

PROPERTY DESCRIPTION:

TRACT I

BEING A 59.998 ACRE TRACT OF LAND SITUATED IN THE JOSHUA ENGLISH SURVEY, ABSTRACT NO. 256, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO CRAIG J. NICKELS AND WIFE, SHEILA M. NICKELS, AS RECORDED IN VOLUME 12961, PAGE 2217, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN KHEIT, AS RECORDED IN INSTRUMENT NO. 2020208254, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING SOUTH 30° 02' 51" WEST - 26.13 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CRAIG J. NICKELS AND WIFE, SHEILA M. NICKELS, AS RECORDED IN VOLUME 13069, PAGE 41, SAID REAL PROPERTY RECORDS;

THENCE SOUTH 43° 04' 03" EAST, A DISTANCE OF 386.61 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID NICKELS TRACT (13069/41);

THENCE SOUTH 15° 46' 27" EAST, A DISTANCE OF 116.86 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 28° 48' 01" WEST, A DISTANCE OF 873.10 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 29° 33' 01" WEST, A DISTANCE OF 590.61 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 29° 00' 01" WEST, A DISTANCE OF 1,125.73 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 29° 43' 01" WEST, A DISTANCE OF 993.39 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 45° 33' 01" WEST, A DISTANCE OF 731.00 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 50° 43' 44" WEST, A DISTANCE OF 381.67 FEET ALONG SAID COMMON LINE TO THE SOUTH CORNER OF AFORESAID TRACT I AND THE MOST SOUTHERLY WEST CORNER OF AFORESAID NICKELS TRACT (13069/41);

THENCE NORTH 39° 12' 59" WEST, A DISTANCE OF 182.90 FEET ALONG THE SOUTHWEST LINE OF SAID TRACT I;

THENCE NORTH 25° 35' 59" WEST, A DISTANCE OF 307.20 FEET ALONG SAID SOUTHWEST LINE;

THENCE NORTH 29° 37' 59" WEST, A DISTANCE OF 302.30 FEET ALONG SAID SOUTHWEST LINE;

THENCE NORTH 23° 08' 59" WEST, A DISTANCE OF 315.30 FEET ALONG SAID SOUTHWEST LINE TO THE WEST CORNER OF AFORESAID TRACT I AND THE SOUTH CORNER OF AFORESAID KHEIT TRACT;

THENCE NORTH 78° 22' 57" EAST, PASSING A FOUND COTTON SPINDLE AT A DISTANCE OF 723.96 FEET AND CONTINUING A TOTAL DISTANCE OF 1,022.80 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID KHEIT TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 30° 02' 51" EAST, A DISTANCE OF 3,578.08 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2,613,530 SQUARE FEET OR 59,998 ACRES OF LAND.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
(10a)-EASEMENT, VOL. 588, PG. 143, D.R.T.C.T.
(10b)-EASEMENT, VOL. 652, PG. 233, D.R.T.C.T.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10c)-EASEMENT, VOL. 605, PG. 235, D.R.T.C.T.

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0185 J, DATED JANUARY 22, 2020.

SURVEYORS CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS OF WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES
1.) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

4300 TRAVIS PEAK TRAIL
CITY OF MARBLE FALLS
TRAVIS COUNTY, TEXAS

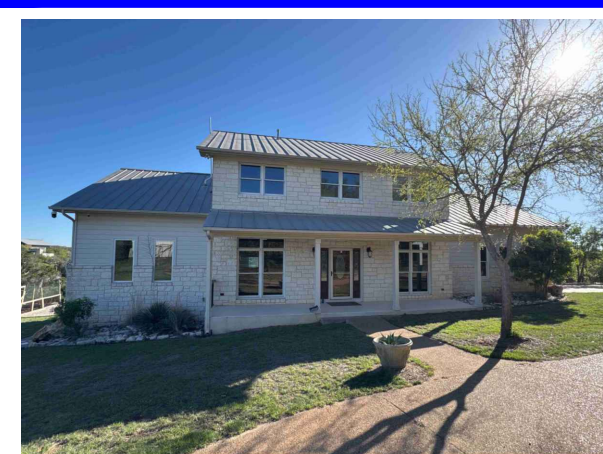
GF#: 202600270

TITLE CO.: HERITAGE TITLE

PREMIER JOB #: 26-00471

TECH: MSP DATE: 03/18/26 REV.: 03/24/26

FIELD: MJ FIELD DATE: 03/12/26



PROPERTY DESCRIPTION (CONTINUED):

TRACT II

BEING A 10.010 ACRE TRACT OF LAND SITUATED IN THE JOSHUA ENGLISH SURVEY, ABSTRACT NO. 256, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CRAIG J. NICKELS AND WIFE, SHEILA M. NICKELS, AS RECORDED IN VOLUME 13069, PAGE 41, SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID NICKELS TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN KHEIT, AS RECORDED IN INSTRUMENT NO. 2020208254, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING IN TRAVIS PEAK TRAIL;

