

LEGEND / NOTES:

- BGS = BURIED GAS SIGN
- CMP = CORRUGATED METAL PIPE
- E'LY = EASTERLY
- N'LY = NORTHERLY
- P.L. = PROPERTY LINE
- S'LY = SOUTHERLY
- UP = UTILITY POLE
- W'LY = WESTERLY
- WV = WATER VALVE
- O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.H.C.TX. = OFFICIAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

LINETYPE LEGEND:

	BOUNDARY
	RIGHT OF WAY
	EASEMENT
	BARB WIRE/WIRE FENCE
	METAL FENCE GATE
	BURIED GAS LINE
	OVERHEAD UTILITY LINE
	GRAVEL DRIVEWAY LIMITS
	EDGE OF ASPHALT
	MATCHLINE

MONUMENT LEGEND / NOTES:

- = FOUND MONUMENT AS DESCRIBED.
- ▲ = CALCULATED POINT.
- ⊕ = TEMPORARY BENCHMARK AS DESCRIBED.
- = 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" SET UPON APPROVAL.
- A = FOUND IRON ROD WITH CAP STAMPED "CBD SETSTONE".
- C = FOUND 60d NAIL.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

COMMITMENTS FOR TITLE INSURANCE:

(GF NO. 2544196-KFO) PREPARED BY TITLE RESOURCES GUARANTY COMPANY ISSUED NOVEMBER 23, 2025 AND EFFECTIVE ON DECEMBER 15, 2025

BRIEF LEGAL DESCRIPTION:

BEING 2.033 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM PORTER SURVEY, ABSTRACT NO. 599, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 2.033 ACRES BEING A PORTION OF THAT 93.206 ACRE TRACT CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.033 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A-1", SHEET 1, ATTACHED HERETO AND MADE A PART HEREOF.

**EXHIBIT A-2 - CATEGORY 1A
SURVEY SKETCH**

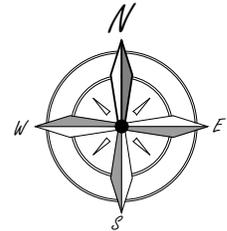
BEING 2.033 ACRES OUT OF THE WILLIAM PORTER SURVEY, ABSTRACT NO. 599, TRAVIS COUNTY, TEXAS



SHEET 4 OF 7
SHEET 3 OF 7

EXHIBIT A-2 - CATEGORY 1A SURVEY SKETCH

BEING 2.033 ACRES OUT OF THE
WILLIAM PORTER SURVEY, ABSTRACT NO. 599,
TRAVIS COUNTY, TEXAS



0 100
SCALE 1" = 100'

LOWER COLORADO RIVER AUTHORITY
EASEMENT AND RIGHT-OF-WAY
VOLUME 13187, PAGE 320
R.P.R.T.C.TX.
VOLUME 1409, PAGE 574
O.P.R.H.C.TX.

HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
93.206 ACRES
DOCUMENT NO. 2014019980
O.P.R.T.C.TX.

30' RIGHT OF WAY AND EASEMENT
TO PG&E TEXAS PIPELINE, L.P.
11.667 ACRES
DOCUMENT NO. 02001591
VOLUME 1937, PAGE 693
DOCUMENT NO. 02001592
VOLUME 1937, PAGE 706
O.P.R.H.C.TX.
MEMORANDUM OF EASEMENT
DONATION AGREEMENT
TO
PG&E TEXAS PIPELINE, L.P.
DOCUMENT NO. 2000082628
O.P.R.T.C.TX.
DOCUMENT NO. 2009186139
O.P.R.T.C.TX.

