

LAND TITLE SURVEY OF

Tract 1

DESCRIPTION of a 26.666 acre tract of land located in the Gordon C. Jennings Survey No. 35 (A-438), Travis County, Texas, and being the remainder of a 77.42 acre tract of land described as TRACT 1 from Edwin Buster III and Donna B. Buster to Ards and Ends Trust in Correction Deed dated Sept. 30, 2018 as per Document No. 2018166791 O.P.R.T.C. (original quit claim deed Document No. 2012220886 O.P.R.T.C.), more particularly described by metes and bounds as follows:

BEGINNING at (N-10090790.21; E-3186166.60') a 1/2" iron rod found in the east line of Parsons Road (a variable width public right-of-way) and the northwest corner of a 10 acre tract of land (more or less) from The Veterans Land Board of the State of Texas to Jack Junior Streamer in Contract of Sale and Purchase dated March 26, 1981 as per Volume 7347, Page 29, Deed Records Travis County, Texas (D.R.T.C.), in the west line of said TRACT 1, for the southwest corner of this tract.

THENCE South 62° 25' 16" East along the north line of said 10 acre tract and across said remainder of TRACT 1 (and the south line of this tract) a distance of 1125.31 feet to a 3/4" iron rod found for the northeast corner of said 10 acre tract, in a west line of 53.886 acre tract of land described as TRACT 4 in Special Warranty Deed from P AND DF, LLC to Kinsey Family Holdings, LLC dated Feb. 15, 2011 as per Document No. 2011023888 O.P.R.T.C., for the southeast corner of this tract.

THENCE North 26° 57' 46" East along a west line of said 53.886 acre tract and the east line of said TRACT 1 a distance of 499.35 to a 1/2" iron rod for a corner in the west line of said 53.886 acre tract and a corner of this tract.

THENCE North 25° 17' 23" East along a west line of said 53.886 acre tract a distance of 8.19 feet to a 1/2" iron rod for a corner in the west line of said 53.886 acre tract and a corner of this tract.

THENCE North 27° 01' 03" East along a west line of said 53.886 acre tract and the east line of said TRACT 1 a distance of 538.42 feet to a 1/2" iron rod found in a west line of said 53.886 acre tract, the southeast corner of the remainder of a 13.00 acre tract of land described in Warranty Deed from Jose Landeros et al Leticia C. Landeros to the Jose J. Landeros and Leticia C. Landeros Revocable Trust dated Feb. 20, 2022, as per Document No. 2022039462 O.P.R.T.C., for the northeast corner of this tract.

THENCE North 62° 21' 42" West along the south line of said remainder 13.00 acre tract and across said TRACT 1, at 1017.90 feet pass the southwest corner of said 13.00 acre tract and the southwest corner of a 1.202 acre tract of land conveyed to Travis County for a widening strip of Parsons Road in General Warranty Deed dated Jan. 31, 2011 as per Document No. 201102507, continuing along a southerly line of said Parsons Road and the north line of the remainder of said TRACT 1 a total distance of 1064.37 to the northeast corner of a 0.280 acre tract of land conveyed to Travis County for a widening strip of Parsons Road in General Warranty Deed dated Jan. 27, 2011, as per Document No. 2011014886 O.P.R.T.C., for the northwest corner of this tract.

THENCE South 27° 19' 54" West along an east line of said Parsons Road a distance of 225.90 feet to a 1/2" iron rod with Travis County ROW cap found for the southeast corner of said 0.280 acre tract and an interior corner of this tract.

THENCE North 62° 34' 44" West along a south line of said Parsons Road a distance of 54.00 feet to the southwest corner of said 0.280 acre widening tract in the east line of Parsons Road for an exterior corner of this tract.

THENCE South 27° 21' 57" West along the east line of said Parsons Road and the west line of said TRACT 1 a distance of 820.96 feet to the Point of Beginning.

