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 TBPLS Firm #10103800

PERIMETER DESCRIPTION OF A 10.01 ACRE TRACT OF LAND (TRACT 2), OUT OF THE MARTIN J. WELLS SURVEY, ABSTRACT NO. 646 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS 55.17 ACRES IN A SPECIAL WARRANTY DEED TO ARK PLUS, LLC, DATED JULY 6, 2017, AND RECORDED AS DOCUMENT NUMBER 2017063670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found in the south margin of County Road 226, same being the north line of said 55.17 acre Ark Plus, LLC tract, for the northwest corner of this tract, and for the northeast corner of that certain tract described as 10.00 Acres – Tract 3 in a Warranty Deed to Benjamin Lee Blakeman and Patricia Bruno, dated April 5, 2019 and recorded under Document Number 2019029531 of said official public records;

THENCE: with the south margin of County Road 226, and with the north line of said 55.17 acre Ark Plus, LLC tract, and this tract the following two (2) courses:

1. N 77°49'03" E 50.34 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found,
2. S 88°08'48" E 83.60 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found for the north corner of that certain tract described as 11.00 acres in a General Warranty Deed to Thomas D. Diaz, III, and Melissa R. Sharp-Diaz, dated December 19, 2018 and recorded as Document Number 2018111664 of said official public records,

THENCE into and across said Ark Plus, LLC tract, with the east line of this tract, and with the west line of said 11.00 acre Diaz tract the following two (2) courses:

1. S 03°30'12" W 115.18 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found,
2. S 33°17'20" E 1239.43 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found in the fenced north line of that certain tract described as 83.452 acres in a Special Warranty Deed to Texas Twosome, Inc., dated May 1, 2006 and recorded as Document Number 2006105470 of said official public records, same being the south line of said Ark Plus, LLC tract, for the southeast corner of this tract, and for the southwest corner of said 11.00 acre Diaz tract;

THENCE: S 70°00'56" W 423.69 feet along or near a fence with the north line of said Texas Twosome tract, and with the south line of said Ark Plus, LLC tract and this tract to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found for the southwest corner of this tract, and for the southeast corner of said 10.00 acre Blakeman tract;

THENCE: across said Ark Plus, LLC tract with the west line of this tract, same being the east line of said 10.00 acre Blakeman tract the following two (2) courses:

1. N 26°08'08" W 1126.57 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" found,
2. N 17°44'07" E 290.32 feet to the Point of Beginning.

Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:



Brett A. Butts

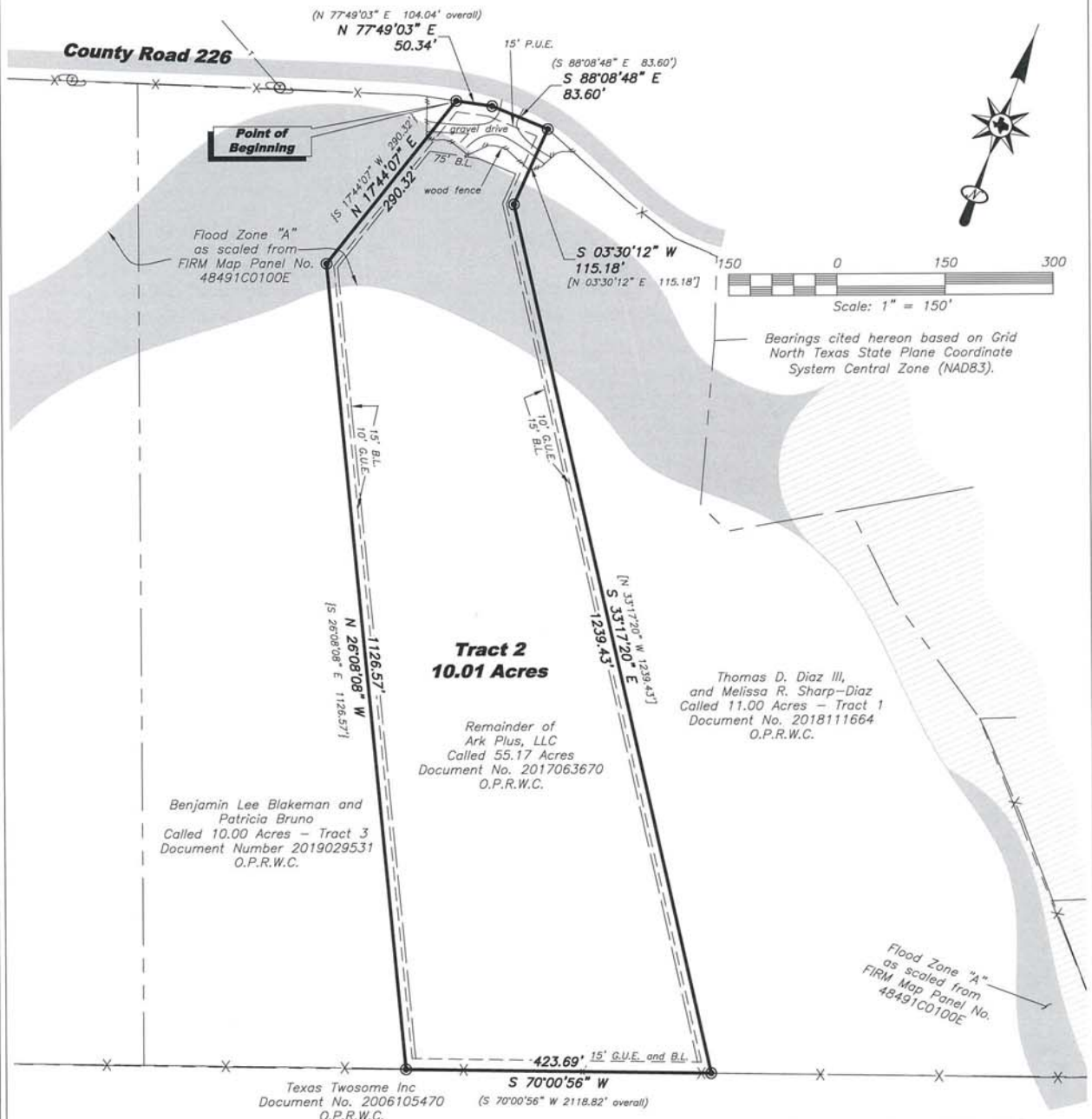
January 16, 2019 = Date of Field Survey

R.P.L.S. Number 6254



LAND TITLE SURVEY

Legal Description: Tract 2: 10.01 Acres out of the Martin J. Wells Survey, Abstract No. 646, Williamson County, Texas.



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|--------|-------------------------------------|------------|---|
| G.U.E. | general utility easement | ● | 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" found |
| P.U.E. | public utility easement | D.R.W.C. | Deed Records Williamson County |
| B.L. | building setback line | O.P.R.W.C. | Official Public Records Williamson County |
| -T- | overhead telephone wires | O.R.W.C. | Official Records Williamson County |
| -X- | wire fence | {XXXXX} | Denotes record data per Doc. No. 2017063670, O.P.R.W.C. |
| ⊕ | utility pole and telephone pedestal | {XXXXXX} | Denotes record data per Doc. No. 2018111664, O.P.R.W.C. |
| | | {XXXXXX} | Denotes record data per Doc. No. 2019029531, O.P.R.W.C. |

Surveyor's Notes:
Only those easements and that information listed in Title Commitment File No. 190074548, issued by Stewart Title Guarantee Company, with an effective date of March 28, 2019, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

Restrictive Covenants, easements and building lines: Document No. 2018098602, O.P.R.W.C. (shown); Mineral Reservations: Volume 840, Page 585, D.R.W.C.

Floodplain Note:
By graphical plotting only, portions of the tracts shown hereon are located in Zone "A" and is an interpolation of the information from a 1" = 1000' scale Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas, Map Number 48491C0100E, with an effective date of September 26, 2008. Such flood information is to be used only for the purposes of flood insurance. This surveyor does not assume responsibility for the accuracy of said map.

I, Brett A. Butts, do hereby certify exclusively to Walter Lee Mabry, Jr., Melissa Ann Jones, Veterans Land Board of the State of Texas, and Stewart Title Guarantee Company that: This plot represents a survey made on the ground of the property legally described hereon. There are no apparent discrepancies, encroachments, overlapping of improvements, obviously visible public utilities or roads in place except as shown hereon. Said property adjoins a public roadway.

Brett A. Butts
Registered Professional Land Surveyor
Number 6254
Date of field survey: January 16, 2019

Sheet 3 of 3
(field notes attached)

WALKER
TEXAS SURVEYORS
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