



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**25 FEET WIDE (0.666 ACRE) WATERLINE EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 25 FEET WIDE (0.666 ACRE) WATERLINE EASEMENT TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 81.15 ACRE TRACT, DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2020007784 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT), SAID 0.666 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY (WIDTH VARIES), SAME BEING THE COMMON LINE OF THE ABOVE-MENTIONED REMAINDER OF THE 81.15 ACRE TRACT AND A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT A CUTBACK IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY AT ITS INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES) MARKING THE SOUTH CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT BEARS S 61°44'23" E - 66.96';

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **N 28°15'37" E - 25.00'** TO AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 61°44'23" E - 53.35'** BEING 25 FEET NORTHEAST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY TO AN ANGLE POINT,
- 3) **N 61°08'45" E - 13.95'** 25 FEET NORTHWEST OF PARALLEL TO, AT RIGHT-ANGLES FROM THE CUTBACK IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN ANGLE POINT,
- 4) **N 02°44'53" E - 1064.82'** BEING 25 FEET WEST OF, AND PARALLEL TO AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO A POINT IN THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE 40.198 ACRE STATE OF TEXAS TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE 40.198 ACRE STATE OF TEXAS TRACT THE FOLLOWING FOUR CALLS:

- 1) **N 87°56'38" E - 25.09'** TO A 1/2" IRON ROD FOUND WITH CAP STAMPED " HOLT CARSON" FOUND MARKING AN INSIDE CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND AN OUTSIDE CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 02°44'53" W - 1080.89'** TO A 1/2" IRON ROD WITH A TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FOUND MARKING THE BEGINNING OF A CUTBACK IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, THE SOUTHEAST CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE HEREIN DESCRIBED TRACT,
- 3) **S 61°08'45" W - 41.53'** WITH THE CUTBACK TO A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE HEREIN DESCRIBED TRACT,
- 4) **N 61°44'23" W - 66.96'** WITH THE NORTHEAST-RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.666 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: NOVEMBER 17, 2025

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645

PROJ NO. 3-00812
PLAT NO. A1-2597
FIELD NOTE NO. 10
MAP CHECKED MJF





6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**1.394 ACRE TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 1.394 ACRE TEMPORARY CONSTRUCTION EASEMENT TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 81.15 ACRE TRACT, DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2020007784 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT), SAID 1.394 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY (WIDTH VARIES), SAME BEING THE COMMON LINE OF THE ABOVE-MENTIONED REMAINDER OF THE 81.15 ACRE TRACT AND A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT A CUTBACK IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY AT ITS INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES) MARKING THE SOUTH CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT BEARS S 61°44'23" E - 106.96';

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **N 28°15'37" E - 155.32'** TO AN ANGLE POINT,
- 2) **N 02°44'53" E - 753.26'** BEING 65 FEET WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **N 87°15'07" W - 85.00'** TO AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) **N 02°44'53" E - 150.54'** BEING 150 FEET WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO A POINT IN THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE 40.198 ACRE STATE OF TEXAS TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°56'38" E - 125.44' TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "HOLT CARSON" FOUND MARKING AN INSIDE CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND AN OUTSIDE CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT BEARS N 87°56'38" E - 25.09';

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **S 02°44'53" W - 1064.82'** BEING 25 FEET WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN ANGLE POINT,
- 2) **S 61°08'45" W - 13.95'** BEING 25 FEET NORTHWEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM A CUTBACK IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN ANGLE POINT,
- 3) **N 61°44'23" W - 53.35'** BEING 25 FEET NORTHEAST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY TO AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) **S 28°15'37" W - 25.00'** TO A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE N 61°44'23" W - 40.00' WITH THE NORTHEAST RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE PARKWAY RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.394 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: NOVEMBER 17, 2025

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
PROJ NO. 3-00812
PLAT NO. A1-2597
FIELD NOTE NO. 11
MAP CHECKED MJP



Exhibit A

LINE	BEARING - DISTANCE
L1	N 28°15'37" E - 25.00'
L2	N 61°08'45" E - 13.95'
L3	N 61°44'23" W - 40.00'

LEGEND & ABBREVIATIONS

- 1/2" IRON ROD FOUND WITH CAP STAMPED "HOLT CARSON" FOUND (UNO)
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- () SUBJECT TRACT RECORD CALLS
- [] TxDOT RECORD CALLS
- IRF IRON ROD FOUND
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- TCCD TRAVIS COUNTY CLERK'S DOCUMENT
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- UNO UNLESS OTHERWISE NOTED

