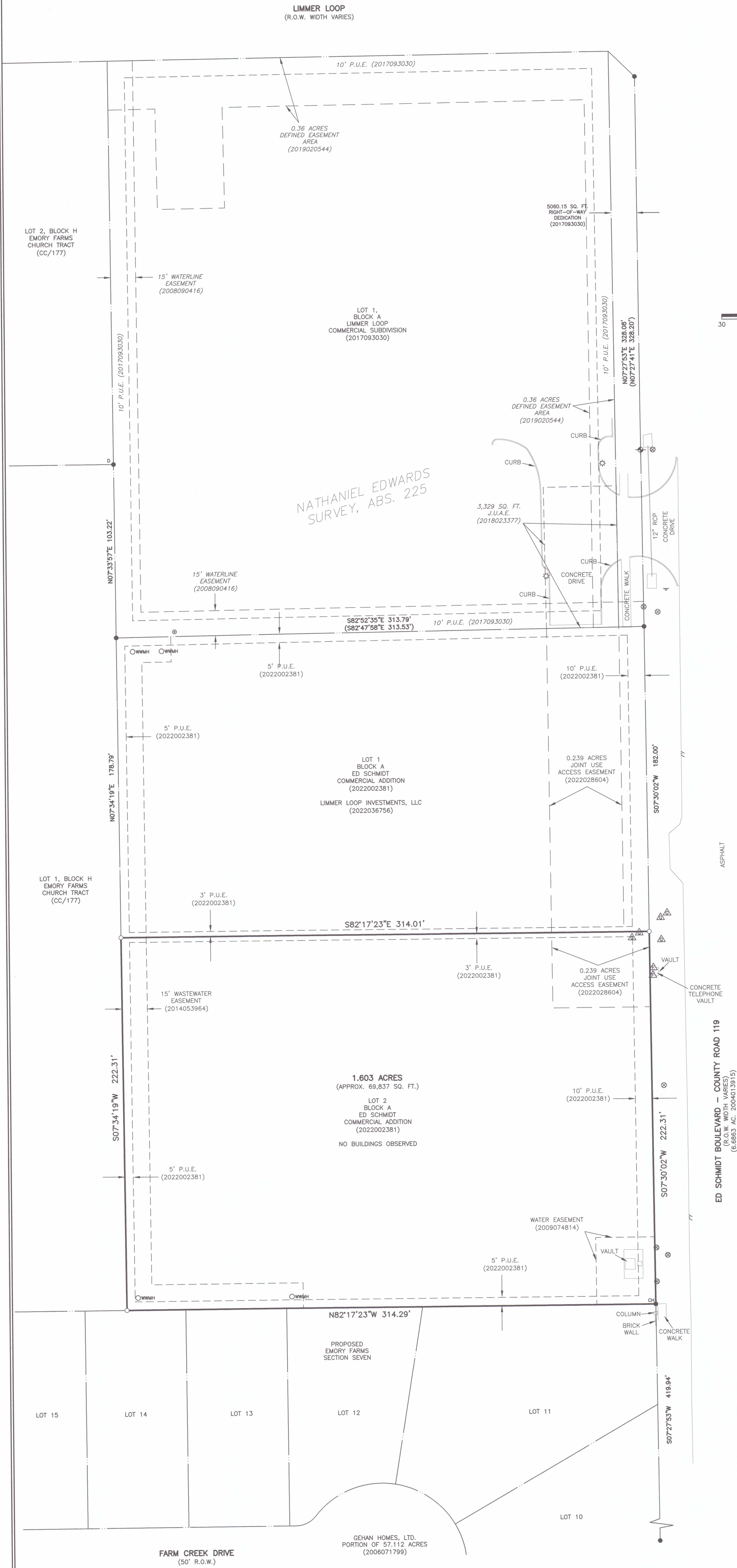
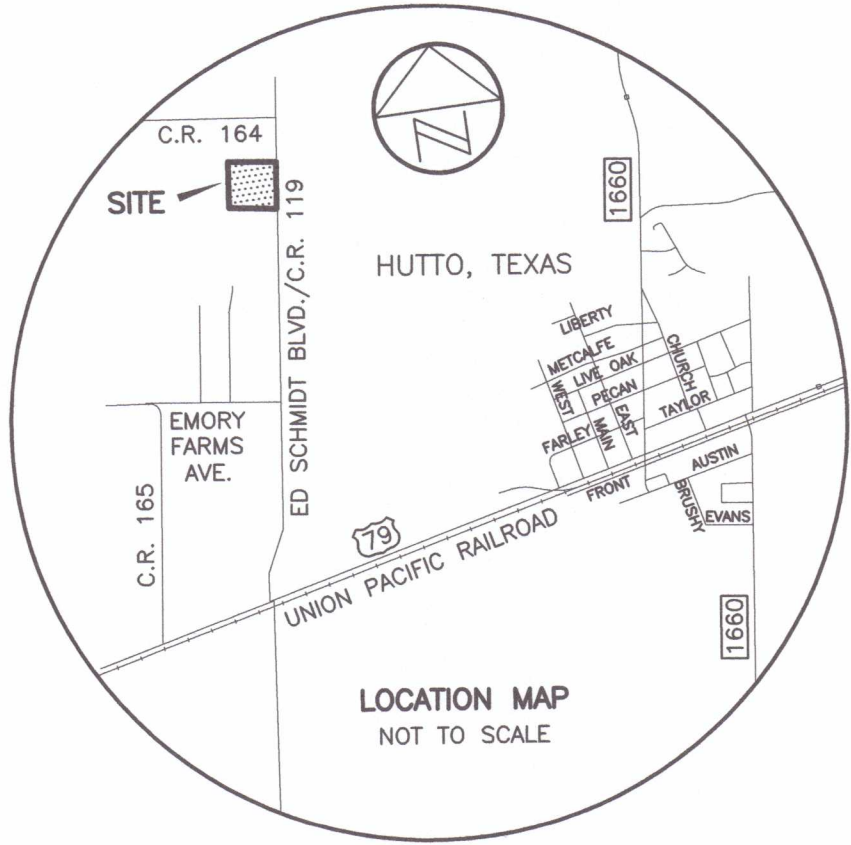


