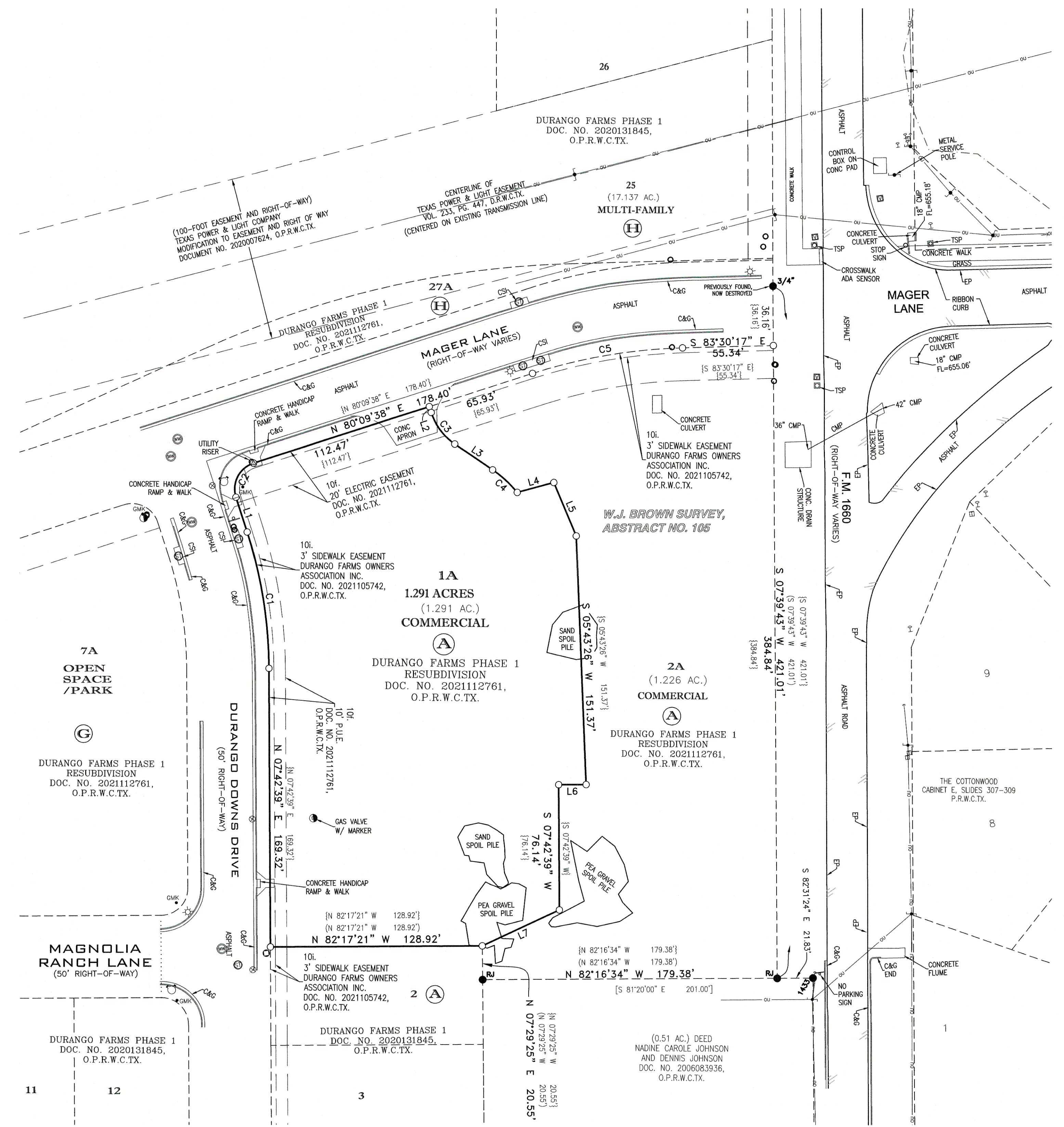


- LEGEND**
- 3/4" IRON ROD FOUND
 - RJ 1/2" IRON ROD W/PLASTIC CAP STAMPED "RJ SURVEYING" FOUND
 - 1433 1/2" IRON ROD W/PLASTIC CAP STAMPED "RPLS 1433" FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
 - ⊙ MAG NAIL W/ WASHER STAMPED "LANDDEV" SET
 - ⊙ UTILITY POLE
 - ⊙ DOWN GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - ⊕ ELECTRIC JUNCTION BOX
 - ⊕ LIGHT POST
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ TRAFFIC SIGNAL VAULT
 - ⊕ GAS VALVE
 - ⊕ GAS MARKER RISER
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ UNDERGROUND CABLE MARKER
 - ⊕ UTILITY RISER
 - ⊕ STORM SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WASTEWATER CLEANOUT
 - ⊕ SIGN POST
 - () RECORD INFORMATION DOC. NO. 2020131845, O.P.R.W.C.TX.
 - { } RECORD INFORMATION DOC. NO. 202112761, O.P.R.W.C.TX.
 - [] ADJOINER INFORMATION
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - C&G CONCRETE CURB AND GUTTER
 - CSI CONCRETE CURB STORM DRAIN INLET
 - EP EDGE OF PAVEMENT
 - CMP CORRUGATED METAL PIPE
 - RCP RE-INFORCED CONCRETE PIPE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - TSP TRAFFIC SIGNAL POLE

- NOTES:**
- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
 - DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 - THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
 - NO BUILDINGS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 09°50'22" W [N 09°50'22" W]	22.27' [22.27']