REMAINDER OF
VERDOT AT PFLUGERVILLE WEST LLC
CALLED 81.15 ACRE TRACT
TCCD 2020007784
OPRTCT

JOHN DAVIS SURVEY
ABSTRACT 231
IN THE CITY OF PFLUGERVILLE
TRAVIS, COUNTY, TEXAS

EAST PFLUGERVILLE PARKWAY
(WIDTH VARIES)

1.394 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10139094.22 EASTING:3159000.22

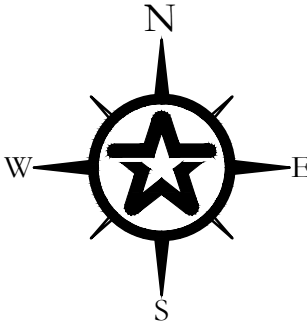
0.666 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10139075.29 EASTING:3159035.45

N 87°56'38" E - 25.09'
[N 87°56'45" E] (N 87°56'45" E)
N 87°56'38" E - 125.44'
N 02°44'53" E - 150.54'
N 87°15'07" W - 85.00'

N 02°44'53" E - 753.26'
1.394 ACRE TEMPORARY CONSTRUCTION EASEMENT
N 02°44'53" E - 1064.82'

25 FEET WIDE (0.666 ACRE) WATERLINE EASEMENT

S 02°44'53" W - 1080.89'
[S 02°45'24" W - 1080.90']
[S 02°45'24" W - 1080.93']



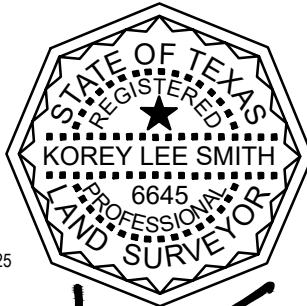
STATE OF TEXAS
PARCEL 161
CALLED 40.198 ACRE TRACT
TCCD 2004005893
OPRTCT

STATE HIGHWAY 130
(WIDTH VARIES)

SURVEY DATE: AUGUST 19, 2024
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
#10 - 25 FEET WIDE (0.666 ACRE) WATERLINE EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.
#11 - 1.394 ACRE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

EASEMENT NOTE:
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2433166-KFO, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 13, 2024 AND AN ISSUED DATE OF SEPTEMBER 26, 2024. THE SURVEYOR CERTIFIES THAT EASEMENTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

BASIS OF BEARINGS:
THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE CONDITIONS.



NOVEMBER 17, 2025

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

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Walker Partners
engineers | surveyors

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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



PLAT NO. A1-2597 PROJ. NO. 3-00812 DRAFTED 11/17/2025
TAB 8.5x14 F/N NO. 10&11 FB/PG N/A DRAWN BY MJP
DWG. NAME 3-00812V-ESMT-(P-2) 0.666 AC.dwg MAP CHK'D 11/17/2025



823 Washington Ave., Suite 100
Waco, Texas 76701

**25 FEET WIDE (0.387 ACRE) WATERLINE EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 25 FEET WIDE (0.387 ACRE) TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 81.15 ACRE TRACT DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2020007784 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.387 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES), SAME BEING THE WEST LINE OF A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT, MARKING THE COMMON EAST CORNER OF THE ABOVE-MENTIONED REMAINDER OF THE 81.15 ACRE TRACT AND A CALLED 20.024 ACRE TRACT, DESCRIBED IN DEED TO VANHIBA HOLDINGS LLC, RECORDED UNDER TCCD 2021071780 OF THE OPRTCT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) ALUMINUM CAP FOUND MARKING THE COMMON WEST CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND A CALLED 9.065 ACRE TRACT, DESCRIBED AS PARCEL 160-PART 1 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS N 02°03'39" W – 213.21';

THENCE WITH THE COMMON LINE OF THE 40.198 ACRE STATE OF TEXAS TRACT AND THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING THREE CALLS:

- 1) **S 02°03'39" E – 226.47'** TO A 1/2" IRON ROD WITH A TxDOT ALUMINUM CAP FOUND, MARKING A POINT OF CURVATURE,
- 2) **AN ARC LENGTH OF 447.63'** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5791.58', A DELTA ANGLE OF 04°25'42" AND A CHORD WHICH BEARS S 00°15'06" W – 447.52' TO A 1/2" IRON ROD WITH CAP STAMPED "HOLT CARSON" FOUND FOR A POINT OF NON-TANGENCY, AN OUTSIDE CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT, AN INSIDE CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **S 87°56'38" W – 25.08'** TO A POINT OF CURVATURE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH A TxDOT ALUMINUM CAP FOUND MARKING THE INSIDE CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.173 ACRE TRACT, DESCRIBED AS PARCEL 160-PART 2, IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS S 87°56'38" W – 967.08';

