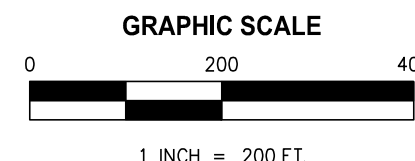
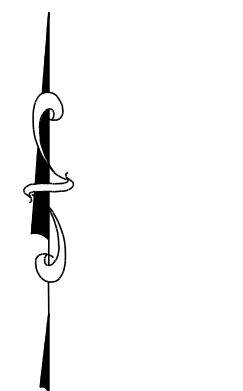


SCHEDULE "B" EXCEPTIONS

This tract is subject to the following exceptions as stated in Schedule B of the title commitment by Stewart Title Guaranty Company, File No. 2205163, effective date: December 20, 2023 at 8:00AM, issue date: January 2, 2024 12:23PM.

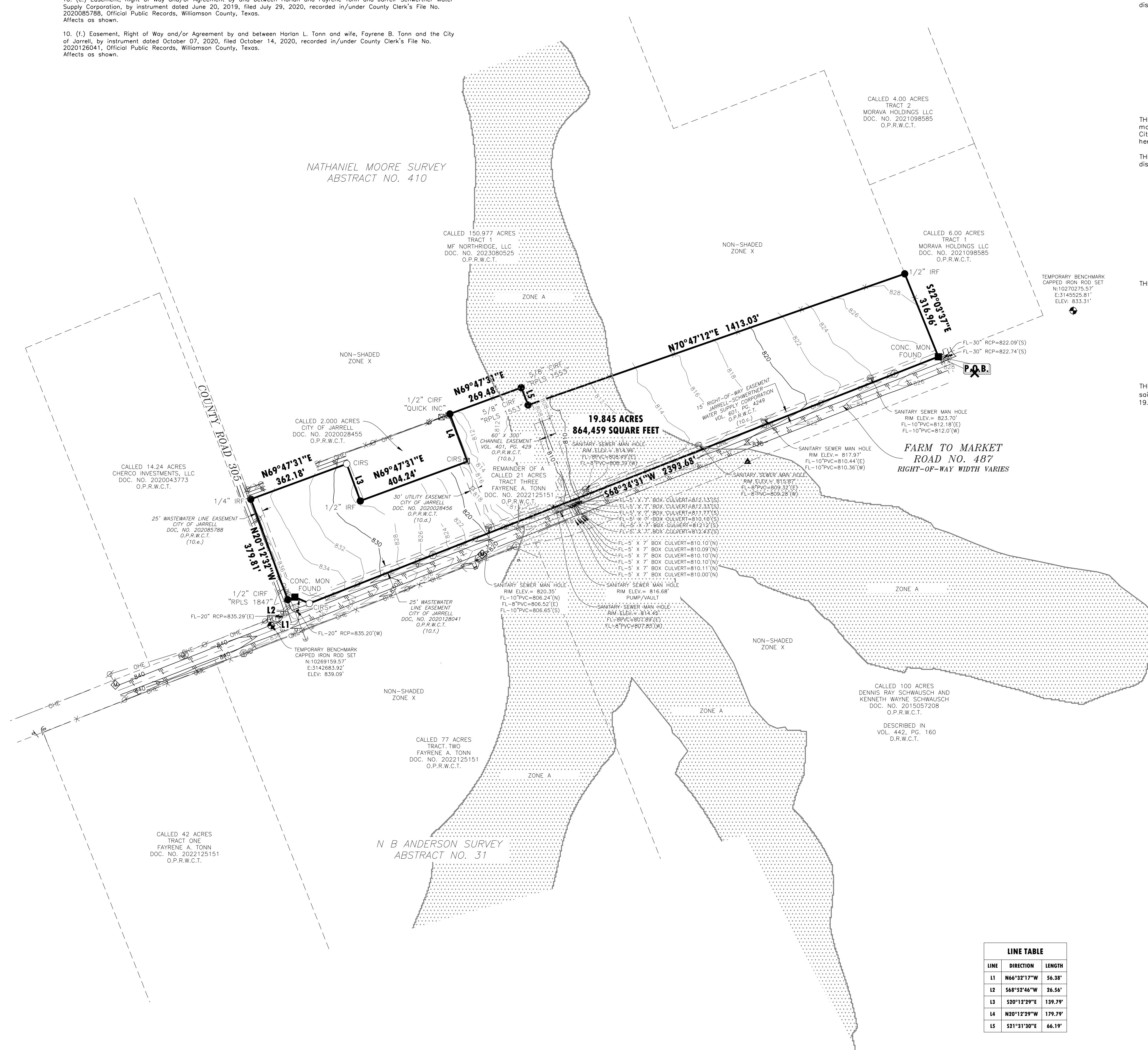
- 10. (b.) Easement, Right of Way and/or Agreement by and between John P. Skurka and the State of Texas, by instrument dated October 26, 1954, filed November 27, 1954, recorded in/under Volume 401, Page 429, Deed Records, Williamson County, Texas. Affects as shown.
- 10. (c.) Easement, Right of Way and/or Agreement by and between Harlan Tonn and wife, Fayrene and Jarrell-Schwertner Water Supply Corporation, by instrument dated May 02, 1972, filed December 20, 1974, recorded in/under Volume 601, Page 246, Deed Records, Williamson County, Texas. Affects as shown.
- 10. (d.) Easement, Right of Way and/or Agreement by and between Harlan L. Tonn and wife, Fayrene B. Tonn and the City of Jarrell, by instrument dated March 18, 2020, filed March 19, 2020, recorded in/under County Clerk's File No. 2020028456, Official Public Records, Williamson County, Texas. Affects as shown.
- 10. (e.) Easement, Right of Way and/or Agreement by and between Harlan and Fayrene Tonn and Jarrell-Schwertner Water Supply Corporation, by instrument dated June 20, 2019, filed July 29, 2020, recorded in/under County Clerk's File No. 2020085786, Official Public Records, Williamson County, Texas. Affects as shown.
- 10. (f.) Easement, Right of Way and/or Agreement by and between Harlan L. Tonn and wife, Fayrene B. Tonn and the City of Jarrell, by instrument dated October 07, 2020, filed October 14, 2020, recorded in/under County Clerk's File No. 2020126041, Official Public Records, Williamson County, Texas. Affects as shown.