Bearings and Distances are based on the Texas Coordinate System of 1983, Central Zone. All distances are surface values. Coordinates as shown are grid values. CGF = 0.99995177.

Tract 2

DESCRIPTION of a 110.922 acre tract of land located in the Gordon C. Jennings Survey No. 35 (A-438), Travis County, Texas, and being the remainder of a 36.14 acre tract described as TRACT 2 and the remainder of a 103.16 acre tract described as TRACT 3 from Edwin R. Buster III and Donna B. Buster to Ards and Ends Trust in Correction Deed dated Sept. 30, 2018 as per Document No. 2018166791, Official Public Records Travis County, Texas (O.P.R.T.C.) (original quit claim deed Document No. 2012220886 O.P.R.T.C.), more particularly described by metes and bounds as follows:

BEGINNING at (N-10091701.02; E-3186569.12') a 1/2" iron rod found in the west line of Parsons Road (a variable width public right-of-way) and the southwest corner of a 24.69 acre tract described as TRACT 2 in General Warranty Deed from Jamie D. Haywood et al to TRAVIS COUNTY in Document No. 202007498 O.P.R.T.C., for the northeast corner of this tract.

THENCE North 62° 41' 32" West along the south line of said 24.69 acre tract and the north line of the remainder of said 36.14 acre tract a distance of 892.59 feet to a 3/4" iron pipe found for the southwest corner of said 24.69 acre tract, the southeast corner of a 19.33 acre tract described as TRACT 1 in General Warranty Deed from Jamie D. Haywood et al to TRAVIS COUNTY in Document No. 202007498 O.P.R.T.C., for the northwest corner of said remainder of said 36.14 acre tract, the northeast corner of the remainder of said 103.16 acre tract described as TRACT 3, for a corner in the north line of this tract.

THENCE North 62° 43' 14" West along the south line of said 19.33 acre tract and the north line of the remainder of said 103.16 acre tract a distance of 711.96 feet to a 3/4" iron pipe found for the southwest corner of said 19.33 acre tract, a southeast corner of a 216.509 acre tract as described in Special Warranty Deed from CAPITAL AGGREGATES, INC. to OLDCASTLE MATERIALS TEXAS PRODUCTION ASSETS COMPANY, LLC in Document No. 2014066988 O.P.R.T.C., for a corner in the north line of this tract.

THENCE North 62° 22' 40" West along a south line of said 216.59 acre tract and the north line of the remainder of said 103.16 acre tract a distance of 958.32 feet to a 3/8" iron rod found for a southwest corner of said 16.509 acre tract, a southeast corner of a 20.37 acre tract as described in Special Warranty Deed from the Ards and Ends Trust to TRAVIS COUNTY in Document No. 2018166792 O.P.R.T.C. (and being out of the same said 103.16 acre tract), for a corner in the north line of this tract.

THENCE North 62° 25' 54" West along the south line of said 20.37 acre tract and the north line of the remainder of said 103.16 acre tract a distance of 800.01 feet to a 1/2" iron rod with cap marked "TLS INC." found for the southwest corner of said 20.37 acre tract, in the east line of Lot 79, Block E, Bracreek Subdivision, Section 5, Document No. 2006188888 O.P.R.T.C., a point in the east line of a Quit Claim Deed as described in Document No. 2000195919, for the northwest corner of this tract.

THENCE South 28° 03' 57" West along the east line of said Lot 79, Block E and the east line of said Quit Claim Deed, and the west line of said Quit Claim Deed, a distance of 245.75 feet to a 3/4" iron pipe found in the east line of said Lot 79, Block E, the south corner of said Quit Claim Deed, a corner in the west line of said TRACT 3 for a corner in the west line of this tract.

THENCE South 26° 10' 12" West along the east line of said Lot 79 and the west line of said TRACT 3 a distance of 1243.22 feet to a 3/4" iron pipe found at the southwest corner of TRACT 3 and in the north line of a 68.105 acre tract described in Special Warranty Deed from NINE HIDDEN LAKE, LTD to PARSONS GREEN LTD, Document No. 2002044405, from which a 1/2" iron rod found at the northwest corner of said 68.105 acre tract bears North 67° 56' 49" West a distance of 1.44 feet, for the southwest corner of said TRACT 3 and the southwest corner of this tract.