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT, 25 FEET WEST OF AND PARALLEL TO AT RIGHT-ANGLES FROM THE EAST LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) **AN ARC LENGTH OF 447.66'** WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5766.58', A DELTA ANGLE OF 04°26'52", AND A CHORD WHICH BEARS N 00°15'42" E – 447.54' TO A POINT OF TANGENCY,
- 2) **N 02°03'39" W – 226.45'** TO A POINT IN THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE PREVIOUSLY-MENTIONED 20.024 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND MARKING A POINT OF CURVATURE IN THE SAID COMMON LINE BEARS S 87°56'38" W – 702.10;

THENCE N 87°56'38" E – 25.00 RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.387 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED NOVEMBER 14, 2025

Korey Lee Smith

KOREY LEE SMITH, R.P.L.S. 6645
PROJ NO. 3-00812
PLAT NO. A1-2586
FIELD NOTE NO. 5
MAP CHECKED MJP





823 Washington Ave., Suite 100
Waco, Texas 76701

**0.909 ACRE TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.909 ACRE TEMPORARY CONSTRUCTION EASEMENT TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 81.15 ACRE TRACT, DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2020007784 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT). SAID 0.909 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES), SAME BEING THE WEST LINE OF A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT, MARKING THE COMMON EAST CORNER OF THE ABOVE-MENTIONED REMAINDER OF THE 81.15 ACRE TRACT AND A CALLED 20.024 ACRE TRACT, DESCRIBED IN DEED TO VANHIBA HOLDINGS LLC, RECORDED UNDER TCCD 2021071780 OF THE OPRTCT, FROM WHICH A 1/2" IRON ROD WITH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) ALUMINUM CAP FOUND MARKING THE COMMON WEST CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND A CALLED 9.065 ACRE TRACT, DESCRIBED AS PARCEL 160-PART 1 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS N 02°03'39" W – 213.21';

THENCE S 87°56'38" W – 25.00' WITH THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE 20.024 ACRE TRACT TO **THE POINT OF BEGINNING** AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND MARKING A POINT OF CURVATURE IN THE SAID COMMON LINE BEARS S 87°56'38" W – 702.10;

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) **S 02°03'39" E – 226.45'** TO A POINT OF CURVATURE,
- 2) **AN ARC LENGTH OF 447.66** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5766.58, A DELTA ANGLE OF 04°26'52", AND A CHORD WHICH BEARS S 00°15'42" W – 447.54' TO A POINT OF NON-TANGENCY IN A COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE 40.198 ACRE STATE OF TEXAS TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH A TxDOT ALUMINUM CAP FOUND MARKING THE INSIDE CORNER OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.173 ACRE TRACT, DESCRIBED AS PARCEL 160-PART 2, IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS S 87°56'38" W – 967.08';

THENCE S 87°56'38" W – 124.97' WITH THE SAID COMMON LINE TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CROSSING THROUGH THE INTERIOR OF THE REMAINDER OF THE 81.15 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **N 01°23'31" E – 150.33'** TO A POINT FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 88°42'19" E – 85.70'** TO A POINT FOR A POINT OF CURVATURE AND AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **AN ARC LENGTH OF 302.31'** WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5726.58, A DELTA ANGLE OF 03°01'29" AND A CHORD WHICH BEARS N 00°26'58" W – 302.27' TO A POINT OF TANGENCY,
- 4) **N 02°03'39" W – 226.42** TO A POINT IN THE COMMON LINE OF THE REMAINDER OF THE 81.15 ACRE TRACT AND THE PREVIOUSLY-MENTIONED 20.024 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°56'38" E – 40.00' WITH THE SAID COMMON LINE RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.909 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED NOVEMBER 14, 2025

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645

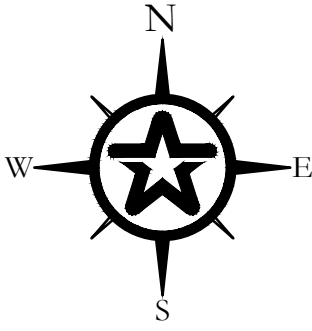
PROJ NO. 3-00812
PLAT NO. A1-2586
FIELD NOTE NO. 6
MAP CHECKED MJF



www.WalkerPartners.com

Exhibit B

LOT 1, BLOCK A
BOHLS COMMERCIAL PARK SUBDIVISION
TCCD 201400040
OPRTCT



VANHIBA HOLDINGS LLC
CALLED 20.024 ACRE TRACT
TCCD 2021071780
OPRTCT

1/2" IRON ROD WITH CAP
STAMPED "DODD SURVEY" FOUND

STATE OF TEXAS
PARCEL 160
PART 1
CALLED 9.065 ACRE TRACT
TCCD 2004006213
OPRTCT

0.909 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10141016.32 EASTING:3159158.17

