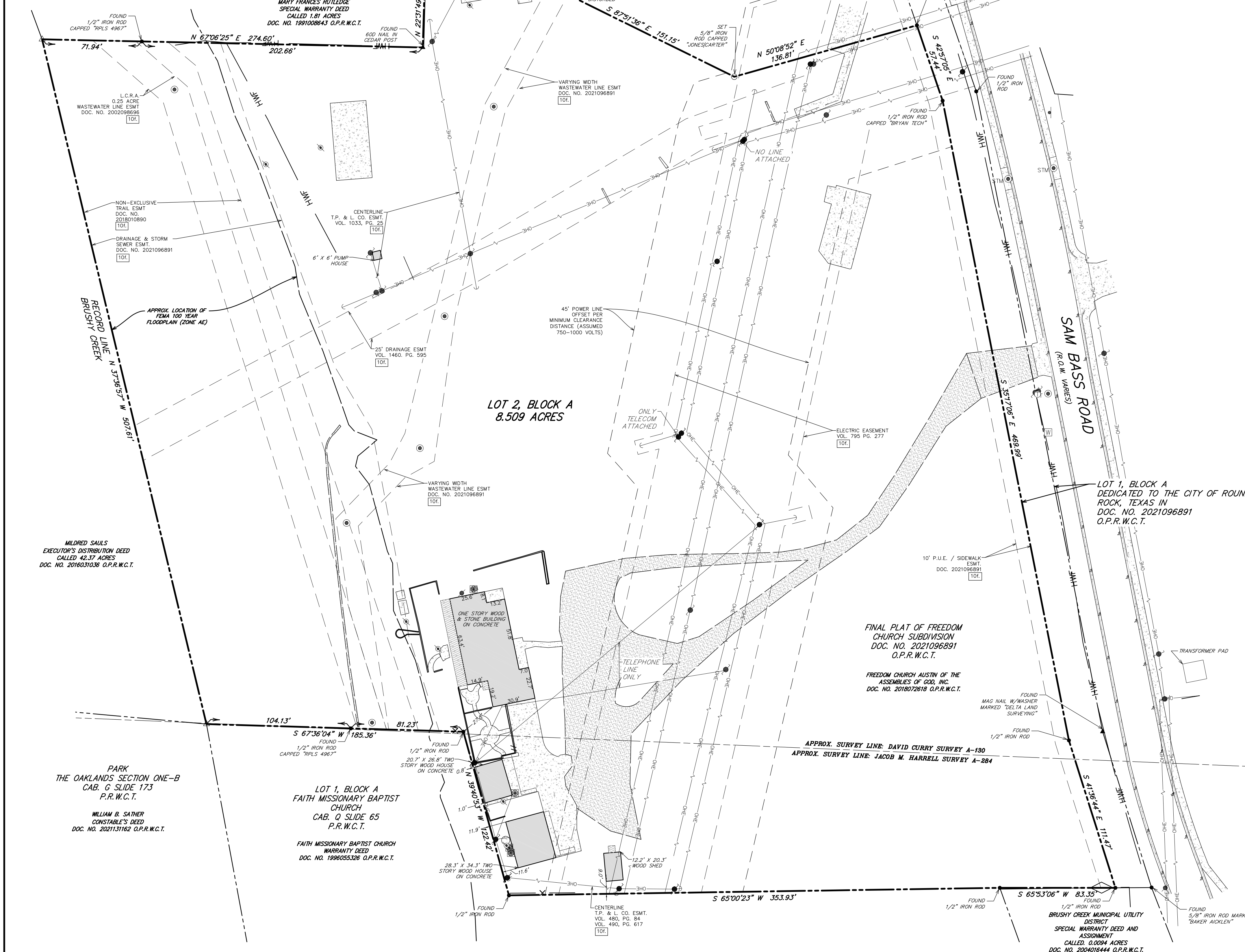
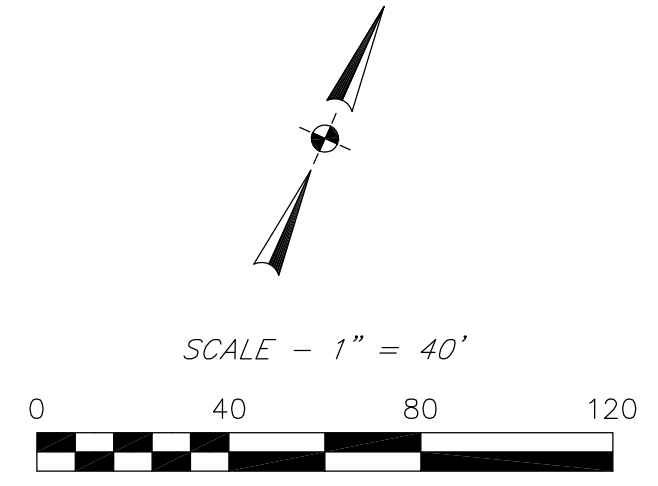


VICINITY MAP - N.T.S.