THENCE SOUTH 43° 04' 03" EAST, A DISTANCE OF 400.29 FEET ALONG SAID TRAVIS PEAK TRAIL TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LARRY EDWARD GREGORY, AS RECORDED IN VOLUME 12620, PAGE 1442, AFORESAID REAL PROPERTY RECORDS;

THENCE SOUTH 15° 46' 27" EAST, A DISTANCE OF 168.70 FEET ALONG SAID TRAVIS PEAK TRAIL TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF AFORESAID NICKELS TRACT, SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FREDERICK W. ZIMMERMAN, AS RECORDED IN INSTRUMENT NO. 2007167670, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 27° 50' 28" WEST, A DISTANCE OF 168.42 FEET ALONG THE COMMON LINE OF SAID NICKELS AND ZIMMERMAN TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF SAID ZIMMERMAN TRACT AND THE NORTH CORNER OF CHIMNEY OAKS AT LAKE TRAVIS, SECTION 1, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 28° 50' 36" WEST, A DISTANCE OF 171.48 FEET ALONG THE COMMON LINE OF SAID NICKELS TRACT AND SAID CHIMNEY OAKS TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 28° 43' 07" WEST, A DISTANCE OF 390.72 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 30° 06' 01" WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 115.67 FEET AND CONTINUING A TOTAL DISTANCE OF 499.27 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 28° 53' 32" WEST, A DISTANCE OF 178.51 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 28° 28' 09" WEST, A DISTANCE OF 301.74 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 29° 04' 22" WEST ALONG SAID COMMON LINE, PASSING A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF AFORESAID CHIMNEY OAKS AND THE NORTH CORNER OF CHIMNEY OAKS AT LAKE TRAVIS, SECTION 2, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200000099, AFORESAID OFFICIAL PUBLIC RECORDS AT A DISTANCE OF 430.07 FEET AND CONTINUING ALONG THE COMMON LINE OF AFORESAID NICKELS TRACT AND SAID CHIMNEY OAKS (SECTION 2) A TOTAL DISTANCE OF 525.77 FEET TO A FOUND 60D NAIL;

THENCE SOUTH 27° 13' 37" WEST, A DISTANCE OF 136.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 30° 02' 56" WEST, A DISTANCE OF 243.13 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 30° 04' 07" WEST, A DISTANCE OF 617.39 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 29° 16' 18" WEST, A DISTANCE OF 257.84 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 29° 16' 11" WEST, A DISTANCE OF 76.99 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 29° 00' 20" WEST, A DISTANCE OF 5.10 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 28° 54' 13" WEST, A DISTANCE OF 529.23 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 26° 42' 59" WEST, A DISTANCE OF 58.88 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 21° 59' 15" WEST, A DISTANCE OF 50.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND;

THENCE SOUTH 22° 47' 34" WEST, A DISTANCE OF 90.99 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 28° 57' 07" WEST, A DISTANCE OF 54.32 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 65° 14' 35" WEST, A DISTANCE OF 335.41 FEET ALONG SAID COMMON LINE;

THENCE SOUTH 24° 47' 23" WEST, A DISTANCE OF 57.83 FEET ALONG SAID COMMON LINE;

PROPERTY DESCRIPTION (CONTINUED):

THENCE SOUTH 05° 21' 13" EAST, A DISTANCE OF 137.25 FEET ALONG SAID COMMON LINE TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 2 TO MI DEVELOPMENT I - TEXAS L P, AS RECORDED IN INSTRUMENT NO. 2002030233, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 73° 53' 40" WEST, A DISTANCE OF 100.73 FEET ALONG THE NORTH LINE OF SAID MI TRACT TO THE NORTHWEST CORNER OF SAID MI TRACT, BEING ON THE SOUTHWEST LINE OF NICKELS TRACT;

THENCE NORTH 14° 23' 59" WEST, A DISTANCE OF 336.93 FEET ALONG SAID SOUTHWEST LINE TO THE MOST SOUTHERLY WEST CORNER OF SAID NICKELS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO CRAIG J. NICKELS AND WIFE, SHEILA M. NICKELS, AS RECORDED IN VOLUME 12961, PAGE 2217, AFORESAID REAL PROPERTY RECORDS;

THENCE NORTH 50° 43' 44" EAST, A DISTANCE OF 381.67 FEET ALONG THE COMMON LINE OF SAID NICKELS TRACTS;

THENCE NORTH 45° 33' 01" EAST, A DISTANCE OF 731.00 FEET ALONG SAID COMMON LINE;