THENCE South 64° 27' 23" East along the north line of said 68.105 acre tract and the south line of said TRACT 3 a distance of 533.70 feet to a 1/2" iron rod with cap marked "LANDPOINT" set for a corner in the south line of this tract.

THENCE South 64° 15' 23" East along the north line of said 68.105 acre tract and the south line of said TRACT 3, at a distance of 192.5 feet pass a 1/2" iron rod marked "TJ DODD RPLS 1882" found 0.89 feet to the right, a total distance of 345.45 feet to a 1/2" iron rod marked "LANDPOINT" set for a corner in the south line of this tract.

THENCE South 64° 21' 30" East along the north line of said 68.105 acre tract and the south line of said TRACT 3 a distance of 1574.08 feet to a 1/2" iron rod marked "DIAMOND SURVEYING" found for a corner in the north line of said 68.105 acre tract, the southeast corner of said TRACT 3, the southwest corner of said TRACT 2, for a corner in the south line of this tract.

THENCE South 61° 23' 30" East along the north line of said 68.105 acre tract and the south line of said TRACT 2 a distance of 890.58 feet to a 1/2" iron rod with cap marked "LANDPOINT" set in the west line of said Parsons Road for the southeast corner of TRACT 2 and the southeast corner of this tract, from which a 1/2" iron rod found in the west line of Parsons Road bears South 27° 15' 46" West a distance of 109.66 feet.

THENCE North 27° 15' 46" East along the east line of said TRACT 2 and the west line of Parsons Road a distance of 1428.74 feet to the Point of Beginning.

Bearings and Distances are based on the Texas Coordinate System of 1983, Central Zone. All distances are surface values. Coordinates as shown are grid values. CGF = 0.99995177.

