

ADDRESS: 3400 & 3500 WILLIAMS DRIVE

LEGAL DESCRIPTION:
TRACT 1:
 BEING 3.0549 ACRE(3.084 AC) OF LAND OUT OF THE D. WRIGHT SURVEY ABSTRACT NO. 13 IN WILLIAMSON COUNTY, TEXAS, BEING LOT 4, SAN GABRIEL ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDES 365-367, PLAT RECORDS, SAVE AND EXCEPT A 0.1252 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 2077, PAGE 157, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

TRACT 2:
 LOT 5, AUTUMN LEAVES OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

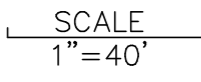
AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT WITH GF NO. ATA-92-1709922300124A UNDER ITEM 1:
 TRACTS 1 AND 2 ARE SUBJECT TO RESTRICTIVE COVENANTS IN CABINET A SLIDE 365, PLAT RECORDS, VOLUME 1111, PAGE 795, VOLUME 1159, PAGE 359 AND VOLUME 1191, PAGE 72, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS;
 TRACT 1 IS SUBJECT TO VOLUME 526, PAGE 363 AND VOLUME 534, PAGE 551, DEED RECORDS;
 TRACT 2 IS NOT SUBJECT TO TEXAS POWER AND LIGHT AGREEMENT IN VOLUME 512, PAGE 412, DEED RECORDS, (WRONG SURVEY), IS SUBJECT TO DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS(PLAT);
 ALL RECORDS, WILLIAMSON COUNTY, TEXAS.

UNDER ITEM 10:
 k) THE ORIGINAL RIGHT OF WAY FOR FM 2338 AS RECORDED IN VOLUME 416, PAGE 60, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY;
 l) PUBLIC ACCESS AND UTILITY EASEMENT RECORDED IN VOLUME 1774, PAGE 941, OFFICIAL RECORDS, AFFECTS THE PROPERTY(AS SHOWN)
 m) UTILITY EASEMENT TO THE CITY OF GEORGETOWN RECORDED IN DOCUMENT NO. 2010002783, OFFICIAL PUBLIC RECORDS AND AS SHOWN ON THE PLAT IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS;
 ALL WILLIAMSON COUNTY, TEXAS.

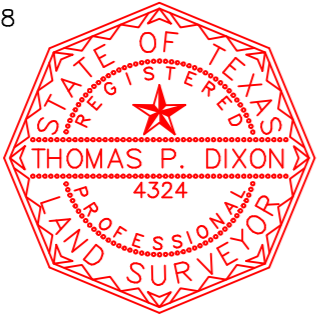
"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO LENIHAN FAMILY HOLDINGS, LLC AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AS PER GF NO. ATA-92-1709922300124A."