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJACENT LINE
- BOUNDARY LINE
- CENTERLINE
- ASPHALT
- GRAVEL
- WIRE FENCE
- GUARDRAIL
- OHE
- OVERHEAD ELEC LINE
- STORM SEWER LINE
- CONC MON FOUND (TYPE 1)
- IRON ROD FOUND
- CAPPED IRON ROD SET
- FENCE CORNER POST
- POWER POLE
- GUY WIRE
- SANITARY MANHOLE
- UNDERGROUND TELEPHONE MARKER
- TELEPHONE PEDESTAL
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- MAILBOX
- VAULT
- BENCHMARK
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- IPF IRON PIPE FOUND

- GENERAL NOTES**
- The surveyor has not abstracted the site. This survey relies on the title search from Stewart Title Guaranty Company, File No. 2205163, effective date: December 20, 2023 at 8:00AM, issue date: January 2, 2024 12:23PM.
 - Bearings based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.
 - All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "landpoint" unless otherwise noted.
 - This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
 - Flood Statement: This site is situated in Non-shaded Zone "X" and Zone "A" in Williamson County, Texas according to FEMA map number 484910D125F, dated DECEMBER 20, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N66°32'17\"	56.38'
L2	S68°52'46\"	26.56'
L3	S20°12'32\"	139.79'
L4	N20°12'32\"	139.79'
L5	S21°31'30\"	66.19'

LEGAL DESCRIPTION
 BEING a 19.845 acre tract of land situated in the Nathaniel Moore Survey Abstract Number 410, Williamson County, Texas and being a portion of a portion of said tract of land described as "Tract Three" in the deed to Fayrene A. Tonn recorded in Document Number 2022125151, Official Public Records, Williamson County, Texas, (O.P.R.W.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the Southeast corner of said tract being described herein, the Southwest corner of that certain called 6.00 acre tract of land described as "Tract 1" in the deed to Morava Holdings LLC, recorded in Document Number 2021098585, O.P.R.W.C.T., and being in the North right-of-way line of Farm to Market Highway Number 487;

THENCE with the North right-of-way line of said Farm to Market Road Number 487, the following courses and distances:

S 68°34'31\"

N 66°32'17\"

S 68°52'46\"

THENCE N 20°12'32\"

THENCE with the South and East line of said called 2,000 acre tract of land, the following courses and distances:

N 69°47'31\"

S 20°12'29\"

N 69°47'31\"

N 20°12'29\"

THENCE, with said common line, the following courses and distances:

N 69°47'31\"

S 21°31'30\"

N 70°47'12\"

THENCE S 22°03'37\"

TOPOGRAPHIC & BOUNDARY SURVEY
 19.845 ACRES
 A PORTION OF TRACT THREE
 FAYRENE A. TONN
 DOC. NO. 2022125151, O.P.R.W.C.T.
 NATHANIEL MOORE SURVEY
 ABSTRACT NO. 410
 WILLIAMSON COUNTY, TEXAS

CERTIFICATION: Stewart Title Guaranty Company, Ikigai Investments, LLC, Fayrene B. Tonn and Fayrene A. Tonn

I, Ted A. Gossett, certify that this plot was prepared under my direct supervision from a survey made on the ground on February 9, 2027, that this plot correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

PRELIMINARY
 THIS IS A PRELIMINARY SURVEY
 AND MAY NOT BE RECORDED
 FOR ANY PURPOSE. 03/05/2024

Ted A. Gossett
 Registered Professional Land Surveyor
 Texas Registration No. 5991

OWNER	FIELD BOOK	N/A
Fayrene B. Tonn and Fayrene A. Tonn	TM	
	DATE	2-09-2024
	DRAFTING	GT
	DATE	3-04-2024
	CHECKED	TAG
	DATE	3-05-2024
	MTGE. CO.	N/A
	TITLE CO.	Stewart Title Company
	G.F. NO.	File No.: 2205163
	SCALE	1"=200'
	KEY MAP	N/A
	JOB NO.	24-0106

LANDPOINT!
 4100 INTERNATIONAL PLAZA, STE. 240
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