A LAND TITLE SURVEY OF 1.603 ACRES (APPROXIMATELY 69,837 SQ. FT.), BEING ALL OF LOT 2, BLOCK A, ED SCHMIDT COMMERCIAL ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2022002381, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● ^D	1/2" REBAR WITH "DOUCET" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	PVC PIPE
☆	LIGHT POLE
⚡	UNDERGROUND TELEPHONE MARKER
⚡	UNDERGROUND GAS MARKER
⚡	UNDERGROUND FIBER OPTIC MARKER
○ ^{WMH}	WASTEWATER MANHOLE
---	EDGE OF PAVEMENT
+	SIGN
⊙	WATER VALVE
⊙	FIRE HYDRANT
J.U.A.E.	JOINT USE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Title Resource Guaranty Company
G.F. No.: 2227213-COM Effective Date: May 23, 2022 Issued: May 31, 2022
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: Document No. 2022002381, Document No. 2022028605, Official Public Records, Williamson County, Texas. --- **Subject to**
10.
a. Easement as shown on the plat and dedication set out in Schedule A hereof:
Purpose: Public Utility
Location: 3 ft. in width along the north property line --- **Subject to, as shown**
b. Easement as shown on the plat and dedication set out in Schedule A hereof:
Purpose: Public Utility
Location: 10 ft. in width along the east property line --- **Subject to, as shown**
c. Easement as shown on the plat and dedication set out in Schedule A hereof:
Purpose: Public Utility
Location: 5 ft. in width along the west and south property lines --- **Subject to, as shown**
d. Easement:
Recorded: Volume 239, Page 30, Deed Records, Williamson County, Texas.
To: Lone Star Gas Company
Purpose: Pipeline(s) (blanket type) --- **Does not affect, easement released in Document No. 2021146691 of the Official Public Records of Williamson County, Texas.**
e. Easement:
Recorded: Volume 289, Page 114, Deed Records, Williamson County, Texas.
To: Texas Power & Light Company
Purpose: Electric transmission and/or distribution line and systems --- **May affect, not plottable**
f. Easement reserved:
Recorded: Document No. 2006054656, corrected in 2006071799, Official Public Records, Williamson County, Texas.
Purpose: Drainage and Storm water runoff --- **Subject to, not plottable**
g. Easement:
Recorded: Document No. 2009074814, Official Public Records, Williamson County, Texas.
To: City of Hutto
Purpose: Water --- **Subject to, as shown**
h. Easement:
Recorded: Document No. 2014053964, Official Public Records, Williamson County, Texas.
To: City of Hutto
Purpose: Wastewater line --- **Subject to, as shown**
i. Easement:
Recorded: Document No. 2009074814, Official Public Records, Williamson County, Texas, and as shown on the plat and dedication set out in Schedule A hereof:
To: City of Hutto, Texas
Purpose: Water --- **Subject to, as shown**
j. Easement:
Recorded: Document No. 2014053964, Official Public Records, Williamson County, Texas, and as shown on the plat and dedication set out in Schedule A hereof:
To: City of Hutto, Texas
Purpose: Wastewater Line --- **Subject to, as shown**
k. Terms, Conditions, and Stipulations in the Declaration of Joint Use Access Easement Agreement:
Recorded: Document No. 2022028604, Official Public Records, Williamson County, Texas. --- **Subject to, as shown**
l. Terms, Conditions, and Stipulations in the Declaration of Access Easement Agreement: (BENEFITS PROPERTY)
Recorded: Document No. 2018023377, Official Public Records, Williamson County, Texas. --- **Does not affect**

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48491C0520F, dated December 20, 2019, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
MAWE, LLC
Classic Bank
DC Rebels Investment Properties, LLC
Title Resources Guaranty Company
PROPERTY ADDRESS: Ed Schmidt Boulevard - County Road 119, Hutto, Texas 78634
DATE OF SURVEY: February 17, 2014, Updated September 10, 2015, Updated October 14, 2021, Updated to address new title commitment January 21, 2022.
ATTACHMENTS: None
BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).
I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, 3 or 4 Land Title Survey. Effective December 31, 2020.
Steven P. Timberlake
Steven P. Timberlake Date 6.14.2022
Registered Professional Land Surveyor
State of Texas No. 6240

Steven P. Timberlake
R.P.L.S. No. 6240

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1011-001
DRAWING NO.: 1011-001-TI-LOT2
PLOT DATE: 06/14/2022
PLOT SCALE: 1"=30'
DRAWN BY: RCW/PLE/JDB
SHEET 01 OF 01