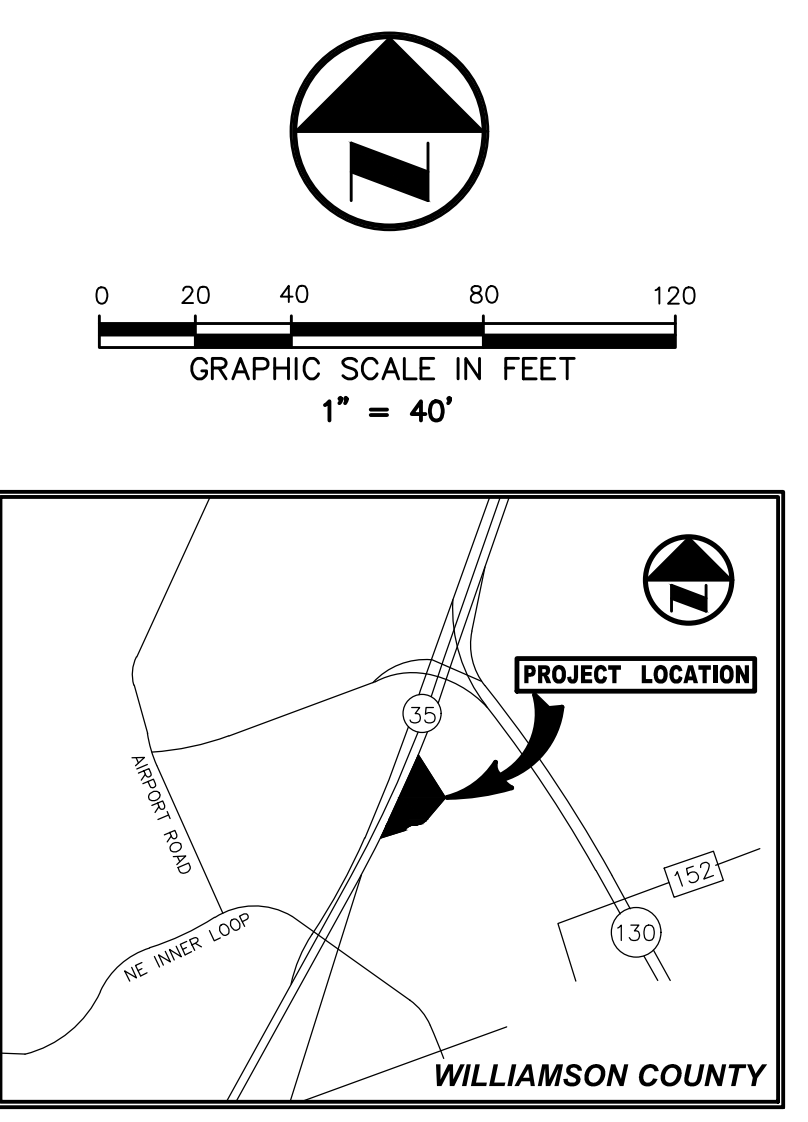


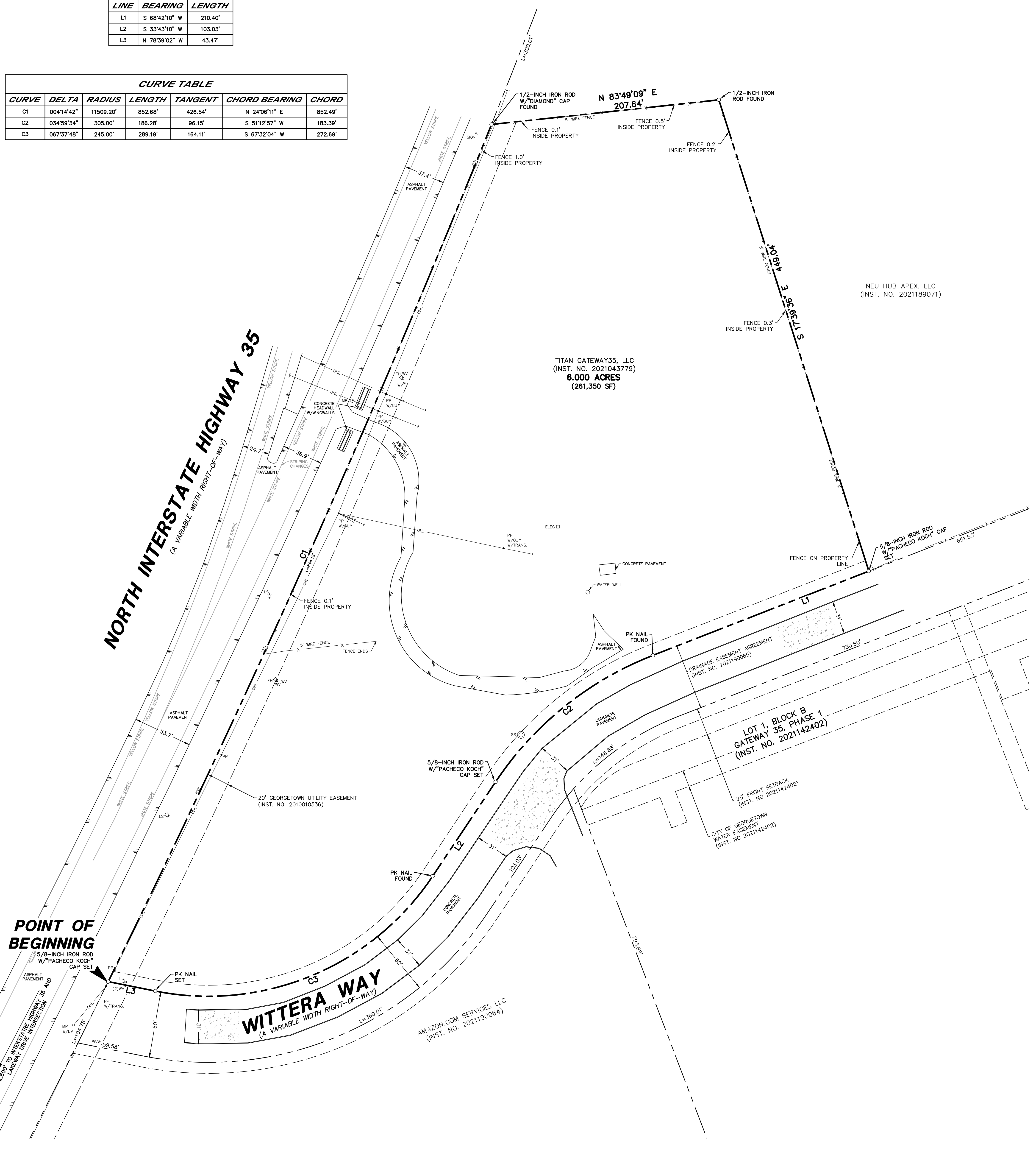
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 68°42'10" W	210.40'
L2	S 33°43'10" W	103.03'
L3	N 78°39'02" W	43.47'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	004°14'42"	11509.20'	852.68'	426.54'	N 24°06'11" E	852.49'
C2	034°56'34"	305.00'	186.28'	96.15'	S 51°12'57" W	183.39'
C3	067°37'48"	245.00'	289.19'	164.11'	S 67°32'04" W	272.69'



VICINITY MAP
(NOT TO SCALE)

LEGEND	
□	ELEC'D ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC VAULT
⊞	FIRE HYDRANT
⊞	GUY ANCHOR
⊞	LS-S LIGHT STANDARD
⊞	MAILBOX
⊞	PP W/ GUY ANCHOR
⊞	SAN. SEWER MANHOLE
⊞	WATER VALVE
---	PROPERTY LINE
-X-	FENCE
-O-	OVERHEAD UTILITY LINE



DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION: of a 6,000 acre tract of land situated in the David Wright Survey, Abstract No. 13, said tract being part of that certain tract of land described in Special Warranty Deed to Titan Gateway35, LLC, recorded in Instrument Number 2021043779 of the Official Public Records of Williamson County, Texas; said 6,000 acre tract being more fully described as follows:

BEGINNING, 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the intersection of the southeast right-of-way line of Interstate 35 (a variable width right-of-way) and the northwest right-of-way line of Wittera Way (a variable width right-of-way); said point being in the line of said Titan Gateway35 tract, and being the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction and along said curve to the left, having a central angle of 04 degrees, 14 minutes, 42 seconds, a radius of 11,509.20 feet, a chord bearing and distance of North 24 degrees, 06 minutes, 11 seconds East, 852.49 feet, an arc distance of 852.68 feet to a 1/2-inch iron rod with "DAMOND" cap found for corner at the end of said curve; said point being the northwest corner of said Titan Gateway35 tract and the westernmost southwest corner of that certain tract of land described in Warranty Deed to NEU HUB APEX, LLC., recorded in Instrument No. 202118971 of said Official Public Records;

THENCE, departing said southeast line of Interstate 35, along line of said NEU HUB APEX, LLC. tract and the north line of said Titan Gateway35 tract, the following two (2) calls:

North 83 degrees, 49 minutes, 09 seconds East, a distance of 207.64 feet to a 1/2-inch iron rod found for corner;