GENERAL NOTES

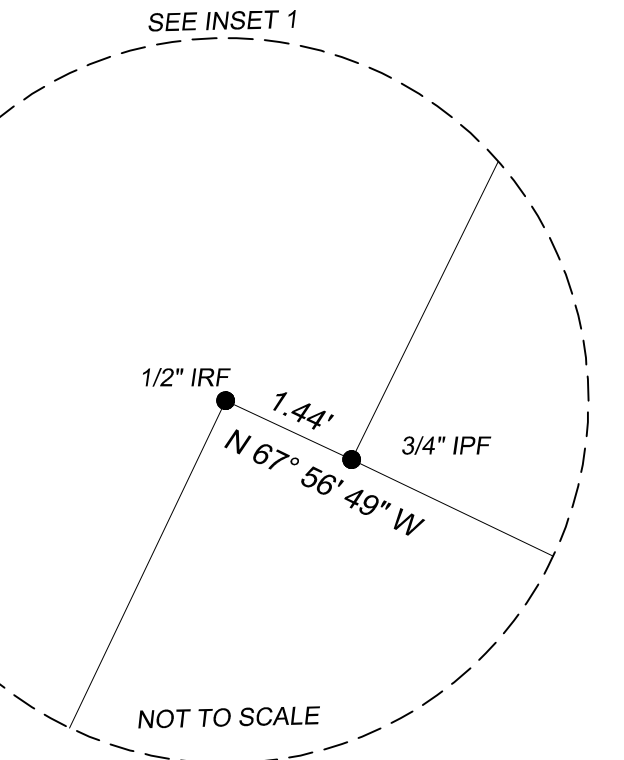
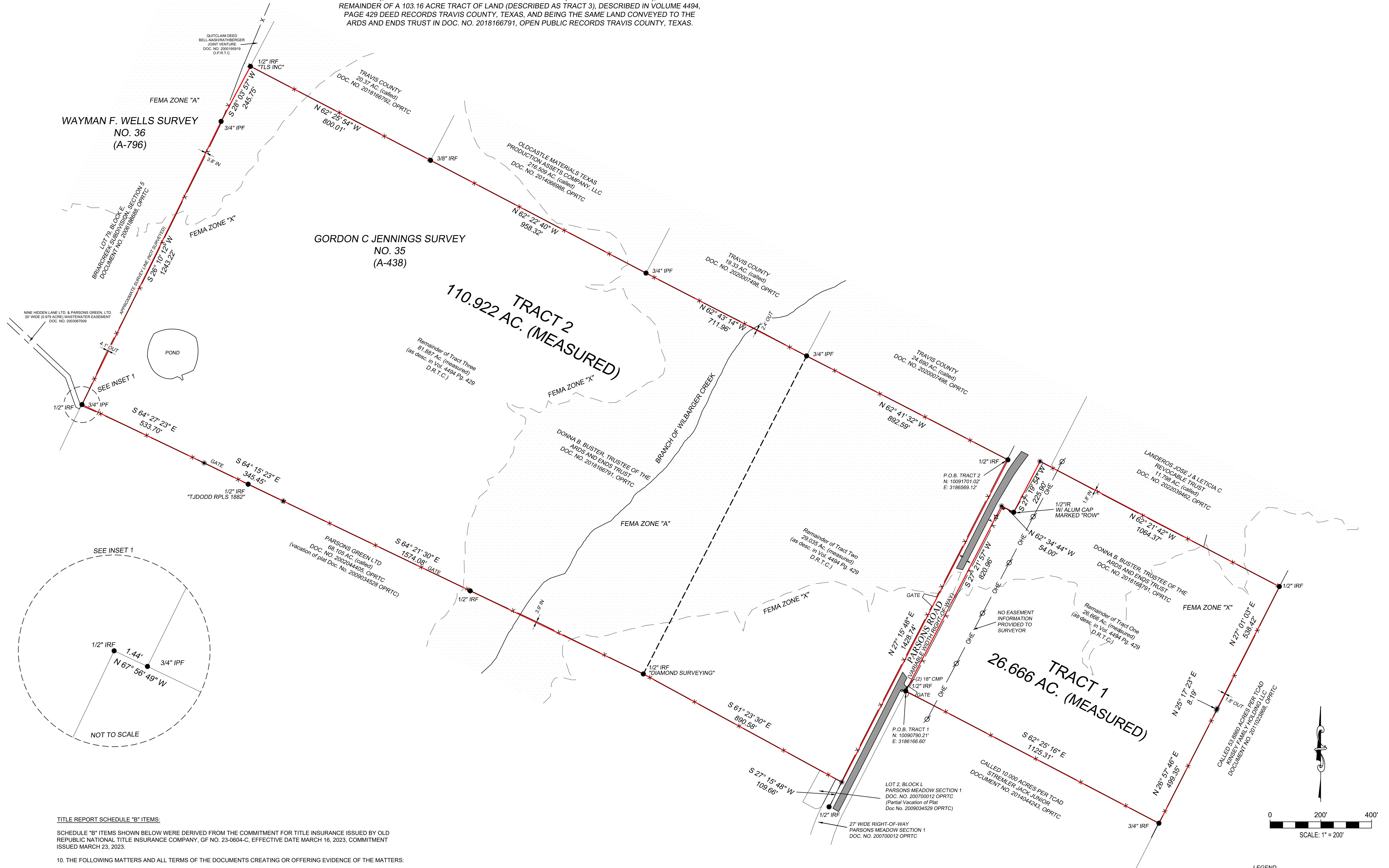
- 1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, COORDINATES AND DISTANCES ARE SURFACE VALUES. CGF = 0.99995177.
2. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTIONS 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT 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 CONNECTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.
3. FLOOD STATEMENT: THIS SITE IS SITUATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A", NO BASE FLOOD ELEVATION DETERMINED, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO FEMA MAP NUMBER 48453000485J PANEL 485 OF 730, EFFECTIVE DATE AUGUST 18, 2014. 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.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
5. THERE ARE CURRENTLY NO DESIGNATED PARKING SPACES (BY STRIPING) LOCATED ON SUBJECT TRACT.
6. ALL CORNERS WILL BE SET WITHIN ONE YEAR OF THE DELIVERY OF THIS SURVEY.
7. NO BUILDINGS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
8. SITE HAS ACCESS TO PUBLIC ROAD "PARSONS ROAD".
9. NO WATER WELLS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
10. ALL UTILITIES OBSERVED ARE SHOWN.
11. NO CEMETERIES WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

