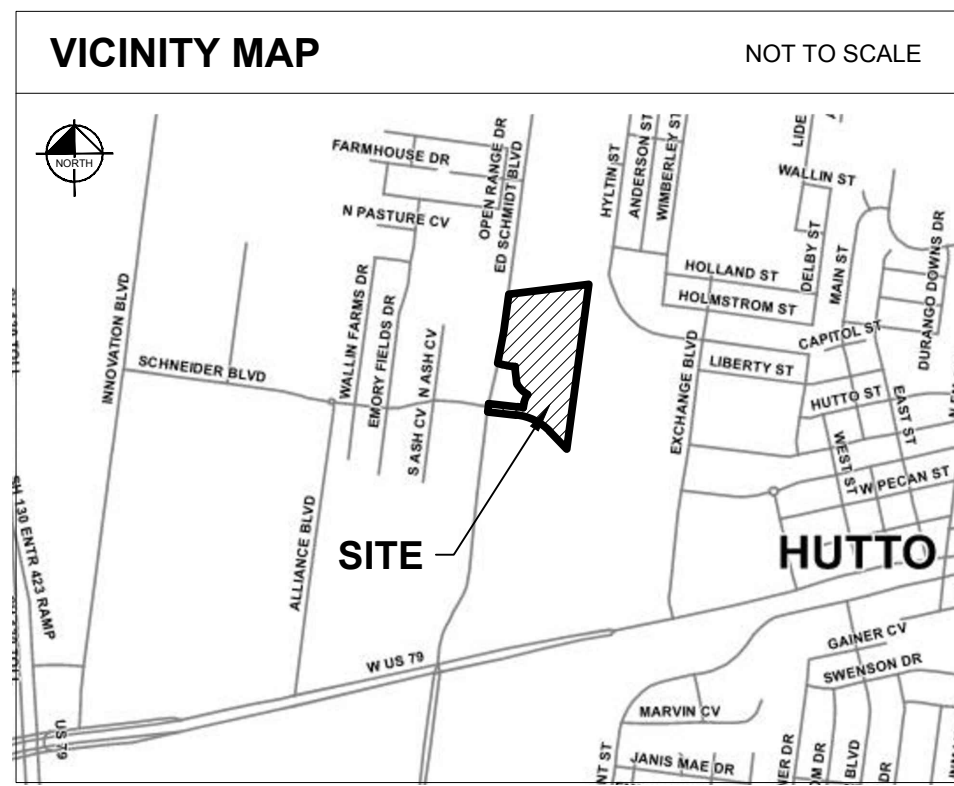


NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- (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 (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
 - ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER THEY ARE LISTED IN SCHEDULE B OR NOT, AS PROVIDED BY SECT. 2703.056(A) OF THE TEXAS INSURANCE CODE. (NOT A SURVEY MATTER)
 - RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY) (NOT A SURVEY MATTER)
 - ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.
 - RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.) (NOT A SURVEY MATTER)
 - EASEMENT GRANTED TO THE TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 240, PAGE 226, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (POSSIBLY AFFECTS. UNABLE TO DETERMINE DUE TO INDETERMINATE DESCRIPTION.)
 - EASEMENT GRANTED TO THE TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 282, PAGE 476, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT.)
 - EASEMENT GRANTED TO THE TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 310, PAGE 83, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS. APPROXIMATE LOCATION SHOWN HEREON)
 - TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RESOLUTION AS SET FORTH IN DOCUMENT NO. 2019035405, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 0-2021-070 AS SET FORTH IN DOCUMENT NO. 2021187956, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
 - INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (NOT A SURVEY MATTER)

GENERAL NOTES:

- THIS SURVEY WAS PREPARED UTILIZING THE TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 2515184-00 (ISSUE DATE: SEPTEMBER 10, 2025, EFFECTIVE DATE: AUGUST 27, 2025) 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. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY. NOTE: THIS TITLE REPORT COVERS MORE THAN THE SUBJECT PROPERTY OF THE SURVEY.
- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00012. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- THE PROPERTY CONTAINS 22.74 ACRES.