SHEET 3 OF 7
SHEET 2 OF 7

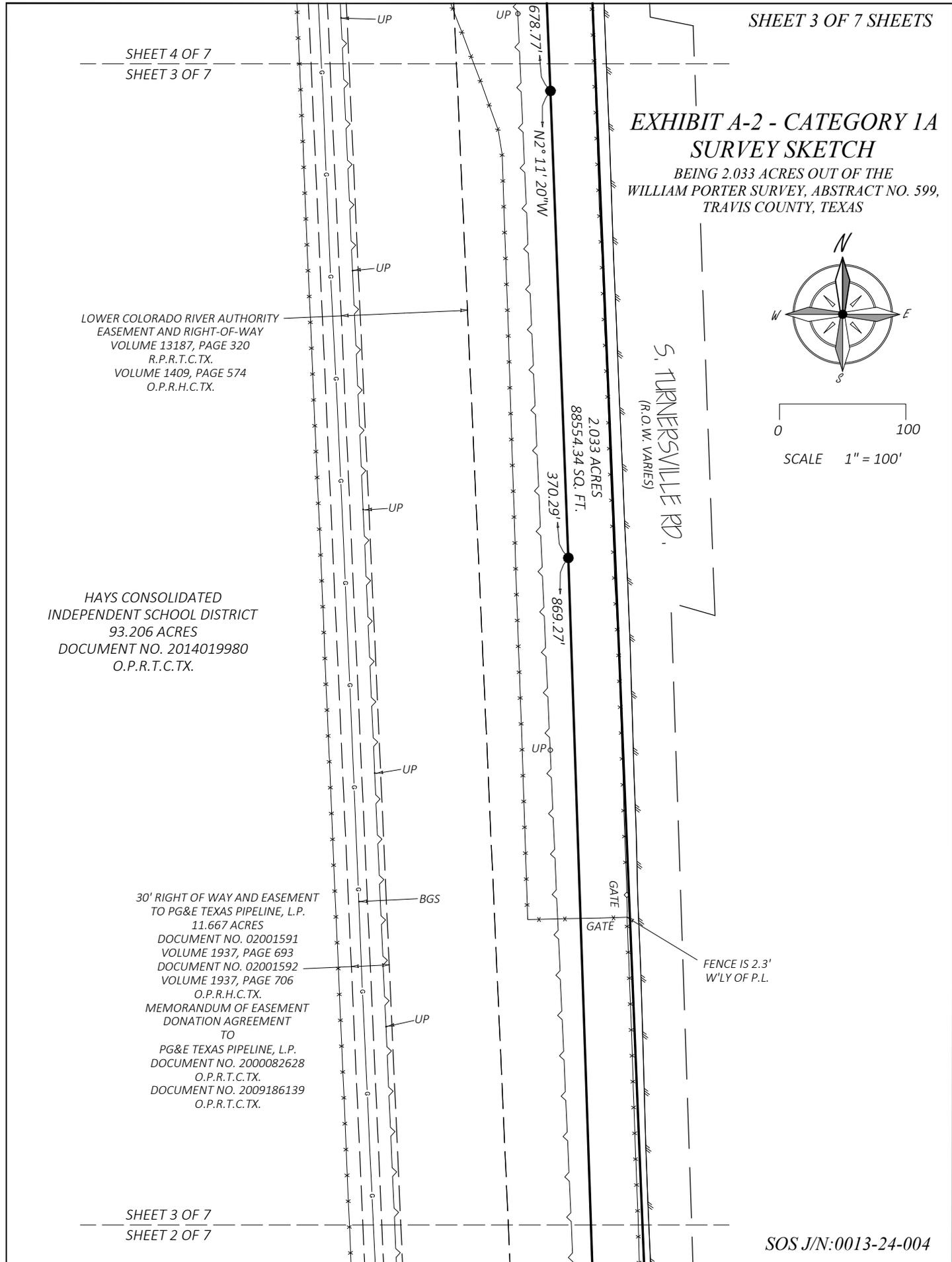


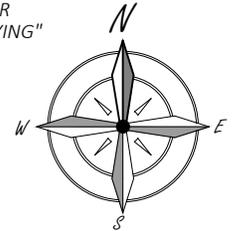
EXHIBIT A-2 - CATEGORY 1A SURVEY SKETCH

BEING 2.033 ACRES OUT OF THE
WILLIAM PORTER SURVEY, ABSTRACT NO. 599,
TRAVIS COUNTY, TEXAS

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HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
93.206 ACRES
DOCUMENT NO. 2014019980
O.P.R.T.C.TX.