L2	S 09°50'16" E [S 09°50'16" E]	3.76' [3.76']
L3	S 47°36'03" E [S 47°36'03" E]	27.81' [27.81']
L4	N 82°54'53" E [N 82°54'53" E]	23.07' [23.07']
L5	S 14°49'34" E [S 14°49'34" E]	35.22' [35.22']
L6	N 82°17'21" W [N 82°17'21" W]	16.76' [16.76']
L7	S 73°02'57" W [S 73°02'57" W]	51.72' [51.72']

CURVE TABLE			
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING
C1	275.00' [275.00']	84.23' [84.23']	N 01°03'51" W [N 01°03'51" W]
C2	16.50' [16.50']	25.92' [25.92']	N 35°09'38" E [N 35°09'38" E]
C3	37.00' [37.00']	24.39' [24.39']	S 28°43'09" E [S 28°43'09" E]
C4	73.00' [73.00']	20.39' [20.39']	S 39°35'53" E [S 39°35'53" E]
C5	326.00' [326.00']	92.94' [92.94']	N 88°19'41" E [N 88°19'41" E]

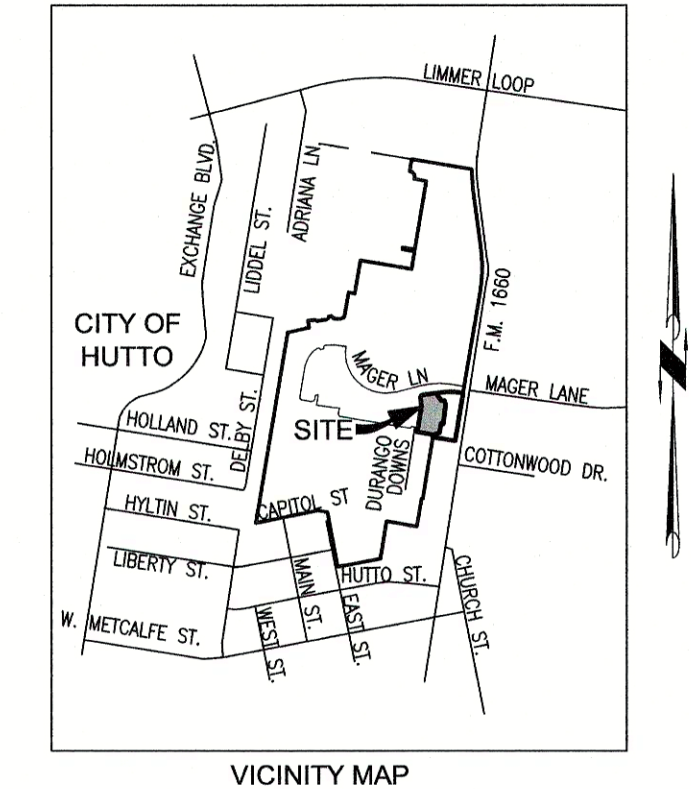
GF NO.: 2113825JM
EFFECTIVE DATE AUGUST 13, 2021; ISSUED AUGUST 25, 2021

LEGAL DESCRIPTION:

LOT 1A, BLOCK A, RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 202112761, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

RESTRICTIVE COVENANTS:

THE RESTRICTIVE COVENANTS OF RECORD IN DOCUMENT NO. 2020131845 AND 202112761, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS LISTED IN THE TITLE COMMITMENT OF NO. 2113825JM DO AFFECT THE SUBJECT LOT. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY LANDDEV CONSULTING, LLC.



TITLE COMMITMENT SCHEDULE "B" NOTES:

ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT GF NO. 2113825JM AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY LANDDEV CONSULTING, LLC.