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°24'17"	641.50'	60.51'	S89°54'20"E	60.49'
C2	25°42'38"	185.00'	83.02'	N24°37'47"E	82.32'
C3	9°18'01"	150.00'	24.35'	N85°57'08"W	24.32'
C4	5°06'46"	500.00'	44.62'	N78°44'44"W	44.60'
C5	5°50'09"	3205.00'	326.45'	N10°52'09"E	326.31'
C6	39°12'20"	558.50'	382.16'	N64°00'19"W	374.75'

NO.	BEARING	LENGTH
L1	N11°46'28"E	60.40'
L2	N52°46'48"W	63.68'
L3	N43°59'54"W	32.30'
L4	N38°57'59"W	56.64'
L5	N00°34'56"W	39.06'
L6	N81°18'07"W	62.42'
L7	N76°11'21"W	47.19'
L8	N82°56'26"E	84.48'

LEGEND

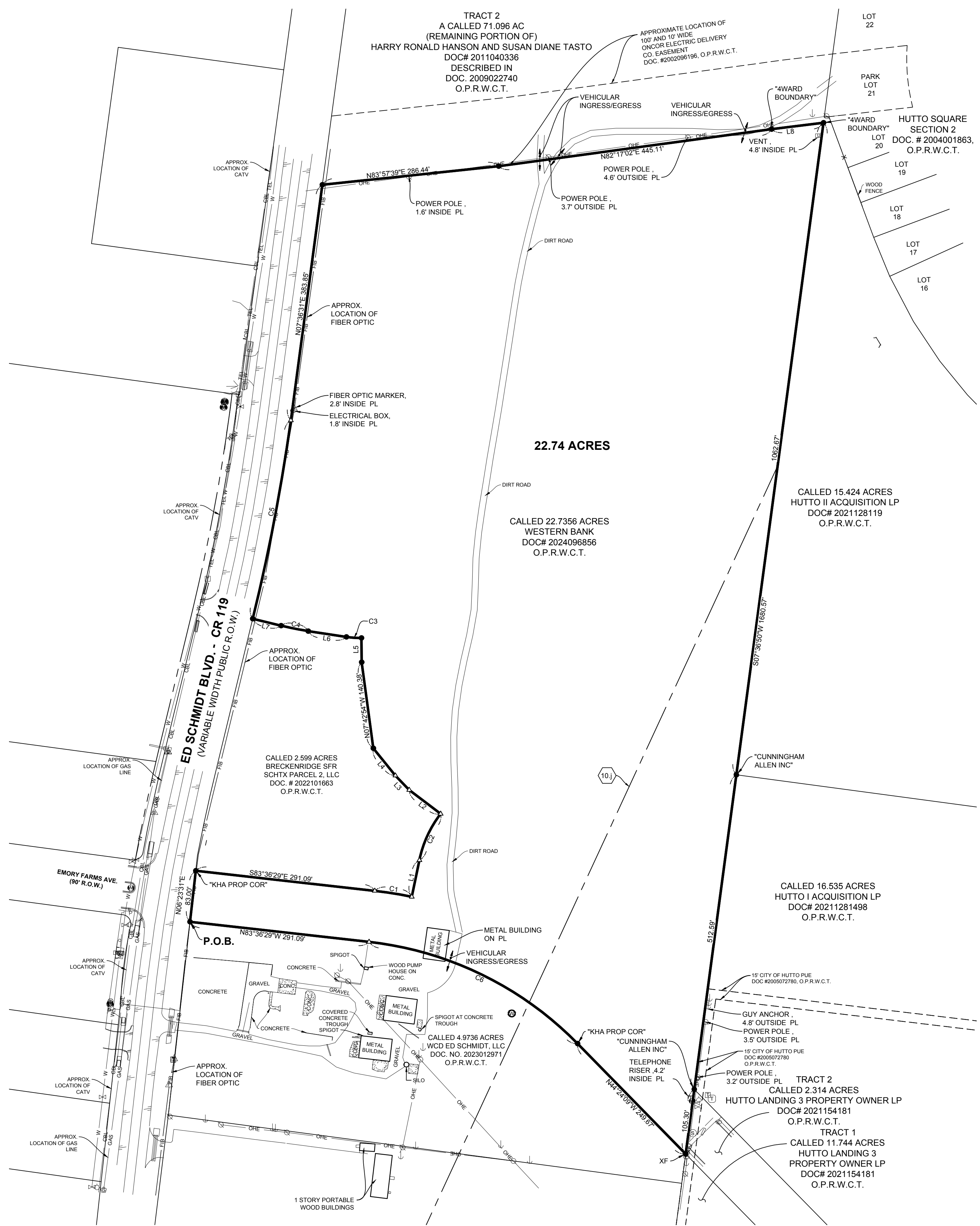
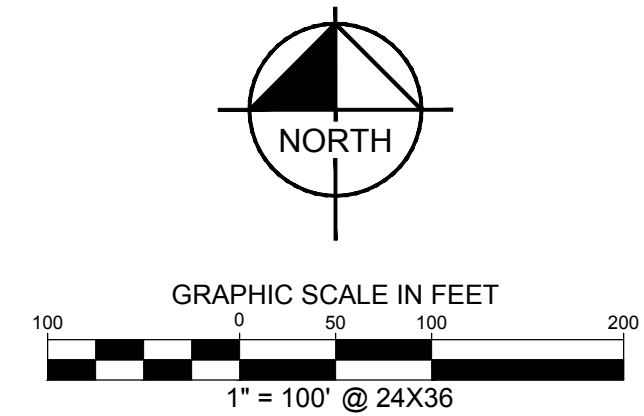
AC UNIT	ELECTRIC VAULT	GAS VALVE	SANITARY SEWER BOX	TELEPHONE MARKER FLAG	UNIDENTIFIED TANK	IRON PIPE FOUND
CABLE TV BOX	ELEVATION BENCHMARK	GAS WELL	SANITARY SEWER CLEAN OUT	TELEPHONE MARKER SIGN	UNIDENTIFIED VALVE	IRON ROD FOUND
CABLE TV HANDHOLE	FIBER OPTIC BOX	GUY ANCHOR	SANITARY SEWER MANHOLE	TRAFFIC BOLLARD	UNIDENTIFIED VALVE	IRON ROD WITH CAP FOUND
CABLE TV MANHOLE	FIBER OPTIC HANDHOLE	HANDICAPPED PARKING	SANITARY SEWER MARKER FLAG	TRAFFIC SIGN	UTILITY POLE	1/2" IRON ROD W/ "KHA" CAP SET
CABLE TV MARKER FLAG	FIBER OPTIC MANHOLE	IRIGATION VALVE	SANITARY SEWER MARKER SIGN	TRAFFIC SIGN	WATER BOX	1/2" IRON ROD W/ "KHA" CAP SET
CABLE TV MARKER SIGN	FIBER OPTIC MARKER FLAG	LIGHT STANDARD	SANITARY SEWER METER	TRAFFIC SIGN	WATER MARKER SIGN	PK NAIL SET
CABLE TV VAULT	FIBER OPTIC MARKER SIGN	MARQUEE/BILLBOARD	SANITARY SEWER VAULT	TRAFFIC SIGN	WATER MARKER SIGN	RAILROAD SPIKE FOUND