BEARING BASE:
 THE TEXAS COORDINATE SYSTEM OF 983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

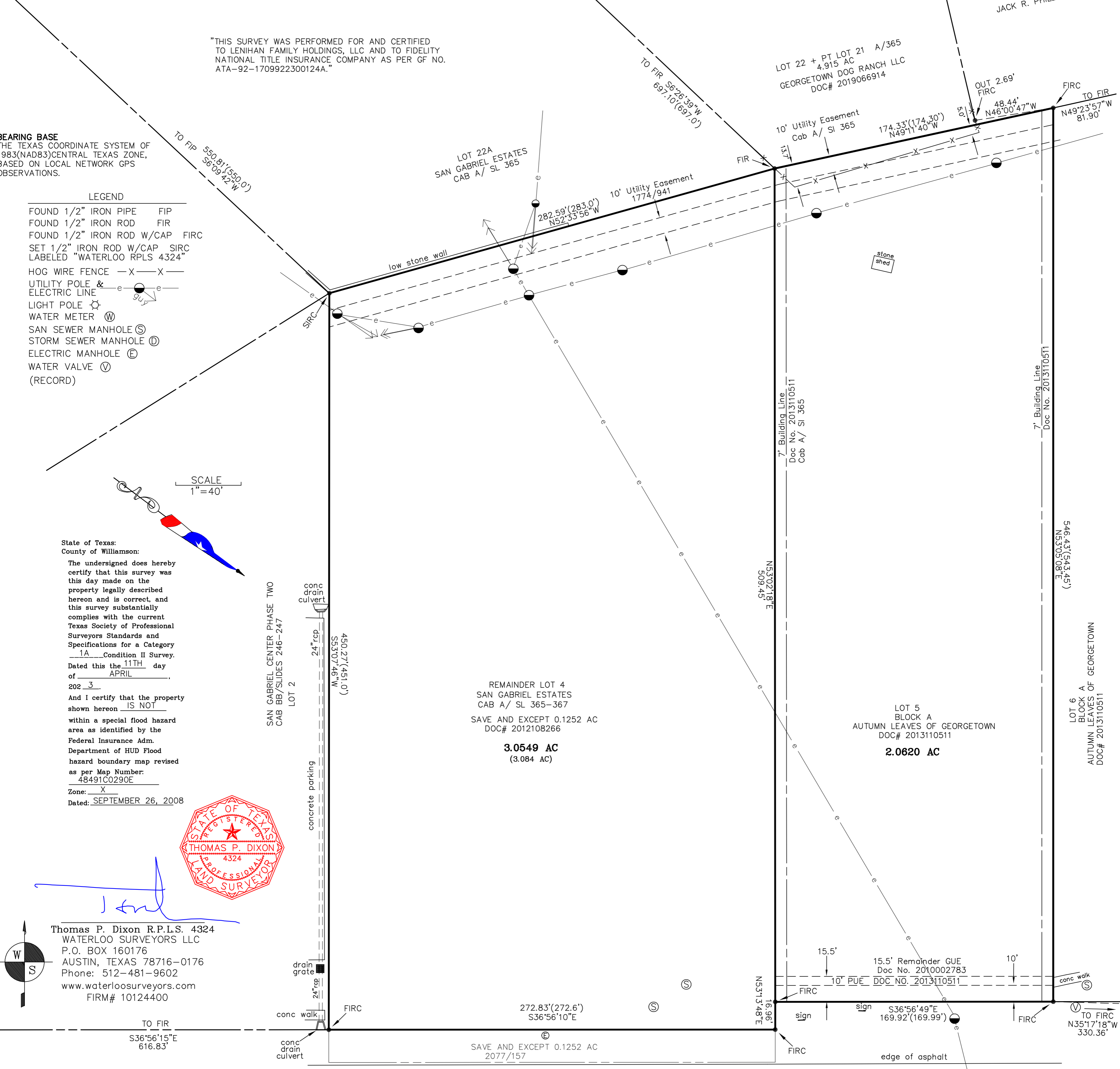
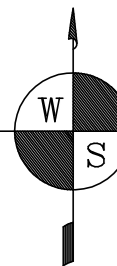
- LEGEND**
- FOUND 1/2" IRON PIPE FIP
 - FOUND 1/2" IRON ROD FIR
 - FOUND 1/2" IRON ROD W/CAP FIR
 - SET 1/2" IRON ROD W/CAP SIRC
 - LABELLED "WATERLOO RPLS 4324"
 - HOG WIRE FENCE - X - X -
 - UTILITY POLE & ELECTRIC LINE
 - LIGHT POLE
 - WATER METER (M)
 - SAN SEWER MANHOLE (S)
 - STORM SEWER MANHOLE (D)
 - ELECTRIC MANHOLE (E)
 - WATER VALVE (V)
 - (RECORD)



State of Texas:
 County of Williamson:
 The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
 Dated this the 11TH day of APRIL, 2023.
 And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48491C0290E.
 Zone: X
 Dated: SEPTEMBER 26, 2008



Thomas P. Dixon
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 FIRM# 10124400



**WILLIAMS DRIVE
 FM 2338**