0.387 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10141017.22 EASTING:3159183.15

(S 87°56'45" W - 727.09')
S 87°56'38" W - 702.10'

N 87°56'38" E
25.00'

LEGEND & ABBREVIATIONS

- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAPE-DAWSON" FOUND (UNO)
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- () RECORD CALLS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- TCCD TRAVIS COUNTY CLERK'S DOCUMENT
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- UNO UNLESS OTHERWISE NOTED

SURVEY DATE: AUGUST 19, 2024
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
#5 - 25 FEET WIDE (0.387ACRE) WATERLINE EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY,
ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS
#6 - 0.909 ACRE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY,
ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

EASEMENT NOTE:
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE
BENEFIT OF A TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO.
2434090-KFO, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 13, 2024 AND AN ISSUED DATE OF
SEPTEMBER 26, 2024. THE SURVEYOR CERTIFIES THAT EASEMENTS LISTED IN SCHEDULE "B" OF THE
TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN
ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B"
LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF
RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

BASIS OF BEARINGS:
THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE
PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING
SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE
CONDITIONS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°25'42" (4°25'38")	5791.58' (5791.58')	447.63' (447.51')	S 00°15'06" W (S 00°15'44" W)	447.52' (447.40')
C2	4°26'52"	5766.58'	447.66'	N 00°15'42" E	447.54'
C3	3°01'29"	5726.58'	302.31'	N 00°26'58" W	302.27'

REMAINDER OF
VERDOT AT PFLUGERVILLE WEST LLC
CALLED 81.15 ACRE TRACT
TCCD 2020007784
OPRTCT

JOHN DAVIS SURVEY
ABSTRACT 231
IN THE CITY OF PFLUGERVILLE
TRAVIS, COUNTY, TEXAS

STATE OF TEXAS
PARCEL 160
PART 2
CALLED 2.173 ACRE TRACT
TCCD 2004006213
OPRTCT

S 88°42'19" E - 85.70'

N 01°23'31" E - 150.33'

(S 87°56'45" W - 992.05')
S 87°56'38" W - 842.11'

(S 87°56'45" W - 526.09')

992.16' OVERALL

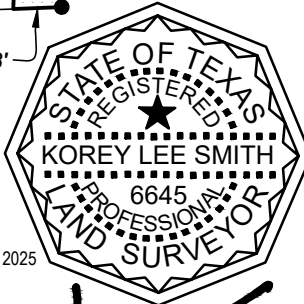
(S 87°56'45" W - 466.18')

S 87°56'38" W - 25.08'

NOVEMBER 14, 2025

EXHIBIT
25 FEET WIDE (0.387 ACRE) WATERLINE EASEMENT
0.909 ACRE TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS AND BEING OUT OF THE REMAINDER OF A CALLED 81.15 ACRE
TRACT, DESCRIBED IN DEED TO VERDOT AT PFLUGERVILLE WEST LLC, RECORDED UNDER
TRAVIS COUNTY CLERK'S DOCUMENT 2020007784 OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

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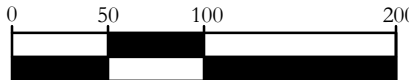
Kam Lee Smith

KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com



Walker Partners
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-2586 PROJ. NO. 3-00812 DRAFTED 10/15/2025
TAB 8.5x14 F/N NO. 5&6 FB/PG N/A DRAWN BY MJP
DWG. NAME 3-00812V-ESMT-(P-2.1) 0.387 AC.dwg MAP CHK'D 10/16/2025

G:\PROJECTS\3-00812\1 SURVEY\1.0 CAD\3-00812V-ESMT-(P-2.1) 0.387 AC.DWG, 8.5X14-NO CERT, 11/14/2025 1:59:00 PM, mpowell, 1:1



6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**1.029 ACRE WATERLINE EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 1.029 ACRE WATERLINE EASEMENT TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.024 ACRE TRACT, DESCRIBED IN A DEED TO VANHIBA HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2021071780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT), SAID 1.029 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES), SAME BEING THE WEST LINE OF A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT MARKING THE COMMON EAST CORNER OF THE ABOVE-MENTIONED 20.024 ACRE TRACT AND THE REMAINDER OF A CALLED 81.15 ACRE TRACT, DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER TCCD 2020007784 OF THE OPRTCT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 MARKING A POINT OF CURVATURE BEARS S 02°03'39" E – 226.47', AND FROM SAID POINT OF BEGINNING A 1/2" IRON ROD FOUND WITH A TxDOT ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 FOUND MARKING THE COMMON WEST CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND A CALLED 9.065 ACRE TRACT, DESCRIBED AS PARCEL 160, PART 1, IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS N 02°03'39" W – 213.20';