10f. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN 202112761, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS:

20' ELECTRIC EASEMENT DEDICATED ALONG THE NORTH PROPERTY LINE. DOES AFFECT THE SUBJECT TRACT SHOWN HEREON.

A 10' P.U.E. DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THIS NOTE DOES NOT APPLY TO ALLEYS WITHIN THE SUBDIVISION. DOES AFFECT THE SUBJECT TRACT SHOWN HEREON.

RECIPROCAL JOINT ACCESS AND PARKING EASEMENT DEDICATED BETWEEN LOT 1A AND LOT 2A, BLOCK A. DOES AFFECT THE SUBJECT TRACT.

10h. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN FIRST AMENDMENT AND RESTATED DEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF HUTTO, TEXAS, AND MA DURANGO FARMS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, DATED JANUARY 7, 2021, AS EVIDENCED BY AND ATTACHED TO RESOLUTION NO. 2021-008, RECORDED IN/UNDER 2021058914, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT.

10i. DEDICATION OF SIDEWALK EASEMENT EXECUTED BY MA DURANGO FARMS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, TO DURANGO FARMS OWNERS ASSOCIATION, INC., DATED JULY 2, 2021, RECORDED IN/UNDER 2021105742, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY TABLE 'A' NOTES:

ITEM 2: THE SUBJECT LOT SHOWN HEREON IS PART OF A RESUBDIVISION RECORDED JULY 27, 2021. NO CURRENT ADDRESS WAS OBSERVED OR FOUND FOR THE SUBJECT LOT, NOR AN ADDRESS PROVIDED BY THE CLIENT. THE WILLIAMSON CENTRAL APPRAISAL DISTRICT LIST THE PROPERTY ADDRESS AS DURANGO DOWNS DRIVE, HUTTO, TEXAS 78634. NO EVIDENCE OF AN ASSIGNED CURRENT STREET NUMBER WAS FOUND.

ITEM 3: THE SUBJECT TRACT IS SHOWN TO BE IN UN-SHADED ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0520F, DATE REVISED DECEMBER 20, 2019.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

ITEM 14: THE INTERSECTION OF MAGER LANE AND DURANGO DOWNS DRIVE RESIDES AT THE NORTHWEST CORNER OF SUBJECT TRACT, LOT 1A, BLOCK A. THE INTERSECTION OF MAGER LANE AND F.M. 1660 IS 215 FEET EAST FROM THE NORTHEAST CORNER OF SUBJECT TRACT, LOT 1A, BLOCK A.

ITEM 16: EARTH MOVING WORK AND CONSTRUCTION WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK ON MAY 5, 2021, AS SHOWN HEREON. THE SUBJECT TRACT IS CURRENTLY BEING USED AS A STAGING AREA FOR THE CONSTRUCTION OF THE SUBDIVISION. PILES OF DIRT AND GRAVEL, BULK DRAINAGE PIPES, UTILITY PVC PIPES, LIGHT POLES, AND OTHER BUILDING MATERIAL WAS ALSO OBSERVED BEING STORED ON THE SUBJECT LOT.

ITEM 17: STREET AND SIDEWALK CONSTRUCTION WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK ON MAY 5, 2021, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO NORTH FOREST OFFICE SPACE-AUSTIN, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, MA DURANGO FARMS, L.L.C. PROMINENT TITLE, L.L.C., TITLE RESOURCES GUARANTY COMPANY, PARTIES INVOLVED:

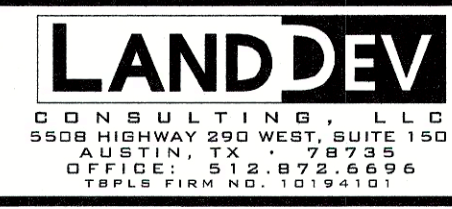
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE TOTAL AREA OF THE SUBJECT TRACT BEING APPROXIMATELY 1.291 ACRES. THE FIELDWORK WAS COMPLETED ON JULY 30, 2021.

DATE OF PLAT OR MAP: AUGUST 31, 2021



Ernesto Navarrete
ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6642 - STATE OF TEXAS

FILE NO: 1368	EN	08-20-21
1. TITLE COMMITMENT OF NUMBER CHANGED TO 2013475JM	EN	08-31-21
2. UPDATED PER LATEST TITLE COMMITMENT 2113825JM	EN	08-31-21
NO. REVISION:	BY:	DATE:



ALTA/NSPS LAND TITLE SURVEY
LOT 1A, BLOCK A, RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 1, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1, WILLIAMSON COUNTY, TEXAS