COMMUNICATIONS BOX	FIRE DEPT. CONNECTION	PIPELINE	STORM SEWER BOX	TRAFFIC SIGN	WATER MARKER SIGN	RAILROAD SPIKE SET
COMMUNICATIONS HANDHOLE	FIRE HYDRANT	PIPELINE HANDHOLE	STORM SEWER CLEAN OUT	TRAFFIC SIGN	WATER MARKER SIGN	"X" CUT IN CONCRETE FOUND
COMMUNICATIONS MANHOLE	FLOOD LIGHT	PIPELINE METER	STORM SEWER MANHOLE	TRAFFIC SIGN	WATER METER	"X" CUT IN CONCRETE SET
COMMUNICATIONS MARKER FLAG	FLOW DIRECTION	PIPELINE MARKER FLAG	STORM SEWER MARKER FLAG	TRAFFIC SIGN	WATER TANK	POINT OF BEGINNING
COMMUNICATIONS MARKER SIGN	GAS BOX	PIPELINE MARKER SIGN	STORM SEWER MARKER SIGN	TRAFFIC SIGN	WATER VALVE	P.O.C. POINT OF COMMENCEMENT
COMMUNICATIONS VAULT	GAS HANDHOLE	PIPELINE VAULT	STORM SEWER METER	TRAFFIC SIGN	WATER VAULT	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC BOX	GAS METER	PIPELINE VALVE	STORM SEWER VAULT	TRAFFIC SIGN	WATER WELL	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC METER	GAS SIGN	RAILROAD SIGN	TELEPHONE BOX	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MANHOLE	GAS SIGN	RAILROAD SIGN	TELEPHONE METER	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MARKER FLAG	GAS SIGN	RAILROAD SIGN	TELEPHONE MARKER SIGN	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC MARKER SIGN	GAS SIGN	RAILROAD SIGN	TELEPHONE MARKER SIGN	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC SWITCH	GAS SIGN	RAILROAD SIGN	TELEPHONE MARKER SIGN	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
ELECTRIC TRANSFORMER	GAS SIGN	RAILROAD SIGN	TELEPHONE MARKER SIGN	TRAFFIC SIGN	WATER WELL	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TYPE LEGEND