LEGEND

●	IRON ROD FOUND
○	5/8" IRON ROD SET W/CAP STAMPED "JONES CARTER"
▲	NAIL FOUND
●	COTTON GIN SPINDLE FOUND
△	CALCULATED POINT
□	SIGN
⊗	AC UNIT
⊕	WATER VALVE
⊖	WATER METER
⊙	STORM MANHOLE
⊚	WASTEWATER MANHOLE
⊛	WASTEWATER CLEANOUT
⊜	TELEPHONE MANHOLE
⊝	TELEPHONE PEDESTAL
⊞	UTILITY POLE
⊠	GUY ANCHOR
—	OVERHEAD UTILITIES
—	BARBED WIRE FENCE
—	WOOD FENCE
—	HOG WIRE FENCE
—	METAL FENCE
—	EDGE OF ASPHALT
—	AREA OF CONCRETE
—	AREA OF GRAVEL
—	AREA OF WOOD WALLS
—	SCHEDULE B ITEM NO. P.R.W.C.T.
—	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LEGAL DESCRIPTION:
 LOT 2, BLOCK A, FINAL PLAT OF FREEDOM CHURCH SUBDIVISION, A SUBDIVISION TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2021069891, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTES:
 The survey shown herein has been prepared as the result of an on the ground survey completed on March 2, 2022.
 The bearings shown herein are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0001147569.

The recorded easements, setbacks and encumbrances shown herein are from Schedule B of the commitment for title insurance issued by First American Title Guaranty Company, OF No. 2021-07, effective date January 3, 2022, issue date January 18, 2022. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48491C0489F, revised date December 20, 2019, a portion of the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain and a portion of the subject property is in ZONE AE, defined as special flood hazard areas subject to flooding by the 1% annual chance flood with base flood elevations determined. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

The utility apertures shown herein include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, site, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.

The buildings and other improvements shown herein represent the outline at ground level. The Surveyor has not located any underground buildings, overhead structures or improvements not obvious and located at ground level, unless otherwise noted.

Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.

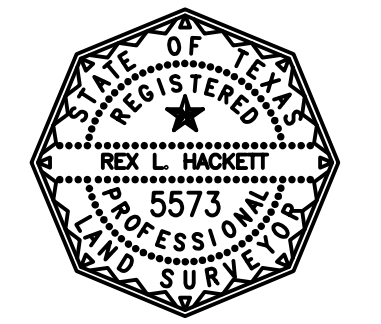
There was observed evidence of recent earth moving during fieldwork.
 There was not observed evidence of recent street or sidewalk construction or repairs.

- SCHEDULE B ITEMS:**
- The following easement(s) as set out on plat/map in County Clerk's File No. 2021068891 of the Official Public Records of Williamson County, Texas:
 - TP&L Co. Transmission easement as set out in Volume 795, Page 277, Deed Records, Williamson County, Texas. AFFECTS, shown hereon.
 - Storm water drainage easement as set out in Volume 1460, Page 595, Deed Records, Williamson County, Texas. AFFECTS, shown hereon.
 - TP&L Co. easement as set out in Volume 1033 Page 25, Official Records, Williamson County, Texas. AFFECTS, shown hereon.
 - Non-exclusive Trail Easement as set out in County Clerk's File No. 2018010890, Official Records, Williamson County, Texas. AFFECTS, shown hereon.
 - Wastewater easement and right-of-way as set out in County Clerk's File No. 2002098696, Official Records, Williamson County, Texas. AFFECTS, shown hereon.
 - TP&L Co. easement as set out in Volume 480, Page 84, and Volume 490, Page 617, Deed Records, Williamson County, Texas. AFFECTS, shown hereon.
 - Varying Width Wastewater Use easement. AFFECTS, shown hereon.
 - Drainage and storm sewer easement dedicated to the City of Round Rock. AFFECTS, shown hereon.
 - 10' public utility and sidewalk easement. AFFECTS, shown hereon.
 - Right-of-way dedicated to the City of Round Rock (Lot 1 only). DOES NOT AFFECT.
 - Easement: Electric power line
 Recorded: 12/24/1969 in Volume 525, Page 295, of the Deed Records, Williamson County, Texas
 DOES NOT AFFECT.
 - Easement: Electric distribution
 Recorded: 1/18/1971 in Volume 533, Page 376, of the Deed Records, Williamson County, Texas
 DOES NOT AFFECT.
 - Terms, conditions and stipulations in the Agreement by and between: Parties: Freedom Church Austin of the Assemblies of God, Inc. and SREE, LLC
 Recorded: 5/8/2019 in County Clerk's File No. 2019039370 of the Official Public Records of Williamson County, Texas
 Type: Joint use Access, Parking and Maintenance
 DOES AFFECT, not plottable due to instrument missing Exhibit "A".
 - Terms, conditions and stipulations in the Agreement by and between: Parties: Freedom Church Austin of the Assemblies of God, Inc. and SREE, LLC
 Recorded: 5/8/2019 in County Clerk's File No. 2019039372 of the Official Public Records of Williamson County, Texas
 Type: Water, sewer, and drainage installation.
 AFFECTS, blanket.
 - Deed recodification Affidavit concerning Edward Aquifer Protection Plan as set forth instrument recorded in County Clerk's File No. 2019088916 of the Official Public Records of Williamson County, Texas.
 AFFECTS, blanket.

SURVEYOR'S CERTIFICATION
 To Villas on Brushy Creek, LLC, a Texas limited liability company, Independent Bank, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions, First American Title Guaranty Company and Moody National Title Company, L.P.:

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 Items 1, 2, 3, 4, 7(a), 8, 11a, 13, 16 and 17 of Table A thereof. The fieldwork was completed on March 2, 2022.

Drawing Date: March 21, 2022
 Rex L. Hockett
 Registered Professional Land Surveyor No. 5573



NSPS/ALTA LAND TITLE SURVEY
 BEING
8.509 ACRES
 OUT OF THE
D. CURRY SURVEY, A-130, J.M. HARRELL SURVEY, A-284
 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS
 MARCH 2022