THENCE S 87°56'38" W – 25.00' WITH THE COMMON LINE OF THE 20.024 ACRE TRACT AND THE REMAINDER OF THE 81.15 ACRE TRACT TO AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE SAID COMMON LINE MARKING A POINT OF CURVATURE BEARS S 87°56'38" W – 702.10';

THENCE CROSSING THROUGH THE INTERIOR OF THE 20.024 ACRE TRACT THE FOLLOWING FIVE CALLS:

- 1) **N 02°03'39" W – 240.91'** BEING 25' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN ANGLE POINT,
- 2) **N 46°01'07" W – 7.59'** TO AN ANGLE POINT,
- 3) **S 89°59'07" W – 348.34'** BEING 25' SOUTH OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE COMMON LINE OF THE 20.024 ACRE TRACT AND LOT 1, BLOCK A, BOHLS COMMERCIAL PARKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER TCCD 201400040 OF THE OPRTCT, TO AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) **N 00°00'15" W – 365.14'** BEING 40' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO AN ANGLE POINT,
- 5) **N 62°28'27" W – 807.91'** BEING 25' SOUTHWEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 (WIDTH VARIES) FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 MARKING THE COMMON WEST CORNER OF THE 20.024 ACRE TRACT AND THE REMAINDER OF THE 81.15 ACRE TRACT BEARS S 27°32'40" W – 784.23';

THENCE N 27°32'40" E – 25.00' WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 TO THE COMMON WEST CORNER OF THE 20.024 ACRE TRACT AND LOT 1, AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 MARKING AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 AND THE NORTH CORNER OF LOT 1 BEARS N 27°32'40" E – 977.85';

THENCE S 62°28'27" E – 823.07' WITH THE COMMON LINE OF THE 20.024 ACRE TRACT AND LOT 1 TO A POINT;

THENCE CROSSING THROUGH THE INTERIOR FOR THE 20.024 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) **S 00°00'15" E – 337.62'** BEING 15' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE COMMON LINE OF THE 20.024 ACRE TRACT AND LOT 1 TO AN ANGLE POINT,
- 2) **S 40°19'30" E – 23.18'** TO A 1/2" IRON ROD WITH CAP STAMPED "DODD SURVEYING" FOUND FOR A COMMON CORNER OF THE 20.024 ACRE TRACT AND LOT 1,

THENCE N 89°59'07" E – 337.72' WITH THE COMMON LINE TO A 1/2" IRON ROD WITH CAP STAMPED "DODD SURVEYING" FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, SAME BEING THE WEST LINE OF THE PREVIOUSLY-MENTIONED 9.065 ACRE STATE OF TEXAS TRACT MARKING THE COMMON EAST CORNER OF THE 20.024 ACRE TRACT AND LOT 1, FROM WHICH A 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 MARKING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 BEARS N 02°03'39" W – 1237.58';

THENCE S 02°03'39" E – 270.31' WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, PARTWAY WITH THE 9.065 ACRE STATE OF TEXAS TRACT AND THE 40.198 ACRE STATE OF TEXAS TRACT RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.029 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024 BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: DECEMBER 02, 2025

Korey Lee Smith

KOREY LEE SMITH, R.P.L.S. 6645

PROJ NO. 3-00812

PLAT NO. A1-2606

FIELD NOTE NO. 19

MAP CHECKED MJP





6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

**1.607 ACRE TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 1.607 ACRE WATERLINE EASEMENT TRACT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.024 ACRE TRACT, DESCRIBED IN A DEED TO VANHIBA HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (TCCD) 2021071780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT), SAID 1.607 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (WIDTH VARIES), SAME BEING THE WEST LINE OF A CALLED 40.198 ACRE TRACT, DESCRIBED AS PARCEL 161 IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004005893 OF THE OPRTCT MARKING THE COMMON EAST CORNER OF THE ABOVE-MENTIONED 20.024 ACRE TRACT AND THE REMAINDER OF A CALLED 81.15 ACRE TRACT, DESCRIBED IN A DEED TO VERDOT AT PFLUGERVILLE WEST LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER TCCD 2020007784 OF THE OPRTCT, FROM WHICH A 1/2" IRON ROD WITH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 MARKING A POINT OF CURVATURE BEARS S 02°03'39" E – 226.47', AND FROM SAID POINT OF COMMENCEMENT A 1/2" IRON ROD FOUND WITH A TxDOT ALUMINUM CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 FOUND MARKING THE COMMON WEST CORNER OF THE 40.198 ACRE STATE OF TEXAS TRACT AND A CALLED 9.065 ACRE TRACT, DESCRIBED AS PARCEL 160, PART 1, IN A DEED TO STATE OF TEXAS, RECORDED UNDER TCCD 2004006213 OF THE OPRTCT BEARS N 02°03'39" W – 213.20';

