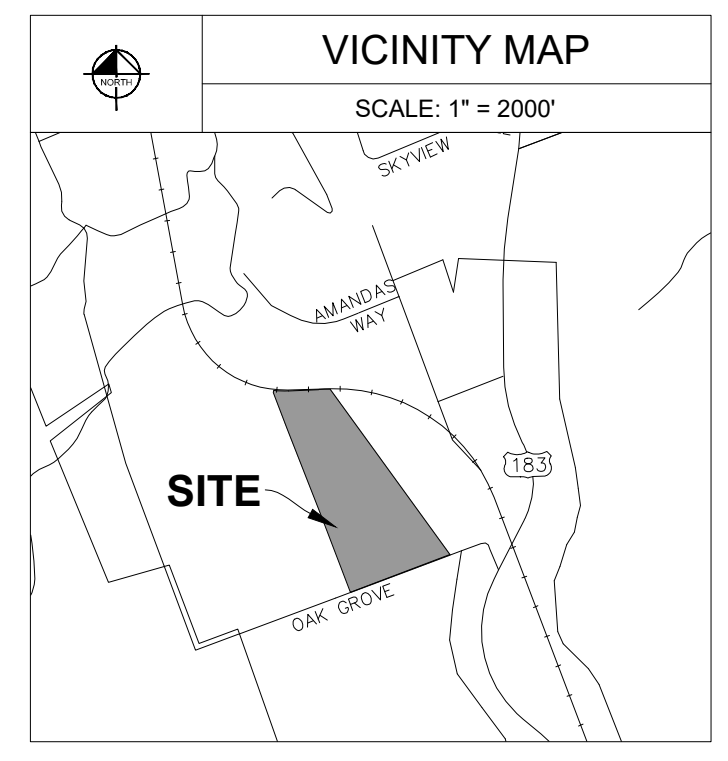
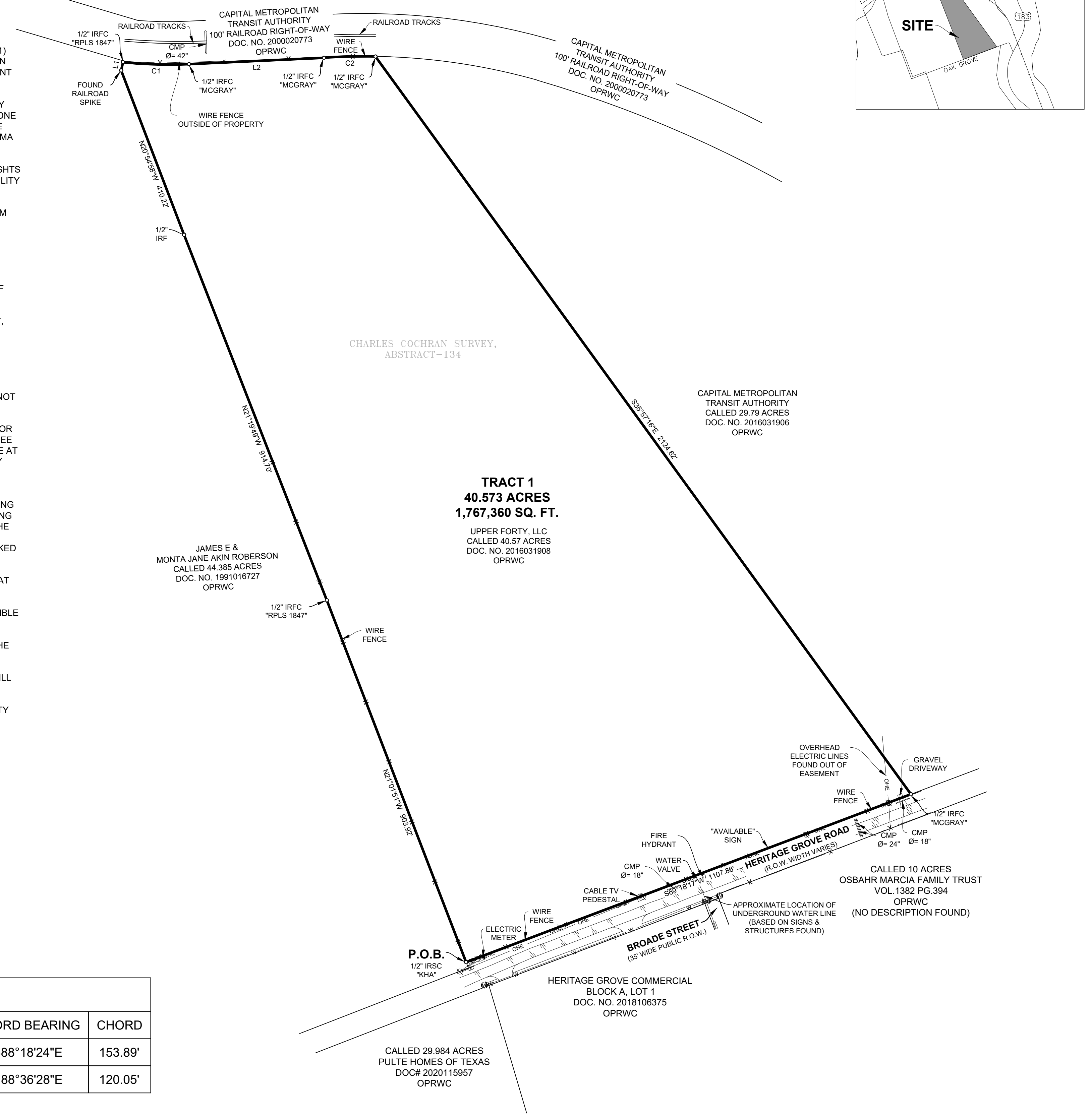