THENCE NORTH 29° 43' 01" EAST, A DISTANCE OF 993.39 FEET ALONG SAID COMMON LINE;

THENCE NORTH 29° 00' 01" EAST, A DISTANCE OF 1,125.73 FEET ALONG SAID COMMON LINE;

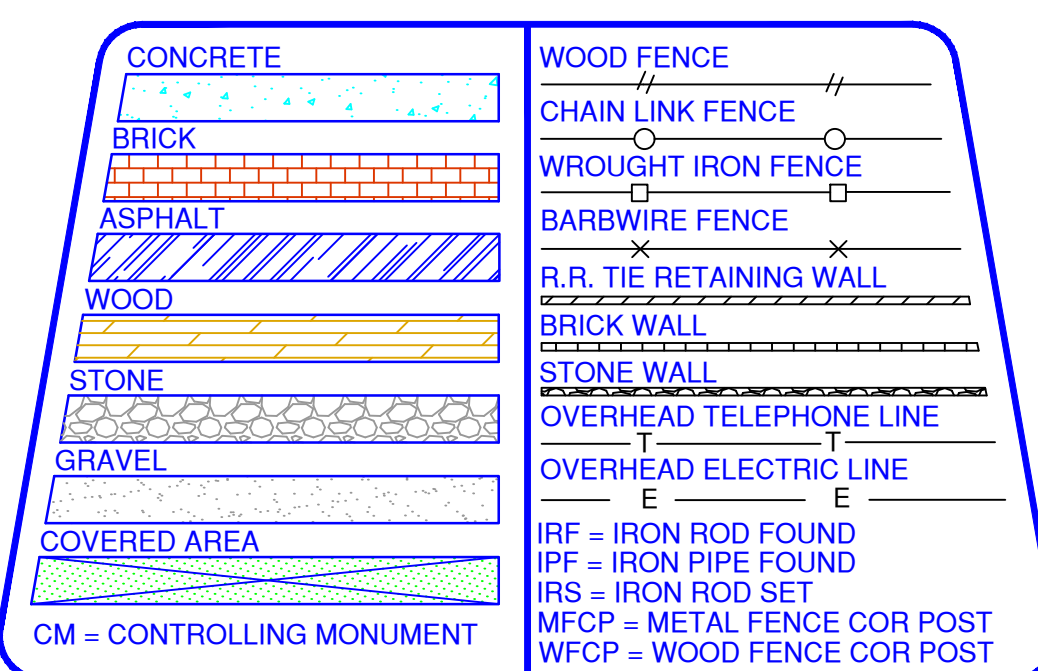
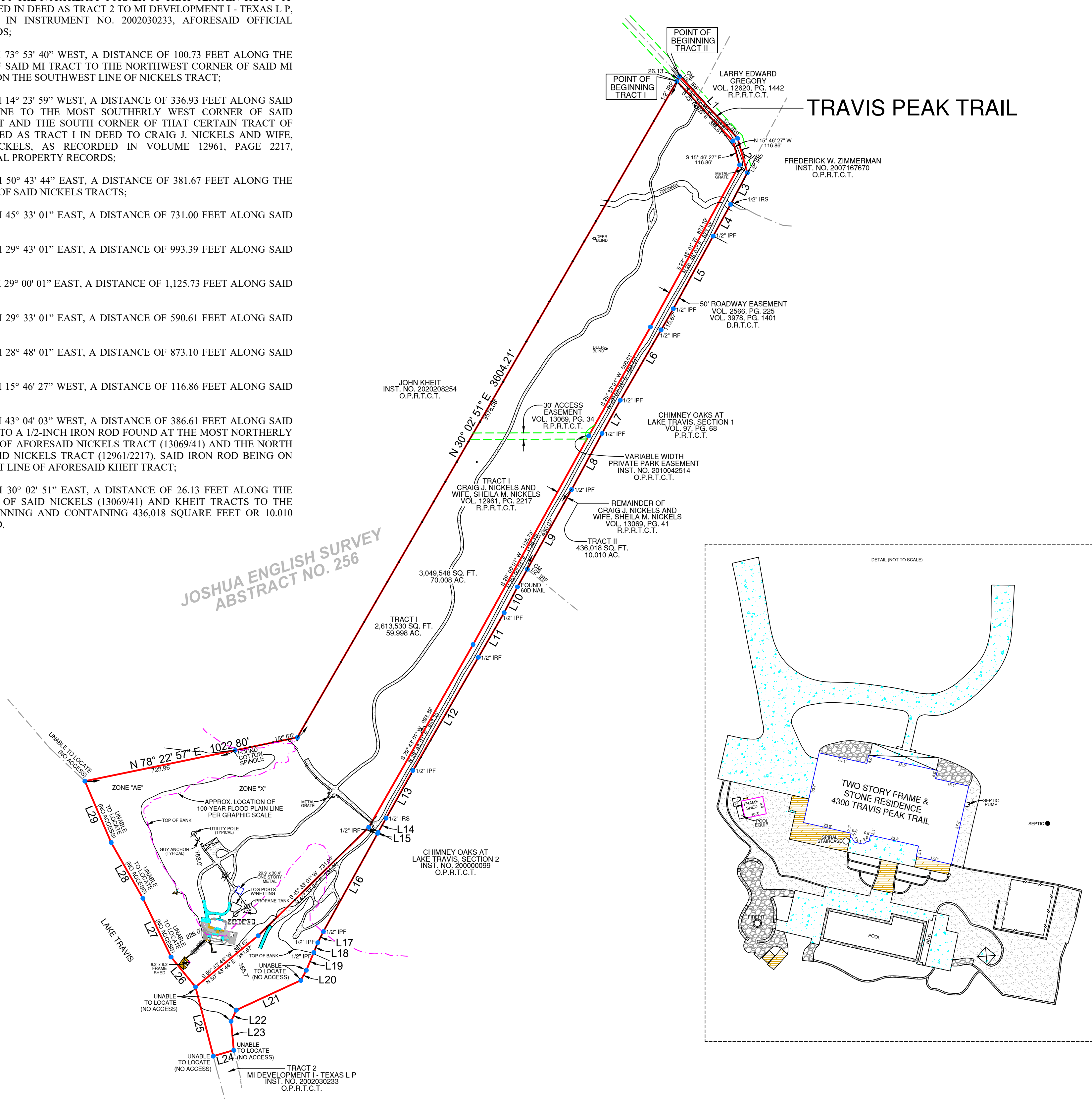
THENCE NORTH 29° 33' 01" EAST, A DISTANCE OF 590.61 FEET ALONG SAID COMMON LINE;