TBM
MAG NAIL WITH WASHER
STAMPED "SPOT ON SURVEYING"
ELEV. = 750.81'



0 100
SCALE 1" = 100'

GRAVEL PAD

FENCE IS 2.2'
E'LY OF P.L.

S. TURNERSVILLE RD.
(R.O.W. VARIES)

16" CMP

ELECTRIC TRANSMISSION LINE
EASEMENT AND RIGHT-OF-WAY
VOLUME 11872, PAGE 187
R.P.R.T.C.TX.
VOLUME 973, PAGE 304
O.P.R.H.C.TX.

RIGHT OF WAY EASEMENT TO
CREEDMOOR-MAHA
WATER SUPPLY CORP.
DOCUMENT NO. 2006162561
O.P.R.T.C.TX.

FENCE IS 0.3'
W'LY OF P.L.

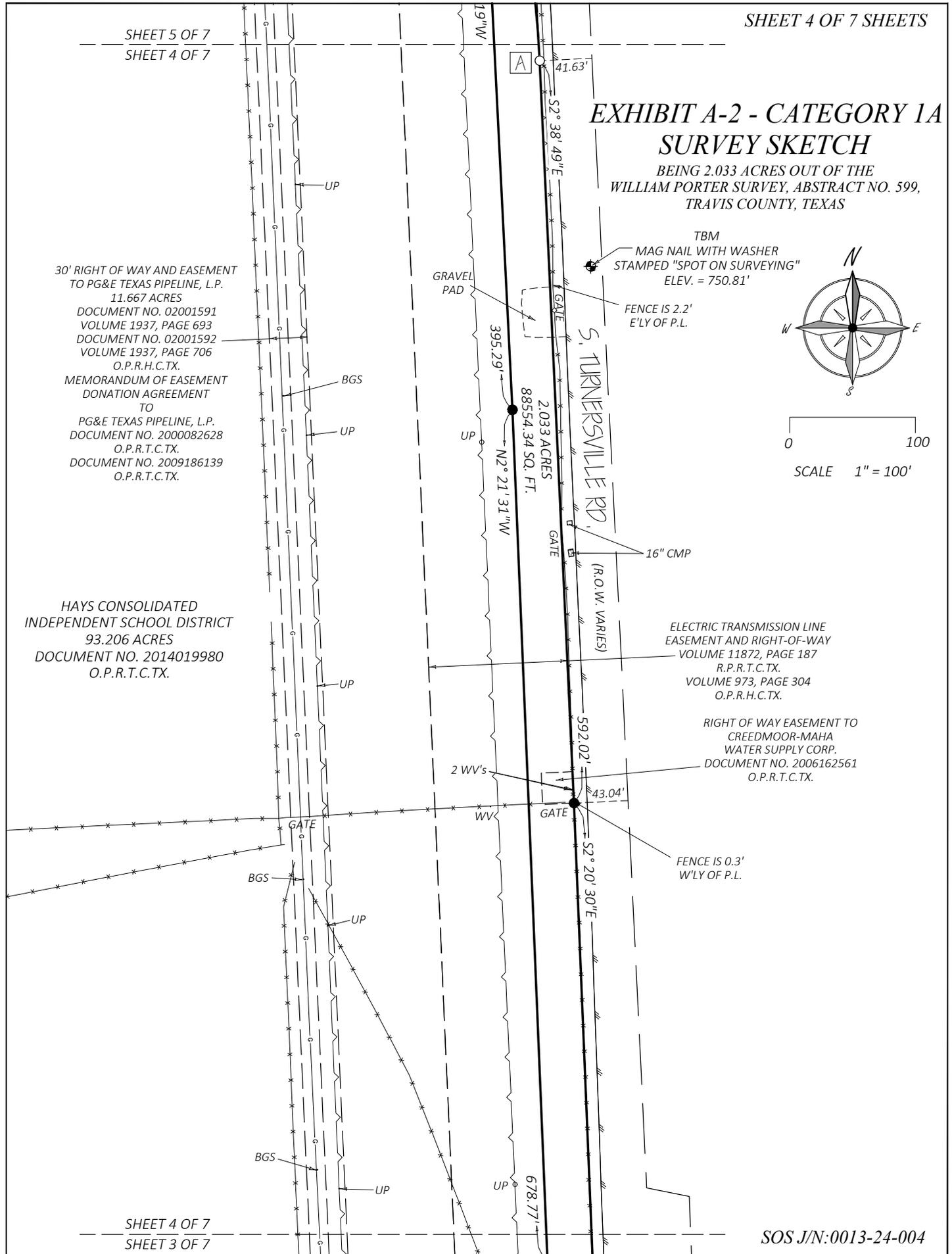
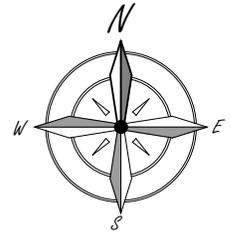