**GENERAL NOTES:**

- THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 2113741JM (ISSUE DATE: MARCH 26, 2021, EFFECTIVE DATE: MARCH 18, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
- ACCORDING TO COMMUNITY PANEL NO. 48491C0455F, EFFECTIVE DATE: 12/20/2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- PER ALTA/NSPS SURVEY MINIMUM STANDARDS ITEM 5, SECTION C, PARAGRAPH III: THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION. "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
- THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE B, CHAPTER 232 - COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A - SUBDIVISION PLATTING REQUIREMENTS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
- THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAY OF HERITAGE GROVE ROAD.
- THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS. PER ALTA/NSPS OPTIONAL TABLE A NO. 6 (A)(B), A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER. THE SURVEYOR WILL NOT RESEARCH OR INTERPRET ANY ITEM RELATED TO ZONING IN ORDER TO SHOW SAID ZONING RESTRICTIONS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TEXAS 811 MARKINGS LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM UTILITY COMPANIES REPRESENTATIVES. KIMLEY-HORN CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED AND READILY VISIBLE ON THE SURFACE AT THE TIME OF THIS SURVEY. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
- KIMLEY-HORN HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR UNDERGROUND FACILITY. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. NO TEXAS 811 MARKINGS SHOWING THE LOCATION OF BURIED UTILITIES WERE OBSERVED AND LOCATED BY SURVEY CREWS WHILE PERFORMING THE FIELD SURVEY. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY AND THOROUGHNESS OF UTILITY COMPANY REPRESENTATIVES MARKING EFFORT. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. NO PRIVATE INTERIOR SERVICE LINES WERE MARKED AND NOT ARE SHOWN.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY.
- THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS AND THERE WAS NO VISIBLE EVIDENCE OF CHANGES TO STREET RIGHT-OF-WAYS AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF READILY VISIBLE MARKERS DELINEATING THE WETLANDS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO PARKING SPOTS, HANDICAPPED OR OTHERWISE ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY.
- KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
- NO BUILDINGS WERE FOUND PRESENT AT THE TIME OF SURVEY.
- NO PARKING SPOTS WERE FOUND PRESENT AT THE TIME OF SURVEY.