THENCE NORTH 28° 48' 01" EAST, A DISTANCE OF 873.10 FEET ALONG SAID COMMON LINE;

THENCE NORTH 15° 46' 27" WEST, A DISTANCE OF 116.86 FEET ALONG SAID COMMON LINE;

THENCE NORTH 43° 04' 03" WEST, A DISTANCE OF 386.61 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF AFORESAID NICKELS TRACT (13069/41) AND THE NORTH CORNER OF SAID NICKELS TRACT (12961/2217), SAID IRON ROD BEING ON THE SOUTHEAST LINE OF AFORESAID KHEIT TRACT;

THENCE NORTH 30° 02' 51" EAST, A DISTANCE OF 26.13 FEET ALONG THE COMMON LINE OF SAID NICKELS (13069/41) AND KHEIT TRACTS TO THE POINT OF BEGINNING AND CONTAINING 436,018 SQUARE FEET OR 10,010 ACRES OF LAND.



Premier Surveying LLC logo and contact information: 5700 W. Plano Parkway Suite 1200, Plano, Texas 75093, 972-612-3601 (O) | 855-892-0468 (F), www.premiersurveying.com, premierorders@premiersurveying.com

Premier Surveying LLC logo and contact information: 5700 W. Plano Parkway Suite 1200, Plano, Texas 75093, Office: 972-612-3601, Fax: 855-892-0468, Firm Registration No. 10146200



LINE TABLE with 29 rows of bearings and distances: L1 S 43° 04' 03" E 400.29', L2 S 15° 46' 27" E 168.70', L3 S 27° 50' 28" W 168.42', L4 S 28° 50' 36" W 171.48', L5 S 28° 43' 07" W 390.72', L6 S 30° 06' 01" W 499.27', L7 S 28° 53' 32" W 178.51', L8 S 28° 28' 09" W 301.74', L9 S 29° 04' 22" W 525.77', L10 S 27° 13' 37" W 136.45', L11 S 30° 02' 56" W 243.13', L12 S 30° 04' 07" W 617.39', L13 S 29° 16' 18" W 257.84', L14 S 29° 16' 11" W 76.99', L15 S 29° 00' 20" W 5.10', L16 S 28° 54' 13" W 529.23', L17 S 26° 42' 59" W 58.88', L18 S 21° 59' 15" W 50.14', L19 S 22° 47' 34" W 90.99', L20 S 28° 57' 07" W 54.32', L21 S 65° 14' 35" W 335.41', L22 S 24° 47' 23" W 57.83', L23 S 05° 21' 13" E 137.25', L24 S 73° 53' 40" W 100.73', L25 N 14° 23' 59" W 336.93', L26 N 39° 12' 59" W 182.90', L27 N 25° 35' 59" W 307.20', L28 N 29° 37' 59" W 302.30', L29 N 23° 08' 59" W 315.30'

