
 - ⊙ UTILITY POLE
 - ⊙ ELECTRIC UTILITY
 - ⊙ CLEANOUT
 - OU— OVERHEAD UTILITIES
 - X— WELDED WIRE FENCE
 - CMP CORRUGATED METAL PIPE
 - () RECORD INFORMATION

TITLE POLICY NOTE:

TITLE INSURANCE POLICY PREPARED BY:

Title Resources Guaranty Company

File No.: 2148060-ARB Dated: 04/22/2022

The surveyor has relied upon the referenced Title Policy 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: Volume 1878, Page 198 (Tracts 1 & 2), Official Records, Document No. 2011073052 (Tract 1), Official Public Records, Williamson County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin. --Subject to

10a) Easement: Recorded: Document No. 2017039403, Official Public Records, Williamson County, Texas. To: Pedernales Electric Cooperative, Inc. Purpose: Underground electric distribution system -- Subject to, not plottable, easement is limited to a strip of land 10' each side of the centerline of the underground facilities as built

10m) Notice Regarding: Ordinance No. 05--0--36 re: Annexation into Extraterritorial Jurisdiction of Liberty Hill. Recorded: Document No. 2005048918, Official Public Records, Williamson County, Texas. -- Subject to, not plottable

10n) Terms, Conditions, and Stipulations in the Access Easement Agreement: Recorded: Document No. 2013091515, Official Public Records, Williamson County, Texas. -- Does not affect, easement lies approx. 4,000 feet northeast of the subject tract(s)

10o) Easement: Recorded: Document No. 2013114098, Official Public Records, Williamson County, Texas. To: Pedernales Electric Cooperative, Inc. Purpose: Electric distribution line -- May affect, document does not contain a plottable description of the easement

10p) Easement: Recorded: Document No. 2013114099, Official Public Records, Williamson County, Texas. To: Pedernales Electric Cooperative, Inc. Purpose: Electric distribution -- May affect, document does not contain a plottable description of the easement

FLOOD-PLAIN NOTE:

A portion of this 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. 48491C0240F, dated December 20, 2019, for Williamson 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.

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: ATV CR 284, LLC

PROPERTY ADDRESS: 1900 County Road 284, Liberty Hill, TX 78642

ATTACHMENTS: Metes and Bounds Description

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 apparent encroachments, overlapping of improvements, discrepancies, deed 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 hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition 2, TSPS Land Title Survey, based on the 2020 Manual of Practice for Land Surveying in Texas prepared by the Texas Society of Professional Surveyors.

The field work was completed on June 12, 2026.

Joe Ben Early, Jr.
Date
Registered Professional Land Surveyor
State of Texas No. 6016
joby@earlysurveying.com

PROJECT NO.: 1238-001
DRAWING NO.: 1238-001-10.970 ACRES
PLOT DATE: 6/18/26
PLOT SCALE: 1" = 100'
DRAWN BY: SAN & JBE
SHEET 01 OF 01

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8831
TBPLS FIRM NO. 10194487

Joe Ben Early, Jr.
R.P.L.S. No. 6016

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"

A MAG NAIL WITH WASHER SET IN CONCRETE AT AN 18" CMP IN THE R.O.W. OF COUNTY ROAD 284, IN FRONT OF THE PROPERTY. APPROX 43' S.W. OF A CATTLE GUARD FOR THE ENTRY OF THE PROPERTY.

SURFACE COORDINATES:
N 10203219.49
E 3039791.42

TEXAS STATE PLANE COORDINATES:
N 10201995.23
E 3039426.69

ELEVATION = 1113.85'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°13'00"

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S68°53'54"W	52.47'	(S71°51'59"W 52.54')
L2	N68°56'24"E	52.47'	(N68°54'57"E 52.57')
L3	N69°35'01"E	52.50'	(N69°03'21"E 52.53')

DETAIL
NOT TO SCALE