**METES & BOUNDS DESCRIPTION OF LAND:**  
TRACT 1 - 40.573 ACRES

BEING A 40.573 ACRE (1,767,360 SQUARE FEET) TRACT OF LAND SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT 134, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 40.57 ACRES, DESCRIBED TO UPPER FORTY, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2016031908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH A PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF HERITAGE GROVE ROAD, AT A POINT IN THE NORTHEASTLY BOUNDARY LINE OF A CALLED 44.385 ACRE TRACT OF LAND DESCRIBED TO JAMES E & MONTA J.A. ROBERSON AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 1991016727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTH CORNER OF THIS TRACT;

**THENCE**, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 44.385 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 21°01'51" WEST, A DISTANCE OF 903.92 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 1847" FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 21°19'49" WEST, A DISTANCE OF 914.70 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 20°54'58" WEST, A DISTANCE OF 410.22 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 12°09'43" EAST, A DISTANCE OF 19.68 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 1847" FOUND IN THE EAST BOUNDARY LINE OF SAID 44.385 ACRE TRACT; IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CAPITAL METROPOLITAN TRANSIT AUTHORITY RAILROAD (CALLED "100' RAILROAD RIGHT-OF-WAY") AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2000020773 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 08°46'57", A RADIUS OF 1004.95 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 88°18'24" EAST, 153.89 FEET, AND A TOTAL ARC LENGTH OF 154.04 FEET TO A 1/2" IRON ROD WITH A PLASTIC SURVEYOR'S CAP STAMPED "MCGRAY" FOUND FOR A POINT OF TANGENCY OF THIS TRACT;
- NORTH 87°18'08" EAST, A DISTANCE OF 314.84 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "MCGRAY" FOUND FOR A POINT OF CURVATURE OF THIS TRACT;
- IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 04°39'30", A RADIUS OF 1476.96 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88°36'28" EAST, 120.05 FEET, AND A TOTAL ARC LENGTH OF 120.08 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "MCGRAY" FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, AT A NORTHWEST CORNER OF A CALLED 29.79 ACRE TRACT OF LAND DESCRIBED TO CAPITAL METROPOLITAN TRANSIT AUTHORITY AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2016031908 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, SOUTH 35°57'16" EAST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 29.79 ACRE TRACT, A DISTANCE OF 2124.62 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWESTLY RIGHT-OF-WAY LINE OF SAID HERITAGE GROVE ROAD AND AT THE SOUTHWEST CORNER OF SAID 29.79 ACRE TRACT; FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, SOUTH 69°18'17" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE GROVE ROAD, A DISTANCE OF 1107.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.573 ACRES, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83). ALL DISTANCES ARE GRID AND SHOWN IN U.S. SURVEY FEET. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

**NOTES ADDRESSING SCHEDULE B EXCEPTIONS:**

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)

- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS OR DELETE THIS EXCEPTION)
  - RIGHTS OF PARTIES IN POSSESSION (OWNER'S POLICY ONLY) (NOT A SURVEY MATTER)
  - RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY MATTER)
  - SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE FOLLOWING DISTRICT: UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT 1A.

**SURVEYOR'S CERTIFICATION:**

TO: CMHH HERITAGE, LLC;  
CANGSHAN CUTLERY COMPANY, LLC;  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 9, 13 AND 16 OF TABLE A THEREOF.

FIELD SURVEY COMPLETION DATE: MAY 05, 2021.  
SURVEY COMPLETION DATE: JUNE 2, 2021

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH. (512) 572-6674  
ZACH.PETRUS@KIMLEY-HORN.COM

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N12°09'43"E	19.68'
L2	N87°18'08"E	314.84'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°46'57"	1004.95'	154.04'	S88°18'24"E	153.89'
C2	4°39'30"	1476.96'	120.08'	N88°36'28"E	120.05'

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
---	STORM DRAINAGE LINE
---	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
CBL	UNDERGROUND CABLE LINE
UGE	UNDERGROUND ELECTRIC LINE
---	SIDEWALK
X X X X	FENCE
---	FEMA FLOOD LINE
---	SURVEY LINE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**LEGEND**