THENCE S 87°56'38" W – 25.00' WITH THE COMMON LINE OF THE 20.024 ACRE TRACT AND THE REMAINDER OF THE 81.15 ACRE TRACT TO THE **POINT OF BEGINNING** AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE SAID COMMON LINE MARKING A POINT OF CURVATURE BEARS S 87°56'38" W – 702.10';

THENCE S 87°56'38" W – 40.00' CONTINUING WITH THE COMMON LINE TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CROSSING THROUGH THE INTERIOR OF THE 20.024 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **N 02°03'39" W – 207.59'** BEING 65' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) **S 89°59'07" W – 355.02'** BEING 65' SOUTH OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE COMMON LINE OF THE 20.024 ACRE TRACT AND LOT 1, BLOCK A, BOHLS COMMERCIAL PARKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER TCCD 201400040 OF THE OPRTCT, TO AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **N 00°00'15" W – 380.89'** BEING 80' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO AN ANGLE POINT,
- 4) **N 62°28'27" W – 783.67'** BEING 65' SOUTHWEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 (WIDTH VARIES) FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 MARKING THE COMMON WEST CORNER OF THE 20.024 ACRE TRACT AND THE REMAINDER OF THE 81.15 ACRE TRACT BEARS S 27°32'40" W – 744.23';

THENCE N 27°32'40" E – 40.00' WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD/ F.M. 685 MARKING AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DESSAU ROAD / F.M. 685 AND THE NORTH CORNER OF LOT 1 BEARS N 27°32'40" E – 1002.85';

THENCE CROSSING THROUGH THE INTERIOR OF THE 20.024 ACRE TRACT THE FOLLOWING FOUR CALLS:

- 1) **S 62°28'27" E – 807.91'** BEING 25' SOUTHWEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE COMMON LINE OF THE 20.024 ACRE TRACT AND LOT 1 TO AN ANGLE POINT,
- 2) **S 00°00'15" E – 365.14'** BEING 40' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) **N 89°59'07" E – 348.34'** BEING 25' SOUTH OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE SAID COMMON LINE TO AN ANGLE POINT,
- 4) **S 46°01'07" E – 7.59'** TO AN ANGLE POINT,
- 5) **S 02°03'39" E – 240.91'** BEING 25' WEST OF AND PARALLEL TO, AT RIGHT-ANGLES FROM THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 TO AN ANGLE POINT RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.607 ACRE OF LAND AS SURVEYED BY KOREY LEE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6645 ON AUGUST 19, 2024. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

PREPARED: DECEMBER 02, 2025

Korey Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645

PROJ NO. 3-00812
PLAT NO. A1-2606
FIELD NOTE NO. 20
MAP CHECKED MJP



EXHIBIT
1.029 ACRE WATERLINE EASEMENT
1.607 ACRE TEMPORARY CONSTRUCTION EASEMENT

LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 20.024 ACRE TRACT, DESCRIBED IN A DEED TO VANHIBA HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2021071780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND & ABBREVIATIONS

- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAPE-DAWSON" FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- (()) SUBJECT TRACT RECORD CALLS
- [] ADJOINING TRACTS RECORD CALLS
- [] TxDOT TRACTS RECORD CALLS
- E — OVERHEAD ELECTRIC LINE
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- TCCD TRAVIS COUNTY CLERK'S DOCUMENT
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION

SURVEY DATE: AUGUST 19, 2024

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

19 - 1.029 ACRE WATERLINE EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.
20 - 1.607 ACRE TEMPORARY CONSTRUCTION EASEMENT, LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT 231, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

EASEMENT NOTE:

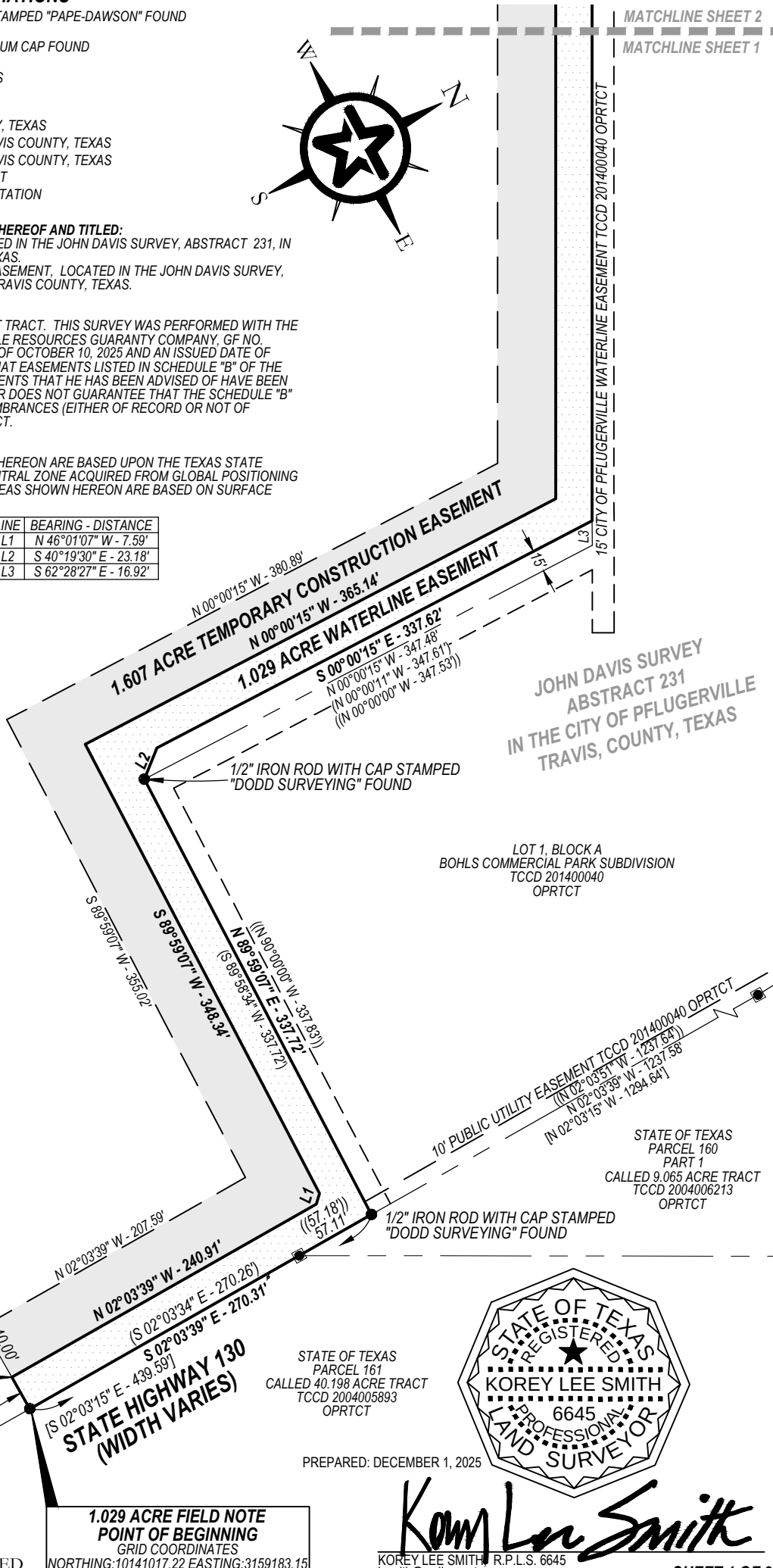
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2433204-KFO, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 10, 2025 AND AN ISSUED DATE OF OCTOBER 24, 2025. THE SURVEYOR CERTIFIES THAT EASEMENTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

BASIS OF BEARINGS:

THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE CONDITIONS.

LINE	BEARING - DISTANCE
L1	N 46°01'07" W - 7.59'
L2	S 40°19'30" E - 23.18'
L3	S 62°28'27" E - 16.92'

VANHIBA HOLDINGS LLC
A TEXAS LIMITED LIABILITY COMPANY
CALLED 20.024 ACRE TRACT
TCCD 2021071780
OPRTCT



JOHN DAVIS SURVEY
ABSTRACT 231
IN THE CITY OF PFLUGERVILLE
TRAVIS, COUNTY, TEXAS

LOT 1, BLOCK A
BOHLS COMMERCIAL PARK SUBDIVISION
TCCD 201400040
OPRTCT

STATE OF TEXAS
PARCEL 160
PART 1
CALLED 9.065 ACRE TRACT
TCCD 2004006213
OPRTCT

1.607 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10141016.32 EASTING:3159158.17

STATE HIGHWAY 130
(WIDTH VARIES)