EXHIBIT A-2 - CATEGORY 1A SURVEY SKETCH

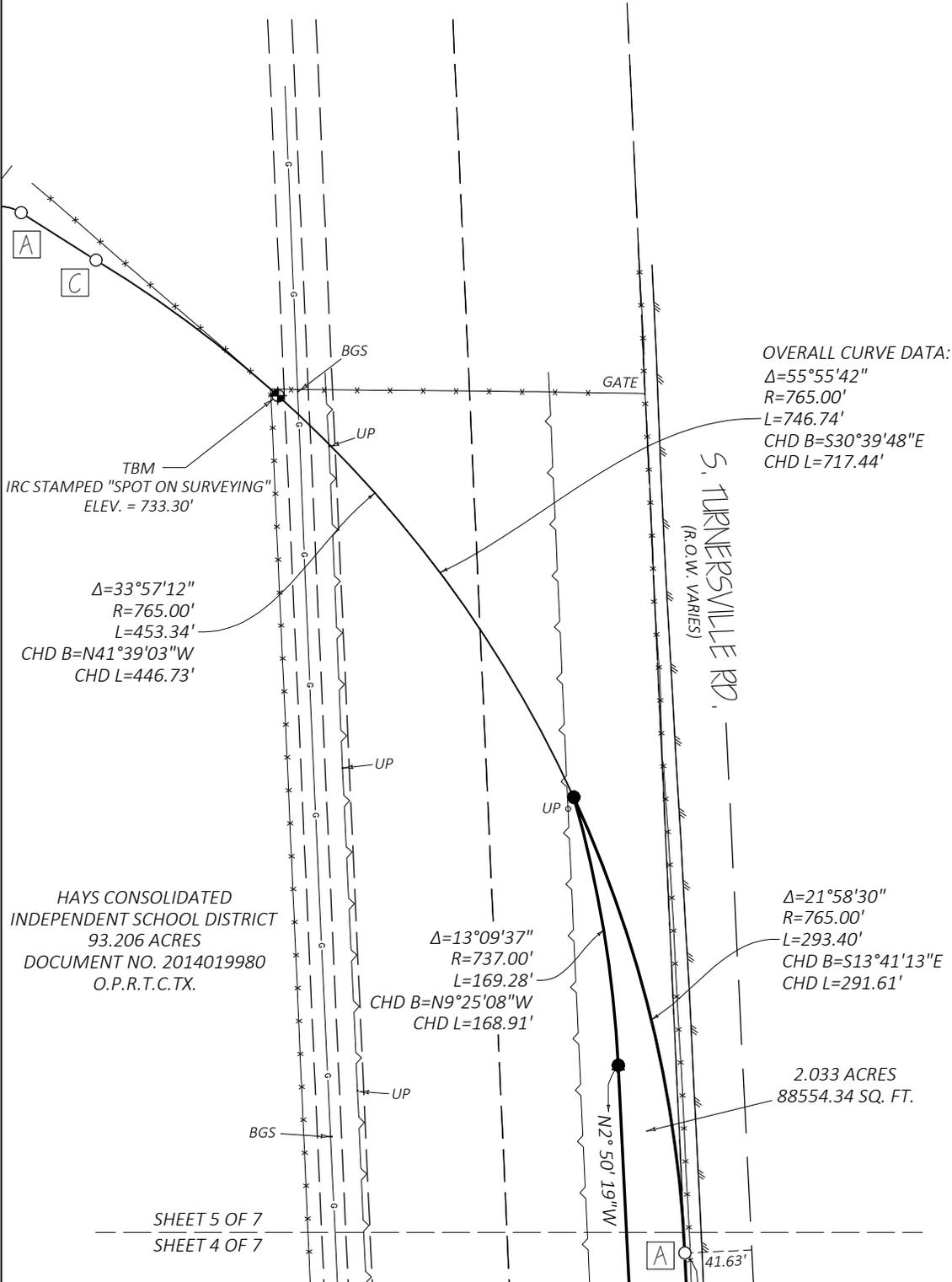
SHEET 5 OF 7 SHEETS

BEING 2.033 ACRES OUT OF THE WILLIAM PORTER SURVEY,
ABSTRACT NO. 599, TRAVIS COUNTY, TEXAS

SUNFIELD INVESTMENTS LLC
TRACT S - 2A
347.787 ACRES
DOCUMENT NO. 2021032655
O.P.R.T.C.TX.



0 100
SCALE 1" = 100'



OVERALL CURVE DATA:
 $\Delta=55^{\circ}55'42''$
 $R=765.00'$
 $L=746.74'$
 $CHD\ B=S30^{\circ}39'48''E$
 $CHD\ L=717.44'$

TBM
 IRC STAMPED "SPOT ON SURVEYING"
 ELEV. = 733.30'

$\Delta=33^{\circ}57'12''$
 $R=765.00'$
 $L=453.34'$
 $CHD\ B=N41^{\circ}39'03''W$
 $CHD\ L=446.73'$

HAYS CONSOLIDATED
 INDEPENDENT SCHOOL DISTRICT
 93.206 ACRES
 DOCUMENT NO. 2014019980
 O.P.R.T.C.TX.

$\Delta=13^{\circ}09'37''$
 $R=737.00'$
 $L=169.28'$
 $CHD\ B=N9^{\circ}25'08''W$
 $CHD\ L=168.91'$

$\Delta=21^{\circ}58'30''$
 $R=765.00'$
 $L=293.40'$
 $CHD\ B=S13^{\circ}41'13''E$
 $CHD\ L=291.61'$