South 17 degrees, 39 minutes, 36 seconds East, a distance of 449.04 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of said NEU HUB APEX, LLC. tract and in the northwest line of Wittera Way;

THENCE, in a westerly direction along said northwest line of Wittera Way, the following five (5) calls:

South 68 degrees, 42 minutes, 10 seconds West, a distance of 210.40 feet to a PK Nail found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction and along said curve to the left, having a central angle of 34 degrees, 59 minutes, 34 seconds, a radius of 305.00 feet, a chord bearing and distance of South 51 degrees, 12 minutes, 57 seconds West, 183.39 feet, an arc distance of 186.28 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

South 33 degrees, 43 minutes, 10 seconds West, a distance of 103.03 feet to a PK Nail found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction and along said curve to the right, having a central angle of 67 degrees, 37 minutes, 48 seconds, a radius of 245.00 feet, a chord bearing and distance of South 67 degrees, 32 minutes, 04 seconds West, 272.69 feet, an arc distance of 289.19 feet to a PK Nail set for corner at the end of said curve;

North 78 degrees, 39 minutes, 02 seconds West, a distance of 43.47 feet to the POINT OF BEGINNING;

CONTAINING: 261,350 square feet or 6,000 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Titan Gateway35, LLC, a Texas limited liability company;
Igal D. Marella;
Chicago Title Insurance Company; and
Chicago Title of Texas, LLC.

This is to certify that this map or plot 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 2, 3, 4, 7(a), 8, 14, and 16 of Table A thereof. The field work was completed on May 13, 2022.

Date of Plot or Map: May 18, 2022

[Signature]
Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369
jcooper@pkcs.com
www.pkcs.com



NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the Williamson County TXDOT surface adjustment factor of 1.00012000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Map No. 48491C0291F, Community-Panel No. 480668 0291 F, Revised Date: December 20, 2019, and Map No. 48491C0292F, Community-Panel No. 480668 0292 F, Revised Date: December 20, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Area of Minimal Flood Hazard.
- This survey is based on deeds, assessments and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not observe the subject property. This survey was performed with the benefit of a current title commitment provided by Chicago Title of Texas, LLC as agent for Chicago Title Insurance Company, Commitment No. 4300112206395, effective date April 26, 2022 issued May 5, 2022.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility easements are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faults, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificates" 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.
- Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The surveyor did not observe any evidence of recent earth moving work, building construction or building additions at the time of this survey.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- The subject property is part of that certain tract of land described in Exhibit "A" of Declaration of Protective Covenants and Restrictions for Titan Gateway35 recorded in Instrument No. 202118923 of the Official Public Records of Williamson County, Texas.
- Non-survey related item.
- Non-survey related item.
- Non-survey related item.
- Non-survey related item.
- Due to the vague description of Utility Easement recorded in Volume 946, Page 293 of the Deed Records of Williamson County, Texas the surveyor was unable to determine the exact location at the time of the survey.
- Georgetown Utility Easement recorded in Instrument No. 2010010535 of said Official Public Records does not affect the subject property.
- Georgetown Utility Easement recorded in Instrument No. 2010010536 of said Official Public Records does affect the subject property and is shown hereon.
- Georgetown Utility Easement recorded in Instrument No. 2010010537 of said Official Public Record does not affect the subject property.
- Due to the vague description of Unilateral Memorandum and Notice of Lease Agreement recorded in Instrument No. 2014085028 of said Official Public Records, the surveyor was unable to determine the exact location at the time of the survey.
- Deed to the State of Texas recorded in Instrument No. 2004074734 of said Official Public Records does not affect the subject property.
- Georgetown Permanent Utility Easement recorded in Instrument No. 2021153329 of said Official Public Records does not affect the subject property.
- Drainage Easement Agreement recorded in Instrument No. 2021190065 of said Official Public Records does not affect the subject property.

ALTA/NSPS LAND TITLE SURVEY
6.000 ACRE TRACT
LOCATED IN THE CITY OF GEORGETOWN, TEXAS
AND BEING OUT OF THE
DAVID WRIGHT SURVEY, ABSTRACT NO. 13,
WILLIAMSON COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

DRAWN BY JAN	CHECKED BY MWW	SCALE 1"=40'	DATE 05/13/2022	JOB NUMBER 4670-21.256
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COMMITMENT NO. 4300112206395

JANICHOLSON 2022 05 13 AM 1:25:53 D:\WORK\PROJECTS\21.256\DWG\SURVEY_C30_2019_4670-21.256_AS_6

ALTA/NSPS LAND TITLE SURVEY - 6,000 ACRE TRACT