TITLE REPORT SCHEDULE "B" ITEMS:

SCHEDULE "B" ITEMS SHOWN BELOW WERE DERIVED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 23-0604-C, EFFECTIVE DATE MARCH 16, 2023, COMMITMENT ISSUED MARCH 23, 2023.

- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
10(a) RIGHTS OF PARTIES IN POSSESSION - NOT A SURVEY MATTER.
10(b) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL - NOT A SURVEY MATTER
10(c) 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, THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1(C), THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY) - THIS SURVEY IS A TRUE AND CORRECT SURVEY ON THE GROUND
10(d) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. - NOT A SURVEY MATTER
10(e) EASEMENT EXECUTED BY T. M. COHANI, TO MANVILLE WATER SUPPLY CORPORATION, DATED OCTOBER 29, 1971, RECORDED IN VOLUME 882, PAGE 1529, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. - MAY AFFECT, LOCATION BY AS-BUILT, WATER LINE NOT LOCATED DURING THIS SURVEY
10(f) UNDIVIDED INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN. - NOT A SURVEY MATTER
10(g) UNDIVIDED INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN. ON. - NOT A SURVEY MATTER
10(h) OIL, GAS AND MINERAL LEASE DATED AUGUST 28, 1981, BETWEEN EDWIN R. - NOT A SURVEY MATTER
10(i) TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN UNRECORDED. - NOT A SURVEY MATTER
10(j) ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT... - NO ADVERSE POSSESSION CLAIMS OR EVIDENCE WAS PROVIDED OR OBSERVED DURING THE COURSE OF THIS SURVEY

SURVEY OF A 137.588 ACRE TRACT OF LAND OUT OF THE GORDON C. JENNINGS SURVEY NO. 35 (A-438), TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF A 77.42 ACRE TRACT OF LAND (DESCRIBED AS TRACT 1), THE REMAINDER OF A 36.14 ACRE TRACT OF LAND (DESCRIBED AS TRACT 2), AND THE REMAINDER OF A 103.16 ACRE TRACT OF LAND (DESCRIBED AS TRACT 3), DESCRIBED IN VOLUME 4494, PAGE 429 DEED RECORDS TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE ARDS AND ENDS TRUST IN DOC. NO. 2018166791, OPEN PUBLIC RECORDS TRAVIS COUNTY, TEXAS.



TO: KALTER CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND CORRIDOR TITLE:
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joshua C. Naumann
JOSHUA C. NAUMANN
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6883
STATE OF TEXAS



- LEGEND
SET MONUMENT (AS NOTED)
FOUND MONUMENT (AS NOTED)
GUY WIRE
POWER POLE
MAILBOX
TELEPHONE PEDESTAL
WATER AIR RELEASE VALVE
SIGN
WIRE FENCE
OVERHEAD ELECTRIC
WATER LINE
BOUNDARY LINE
ADJONER LINE

Table with columns: NO, REVISION/DESCRIPTION, BY, DATE, CHRD, APPTS, DRAWN BY, JR, DATE, DATE, CHK BY, ICM, DATE, DATE, FILED BY, DATE, DATE, JOB #, 23-0532, SHEET NO, 1 OF 1, REV, 0

LANDPOINT

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