2.033 ACRES
 88554.34 SQ. FT.

SHEET 5 OF 7
 SHEET 4 OF 7

SOS J/N:0013-24-004

**EXHIBIT A-2 - CATEGORY 1A
SURVEY SKETCH**

SHEET 6 OF 7 SHEETS

**BEING 2.033 ACRES OUT OF THE WILLIAM PORTER SURVEY,
ABSTRACT NO. 599, TRAVIS COUNTY, TEXAS**

SCHEDULE B ITEM 10 REFERENCED HEREON:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
- a. EASEMENT:
RECORDED: VOLUME 157, PAGE 175, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: STATE OF TEXAS
PURPOSE: CHANNEL
(DOES NOT AFFECT)
 - b. EASEMENT:
RECORDED: VOLUME 465, PAGE 19, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: UNITED PIPE LINE CORP
PURPOSE: PIPE LINE
(MAY AFFECT - BLANKET IN NATURE)
 - c. EASEMENT:
RECORDED: VOLUME 556, PAGE 392, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC
(UNABLE TO LOCATE WITH DESCRIPTION PROVIDED)
 - d. EASEMENT:
RECORDED: VOLUME 695, PAGE 168, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: UNITED PIPE LINE COMPANY
PURPOSE: PIPELINES
(DOES NOT AFFECT)
 - e. EASEMENT:
RECORDED: VOLUME 1066, PAGE 30, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC
(DOES NOT AFFECT)
 - f. EASEMENT:
RECORDED: VOLUME 1937, PAGE 706, RATIFIED IN VOLUME 1937, PAGE 693, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TO: PG&E TEXAS PIPELINE, L.P.
PURPOSE: PIPELINES
(DOES NOT AFFECT - PLOTTED HEREON)
 - g. EASEMENT:
RECORDED: VOLUME 11872, PAGE 187, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND VOLUME 973, PAGE 304, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC
(AFFECTS - PLOTTED HEREON)
 - h. EASEMENT:
RECORDED: VOLUME 13187, PAGE 320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND VOLUME 1409, PAGE 574, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC
(DOES NOT AFFECT - PLOTTED HEREON)
 - i. EASEMENT:
RECORDED: DOCUMENT NO. 2006162561, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
TO: CREEDMOOR-MAHA WATER SUPPLY CORP.
PURPOSE: WATER LINES
(AFFECTS - PLOTTED HEREON)
 - j. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS:
RECORDED: VOLUME 11606, PAGE 234, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECT)
 - k. TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENT DONATION AGREEMENT:
RECORDED: DOCUMENT NO. 2000082628, PARTIALLY RELEASED IN DOCUMENT NO. 2009186139, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT - PLOTTED HEREON)



**EXHIBIT A-2 - CATEGORY 1A
SURVEY SKETCH**

**BEING 2.033 ACRES OUT OF THE WILLIAM PORTER SURVEY,
ABSTRACT NO. 599, TRAVIS COUNTY, TEXAS**

SCHEDULE B ITEM 10 REFERENCED HEREON:

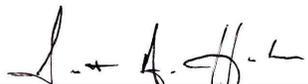
- 10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
 - i. TERMS, CONDITIONS, AND STIPULATIONS IN THE CREATION AND OPERATION AGREEMENT OF WINFIELD MUD NOS. 1, 2, 3 AND 4:
RECORDED: DOCUMENT NO. 2015142780, AMENDED IN DOCUMENT NO. 2015184608, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECTS)
 - m. TERMS, CONDITIONS, AND STIPULATIONS IN THE FIRST AMENDED AND RESTATED STRATEGIC PARTNERSHIP AGREEMENT:
RECORDED: DOCUMENT NO. 2015184609, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECTS)
 - n. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS:
RECORDED: DOCUMENT NO. 2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECTS)
 - o. REPURCHASE OPTION::
RECORDED: DOCUMENT NO. 2014019980, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECTS)
 - p. NOTICE REGARDING: APPLICATION NO. 35225-S (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY)
RECORDED: DOCUMENT NO. 2007133022, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
(AFFECTS)
 - u. INCLUSION WITHIN THE SUNFIELD MUD NO. 2.
(AFFECTS)
 - v. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - w. ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER THEY ARE LISTED IN SCHEDULE B OR NOT, AS PROVIDED BY SECT. 2703.056(A) OF THE TEXAS INSURANCE CODE.
 - x. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)
 - y. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
 - z. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - aa. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
(NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

SURVEYORS CERTIFICATION:

TO: THE TRAVIS COUNTY, AND IT'S AFFILIATES, SUCCESSOR'S AND ASSIGNS, TITLE RESOURCES GUARANTY COMPANY:

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IIII SURVEY AND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.

FIELD WORK COMPLETED: FEBRUARY 2, 2024
SITE EXISTING CONDITIONS VERIFIED: JANUARY 08, 2026
DATE OF MAP COMPLETION: JANUARY 09, 2026


SCOTT A. HAHN RPLS 6375 2026/01/09 DATED
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894



SOS J/N:0013-24-004