

**PROPERTY DESCRIPTION:**

BEING A 5.424 ACRES TRACT OF LAND SITUATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HDF INVESTMENTS, LTD., AS RECORDED IN DOCUMENT NO. 9876060, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HDF TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO WOLF EDWARDS PROPERTY, LP, AS RECORDED IN DOCUMENT NO. 2013096277, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF OLD AIRPORT ROAD;

THENCE NORTH 78° 13' 11" WEST, A DISTANCE OF 482.97 FEET ALONG THE COMMON LINE OF SAID HDF AND WOLF TRACTS TO A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID WOLF TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN DOCUMENT NO. 2019045947, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE EAST LINE OF INTERSTATE 35;

THENCE NORTH 26° 46' 17" EAST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 220.74 FEET, PASSING A FOUND TXDOT MONUMENT AT A DISTANCE OF 356.77 FEET, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 853.36 FEET AND CONTINUING A TOTAL DISTANCE OF 936.11 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, SAID IRON ROD BEING ON THE NORTH LINE OF SAID HDF TRACT;

THENCE SOUTH 88° 27' 12" EAST, A DISTANCE OF 38.48 FEET ALONG SAID NORTH LINE TO A FOUND TXDOT MONUMENT AT THE NORTHEAST CORNER OF SAID HDF TRACT, SAID MONUMENT BEING ON THE AFORESAID WEST LINE OF OLD AIRPORT ROAD;

THENCE SOUTH 00° 46' 43" EAST, A DISTANCE OF 933.42 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 236,309 SQUARE FEET OR 5.424 ACRES OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
 EASEMENT, VOL. 256, PG. 146, O.P.R.W.C.T.  
 THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
 AGREEMENT, DOC. NO. 2019035732, O.P.R.W.C.T.

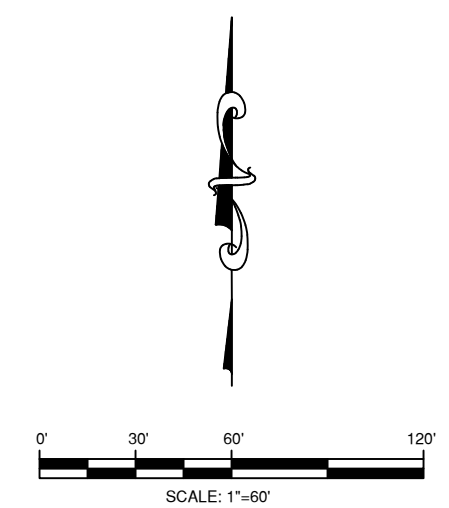
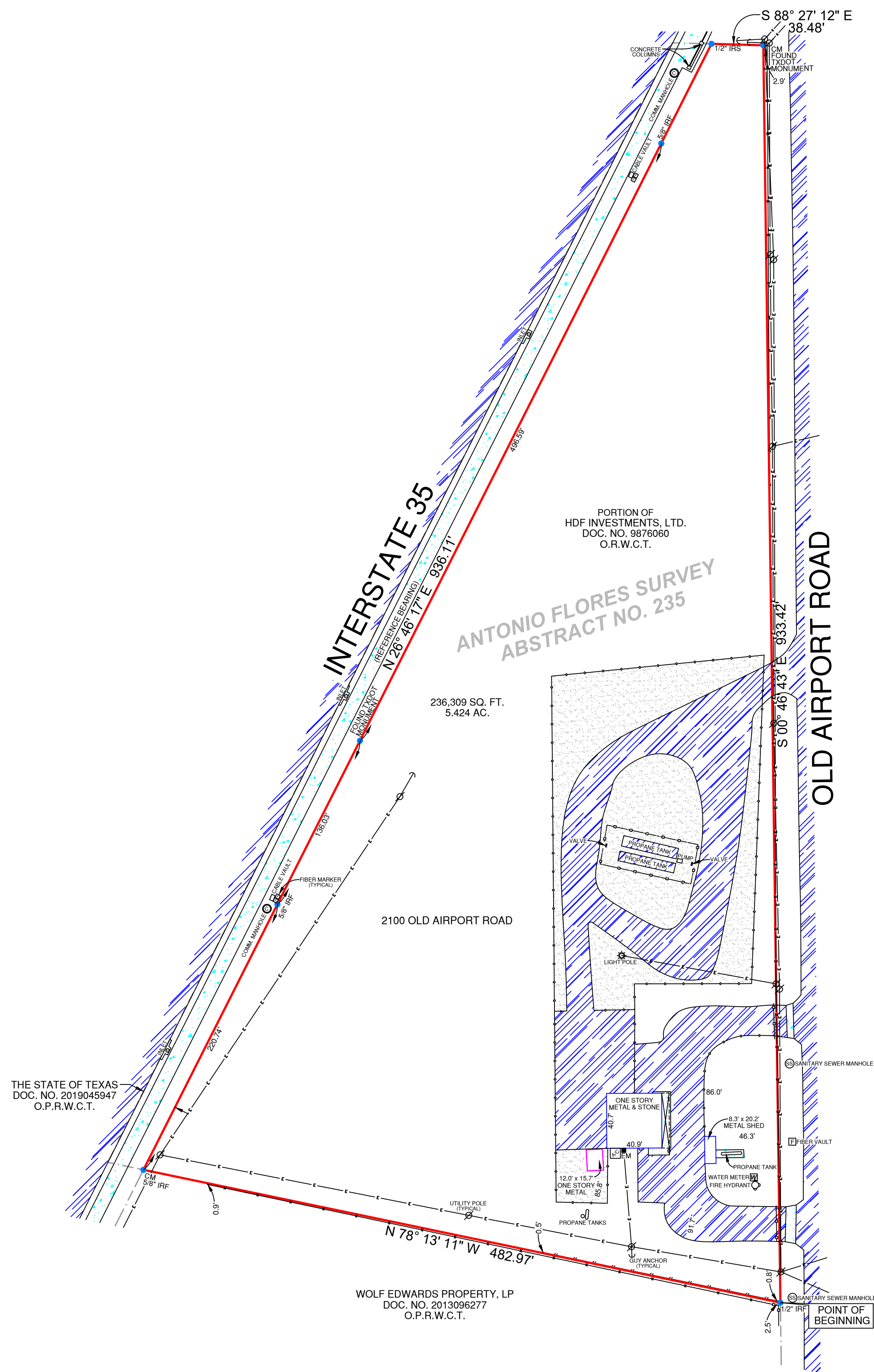
**FEMA NOTE**

FLOOD INFORMATION:  
 THE SUBJECT PROPERTY DOES NOT APPEAR 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 "X" RATING AS SHOWN BY MAP NO. 48491C0291 F, DATED DECEMBER 20, 2019.

**SURVEYOR'S 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 WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. 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 WERE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, 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.
- 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.



**2100 OLD AIRPORT ROAD  
 CITY OF GEORGETOWN  
 WILLIAMSON COUNTY, TEXAS**

PREMIER JOB #: 26-00927	
TECH: MSP	DATE: 04/28/26
FIELD: MJ	FIELD DATE: 04/24/26



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	PIPE RAIL
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

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**David Apple**  
 Registered Professional Land Surveyor