AC UNIT	ELECTRIC VAULT	GAS VAULT	SANITARY SEWER BOX	TELEPHONE MARKER FLAG	UNIDENTIFIED TANK	IRP	IRON PIPE FOUND	
CABLE TV BOX	ELEVATION BENCHMARK	GAS VALVE	SANITARY SEWER CLEAN OUT	TELEPHONE MARKER SIGN	UNIDENTIFIED VAULT	IRF	IRON ROD FOUND	
CABLE TV MANHOLE	FIBER OPTIC BOX	GAS WELL	SANITARY SEWER HANDHOLE	UNIDENTIFIED VALVE	IRFC	IRON ROD WITH CAP FOUND	IRSC	1/2" IRON ROD W/ "ROM" CAP SET
CABLE TV MANHOLE	FIBER OPTIC HANDHOLE	GLY ANCHOR	SANITARY SEWER MANHOLE	TRAFFIC BOLLARD	UTILITY POLE	IRSC	1/2" IRON ROD W/ "ROM" CAP SET	
CABLE TV MARKER FLAG	FIBER OPTIC MANHOLE	HANDICAPPED PARKING	SANITARY SEWER MARKER FLAG	TRAFFIC BOX	WATER BOX	PKF	PK NAIL FOUND	
CABLE TV MARKER SIGN	FIBER OPTIC MARKER FLAG	IRRIGATION VALVE	SANITARY SEWER MARKER SIGN	TRAFFIC HANDHOLE	WATER HAND-HOLE	PKS	PK NAIL SET	
CABLE TV VAULT	FIBER OPTIC MARKER SIGN	LIGHT STANDARD	SANITARY SEWER METER	TRAFFIC MANHOLE	WATER MANHOLE	RRSF	RAILROAD SPIKE FOUND	
COMMUNICATIONS BOX	FIBER OPTIC VAULT	MAIL BOX	SANITARY SEWER VAULT	TRAFFIC MARKER SIGN	WATER MARKER FLAG	RRSS	RAILROAD SPIKE SET	
COMMUNICATIONS HANDHOLE	FIRE DEPT CONNECTION	MARQUEE/BILLBOARD	SIGN	TRAFFIC SIGNAL	WATER MARKER SIGN	XS	"X" CUT IN CONCRETE SET	
COMMUNICATIONS MANHOLE	FIRE HYDRANT	PIPELINE BOX	STORM SEWER BOX	TRAFFIC SIGN	WATER METER	XS	"X" CUT IN CONCRETE SET	
COMMUNICATIONS MARKER FLAG	FLAG POLE	PIPELINE HANDHOLE	STORM SEWER GRAB	TRAFFIC VAULT	WATER TANK	P.O.B.	POINT OF BEGINNING	
COMMUNICATIONS MARKER SIGN	FLOOD LIGHT	PIPELINE MANHOLE	STORM SEWER HANDHOLE	TRASH BIN	WATER VALVE	P.O.C.	POINT OF COMMENCING	
COMMUNICATIONS VAULT	FLOW DIRECTION	PIPELINE VAULT	STORM SEWER MANHOLE	FREE	WATER VAULT	DRWC	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS	
ELECTRIC BOX	FUEL TANK	PIPELINE MARKER FLAG	STORM SEWER MARKER FLAG	UNIDENTIFIED BOX	WATER WELL	OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS	
ELECTRIC METER	GAS BOX	PIPELINE MARKER SIGN	STORM SEWER MARKER SIGN	UNIDENTIFIED MANHOLE	ADP	ALUMINUM DISK FOUND	OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MANHOLE	GAS HANDHOLE	PIPELINE VAULT	STORM SEWER METER	UNIDENTIFIED MARKER	BOF	BRASS FOOT DISK FOUND	PRWC	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MARKER FLAG	GAS METER	PIPELINE VALVE	STORM SEWER VAULT	UNIDENTIFIED MARKER SIGN	BM	BENCHMARK	PRWC	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MARKER SIGN	GAS MANHOLE	RAILROAD BOX	STORM SEWER VAULT	UNIDENTIFIED MARKER SIGN	CAF	CAR AXLE FOUND	RPRWC	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC SIGN	GAS MARKER FLAG	RAILROAD HANDHOLE	TELEPHONE BOX	UNIDENTIFIED POLE	CMF	CONCRETE MONUMENT FOUND		
ELECTRIC TRANSFORMER	GAS SIGN	RAILROAD SIGN	TELEPHONE MANHOLE	UNIDENTIFIED POLE	CSF	COTTON SPINDEL FOUND		

**ALTANSPPS LAND TITLE SURVEY**  
**TRACT 1 - 40.57 ACRES**  
**BEING OUT OF THE**  
**CHARLES COCHRAN SURVEY, ABSTRACT 134**  
**CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS**

**Kimley»Horn**

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	RPP	ZKP	6/2/2021	069292200	1 OF 1

No.	DATE	REVISION DESCRIPTION
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