BOUNDARY LINE	ADJOINER LINE	EASEMENT LINE	NOT TO SCALE LINE
WATER LINE	WATER LINE	SANITARY SEWER LINE	STORM DRAINAGE LINE
GAS	UNDERGROUND GAS LINE	OVERHEAD UTILITY LINE	UNDERGROUND CABLE LINE
CBL	UNDERGROUND CABLE LINE	UNDERGROUND ELECTRIC LINE	UNDERGROUND FIBER OPTIC LINE
TEL	UNDERGROUND TELEPHONE LINE	CONCRETE PAVEMENT	ASPHALT PAVEMENT

LEGEND

P.O.C. = POINT OF COMMENCEMENT	P.O.B. = POINT OF BEGINNING
○ = 1/2" IRON ROD W/ "KHA PROP COR" CAP SET	● = 1/2" IRON ROD FOUND (CAP NOTED)
▲ = CALCULATED POINT	XF = FOUND "X" IN CONCRETE



A METES AND BOUNDS DESCRIPTION OF A 22.74 ACRE TRACT

BEING A 22.74 ACRES TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 22.7356 ACRES TRACT DESCRIBED TO WESTERN BANK, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024096856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2-INCH IRON ROD FOUND, IN THE EAST RIGHT-OF-WAY LINE OF ED SCHMIDT BLVD. C.R. 119 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID 22.7356 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 4.9736 ACRES TRACT DESCRIBED TO WOOD ED SCHMIDT, LLC AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2023012971 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.); FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

- WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65°24'17", A RADIUS OF 641.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°54'20" EAST, 60.49 FEET, AND AN ARC LENGTH OF 60.51 FEET, TO A CALCULATED POINT;
- NORTH 11°46'28" EAST, A DISTANCE OF 60.40 FEET TO A CALCULATED POINT AND THE BEGINNING OF A TANGENT CURVE;
- WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°42'38", A RADIUS OF 185.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 24°37'47" EAST, 82.32 FEET, AND AN ARC LENGTH OF 83.02 FEET, TO A CALCULATED POINT;
- NORTH 52°46'48" WEST, A DISTANCE OF 63.68 FEET TO A CALCULATED POINT;
- NORTH 43°59'54" WEST, A DISTANCE OF 32.30 FEET TO A CALCULATED POINT;
- NORTH 38°57'59" WEST, A DISTANCE OF 56.64 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 07°42'54" WEST, A DISTANCE OF 140.38 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 00°34'56" WEST, A DISTANCE OF 39.06 FEET TO A TO A 1/2-INCH IRON ROD FOUND AND THE BEGINNING OF A NON-TANGENT CURVE;
- WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°18'01", A RADIUS OF 150.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 85°57'08" WEST, 24.32 FEET, AND AN ARC LENGTH OF 24.35 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 81°18'07" WEST, A DISTANCE OF 62.42 FEET TO A 1/2-INCH IRON ROD FOUND AND THE BEGINNING OF A TANGENT CURVE;
- WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°06'46", A RADIUS OF 500.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 78°44'44" WEST, 44.60 FEET, AND AN ARC LENGTH OF 44.62 FEET TO A 1/2-INCH IRON ROD FOUND;
- NORTH 76°11'21" WEST, A DISTANCE OF 47.19 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD FOR THE NORTHWEST CORNER OF SAID 2.599 ACRES TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, DEPARTING THE NORTH LINE OF SAID 2.599 ACRES TRACT, WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD AND CONTINUING WITH THE WEST LINE OF THE 22.7356 ACRES TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°50'09", A RADIUS OF 3,205.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 10°52'09" EAST, 326.31 FEET, AND AN ARC DISTANCE OF 326.45 FEET TO A CALCULATED POINT;
- NORTH 07°36'31" EAST, A DISTANCE OF 383.85 FEET, TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF THE REMAINDER OF A CALLED 71.096 ACRES TRACT DESCRIBED TO HARRY RONALD HANSON AND SUSAN DIANE TASTO AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2011040336, O.P.R.W.C.T. FOR THE NORTHWEST CORNER OF SAID 22.7356 ACRES TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, DEPARTING SAID WEST RIGHT-OF-WAY OF ED SCHMIDT BOULEVARD, WITH THE SOUTH BOUNDARY LINE OF THE REMAINDER OF SAID 71.096 ACRES TRACT, SAME BEING THE NORTH LINE OF SAID 22.7356 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 83°57'39" EAST, A DISTANCE OF 286.44 FEET, TO A 1/2-INCH IRON ROD FOUND;
- NORTH 82°17'02" EAST, A DISTANCE OF 445.11 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "WARD BOUNDARY";
- NORTH 07°36'31" EAST, A DISTANCE OF 84.48 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "WARD BOUNDARY" IN THE WEST LINE OF A CALLED 15.424 ACRES TRACT DESCRIBED TO HARRY RONALD HANSON AND SUSAN DIANE TASTO AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021128119, O.P.R.W.C.T., FOR THE NORTHEAST CORNER OF SAID 22.7356 ACRES TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF THE REMAINDER OF A SAID 71.096 ACRES TRACT, WITH THE WEST LINE OF SAID 15.424 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 22.7356 ACRES TRACT, SOUTH 07°36'30" WEST, A DISTANCE OF 1062.67 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CUNNINGHAM ALLEN INC" IN THE NORTH LINE OF A CALLED 16.535 ACRES TRACT OF LAND DESCRIBED TO HUTTO I ACQUISITION LP, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 20211281498, O.P.R.W.C.T.;

THENCE, DEPARTING THE WEST LINE OF SAID 15.424 ACRES TRACT, WITH THE WEST LINE OF SAID 16.535 ACRES TRACT, SOUTH 07°36'50" WEST, A DISTANCE OF 512.59 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CUNNINGHAM ALLEN INC" IN THE NORTH LINE OF A CALLED 2.314 ACRES TRACT (TRACT 2) DESCRIBED TO HUTTO I ACQUISITION LP AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021154181, O.P.R.W.C.T.;

THENCE, DEPARTING THE WEST LINE OF SAID 16.535 ACRES TRACT, WITH THE WEST LINE OF SAID 2.314 ACRES TRACT, SOUTH 07°36'50" WEST, A DISTANCE OF 105.30 FEET, TO A CHISELLED "X" IN CONCRETE FOUND IN THE NORTHEAST CORNER OF SAID 4.9736 ACRES TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

- NORTH 44°24'09" WEST, A DISTANCE OF 249.67 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "KHA PROP CORNER" FOUND, AND THE BEGINNING OF A TANGENT CURVE;
- WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°12'20", A RADIUS OF 558.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 64°00'19" WEST, 374.75 FEET, AND AN ARC DISTANCE OF 382.16 FEET TO A CALCULATED POINT;
- NORTH 83°36'29" WEST, A DISTANCE OF 291.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 22.74 ACRES OF LAND IN WILLIAMSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
TO: BLUPRINT DEVELOPMENT COMPANY, LLC A TEXAS LIMITED LIABILITY COMPANY, WESTERN BANK, STEWART TITLE GUARANTY COMPANY;
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2025.
DATE OF PLAT OR MAP: OCTOBER 17, 2025

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

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6890

LAND TITLE SURVEY
22.74 ACRES
BEING OUT OF THE
NATHANIEL EDWARDS SURVEY, ABSTRACT 225
WILLIAMSON COUNTY, TEXAS

Kimley Horn
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM
TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MPD	MMII	10/17/2025	065053300	1 OF 1