1.029 ACRE FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
NORTHING:10141017.22 EASTING:3159183.15

STATE OF TEXAS
PARCEL 161
CALLED 40.198 ACRE TRACT
TCCD 2004005893
OPRTCT



PREPARED: DECEMBER 1, 2025

Kam Lee Smith
KOREY LEE SMITH, R.P.L.S. 6645
ksmith@walkerpartners.com

SHEET 1 OF 2



Walker Partners
engineers | surveyors

6504 Bridge Point Pkwy, Suite 200 • Austin, Texas 78730
Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500

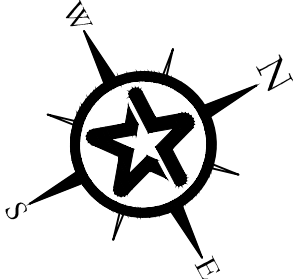


PLAT NO. A1-2606 PROJ. NO. 3-00812 DRAFTED 12/01/2025
TAB 1 F/N NO. 19 & 20 FB/PG N/A DRAWN BY MJP
DWG. NAME 3-00812V-ESMT-(P-3) 1.029 AC.dwg MAP CHK'D 12/02/2025

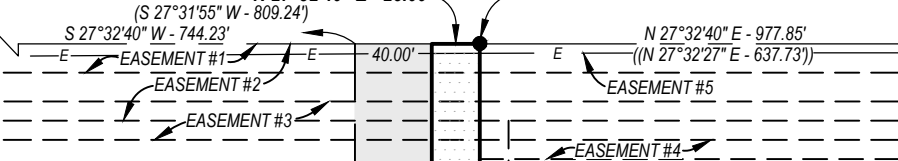
DESSAU ROAD / F.M.685
(WIDTH VARIES)

REMAINDER OF
VERDOT AT
PFLUGERVILLE WEST LLC
A TEXAS LIMITED
LIABILITY COMPANY
CALLED 81.15 ACRE TRACT
TCCD 2020007784
OPRTCT

VANHIBA HOLDINGS LLC
A TEXAS LIMITED LIABILITY COMPANY
CALLED 20.024 ACRE TRACT
TCCD 2021071780
OPRTCT



1/2" IRON ROD WITH CAP STAMPED
"DODD SURVEYING" FOUND
BEARS N 62°28'27" W - 0.20'



EASEMENT #1: 15' MANVILLE WATER SUPPLY CORPORATION
WATERLINE AND RIGHT OF WAY EASEMENT VOLUME 12520, PAGE 234
RPRTCT (SHOWN IN TCCD 2014029990 & 201400040 OPRTCT).

EASEMENT #2: 40' WIDE TEXAS UTILITIES ELECTRIC COMPANY
EASEMENT AND RIGHT OF WAY VOLUME 12445, PAGE 86 RPRTCT.

EASEMENT #3: 20' WIDE CITY OF PFLUGERVILLE WATER AND
WASTEWATER EASEMENT TCCD 2014028520 OPRTCT.

EASEMENT #4: APPROXIMATE 10' PUBLIC UTILITY EASEMENT TCCD
201400040 OPRTCT

EASEMENT #5: TEXAS POWER & LIGHT COMPANY EASEMENT
(UNSPECIFIED WIDTH) VOLUME 551, PAGE 109 DRTCT AS SHOWN ON
TCCD 201400040 DOCUMENT DESCRIPTION TO VAGUE TO
ACCURATELY PLOT

MATCHLINE SHEET 2
MATCHLINE SHEET 1

LOT 1, BLOCK A
BOHLS COMMERCIAL PARK SUBDIVISION
TCCD 201400040
OPRTCT

LEGEND & ABBREVIATIONS

- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAPE-DAWSON" FOUND (UNLESS OTHERWISE NOTED)
- ◼ 1/2" IRON ROD WITH TxDOT ALUMINUM CAP FOUND
- () SUBJECT TRACT RECORD CALLS
- (()) ADJOINING TRACTS RECORD CALLS
- [] TxDOT TRACTS RECORD CALLS
- E OVERHEAD ELECTRIC LINE
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- TCCD TRAVIS COUNTY CLERK'S DOCUMENT
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION

LINE	BEARING - DISTANCE
L1	N 46°01'07" W - 7.59'
L2	S 40°19'30" E - 23.18'
L3	S 62°28'27" E - 16.92'

1.607 ACRE TEMPORARY CONSTRUCTION EASEMENT
1.029 ACRE WATERLINE EASEMENT

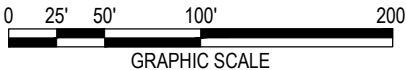
JOHN DAVIS SURVEY
ABSTRACT 231
IN THE CITY OF PFLUGERVILLE
TRAVIS, COUNTY, TEXAS

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SHEET 2 OF 2



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PLAT NO. A1-2606 PROJ. NO. 3-00812 DRAFTED 12/01/2025
TAB 2 F/N NO. 19 & 20 FB/PG N/A DRAWN BY MJP
DWG. NAME 3-00812V-ESMT-(P-3) 1.029 AC.dwg MAP CHK'D 12/02/2025