

LAND DESCRIPTION

Tract One:  
 Lot One-A (1A), Block A, A REPLAT OF LOT 1 BLOCK A, OF A REPLAT OF LOT 4, BLOCK A, STONE WALL RANCH SUBDIVISION, SECTION 1, an addition in and to the City of Liberty Hill, Williamson County, Texas, according to the map or plat thereof, recorded in Document Number 2022014426, O.P.R.W.C.T.

Tract Two:  
 Easement Estate created by that certain Twenty Five (25) foot Access, and Drainage, as dedicated and evidenced on the Plat thereof recorded under Document Number 2022014805 of the Official Public Records of Williamson County, Texas.

Tract Three:  
 Easement Estate created by that certain Fifty (50) foot Access Easement, as set out and dedicated in that certain Declaration of Easements and Restrictions, recorded under Document Number 2016065340 of the Official Public Records of Williamson County, Texas, and being called a 0.568 acre, or 24,744 square feet situated in the John B. Robinson Survey, Abstract No. 521 in Williamson County, Texas, being out of Lot 5, Block A, and a portion of Lot 4, Block A of Stone Wall Ranch Subdivision, Section One, recorded in Cabinet Y, Slides 341-342 of the Plat Records of Williamson County, Texas, also recorded in Document No. 2004035007 of the Official Public Records of Williamson County, Texas, conveyed to Liberty Hill Stonewall Partners LP, recorded in Document No. 2013103245 of the Official Public Records of Williamson County, Texas.

Tract Four:  
 Easement Estate created by that certain Twenty (20) foot Drainage and Water Quality Easement, as set out and granted in that certain Development Agreement, recorded under Document Number 2020003986 of the Official Public Records of Williamson County, Texas.

SURVEYOR'S CERTIFICATION

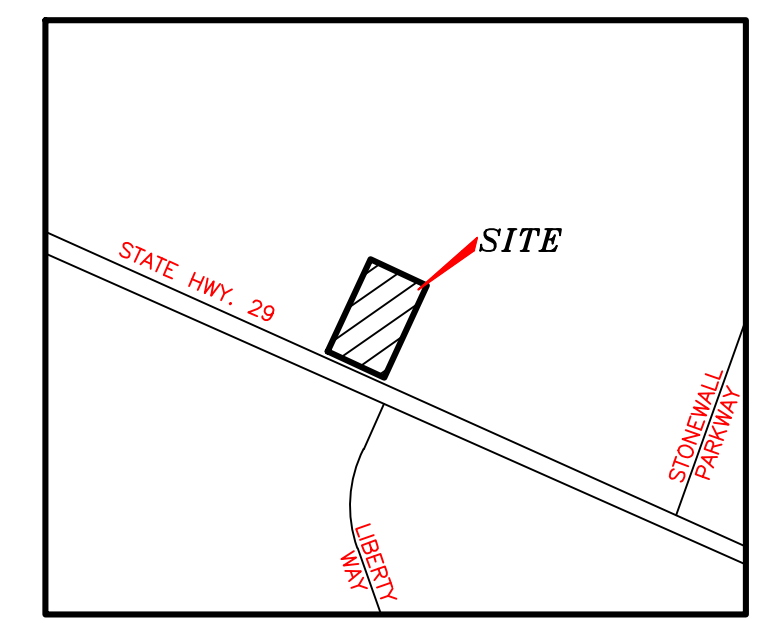
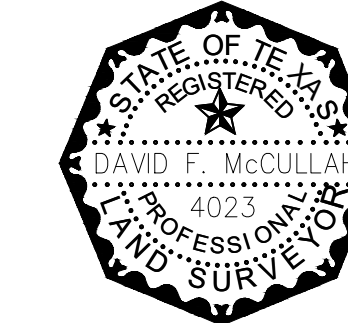
To: Liberty Hill Development Group, LLC, a North Carolina limited liability company, RS Stonewall Ranch, L.L.C., a Texas limited liability company, Bell Bank, a North Dakota banking corporation, The Sherwin-Williams Company, an Ohio corporation, and Fidelity National Title Insurance Company

This is to certify that this map or plat 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. ALTA Items: 1-5, 6 (a & b), 8, 9, 11(a), 13, 14, 17, and 18. The fieldwork was completed on May 25, 2023.

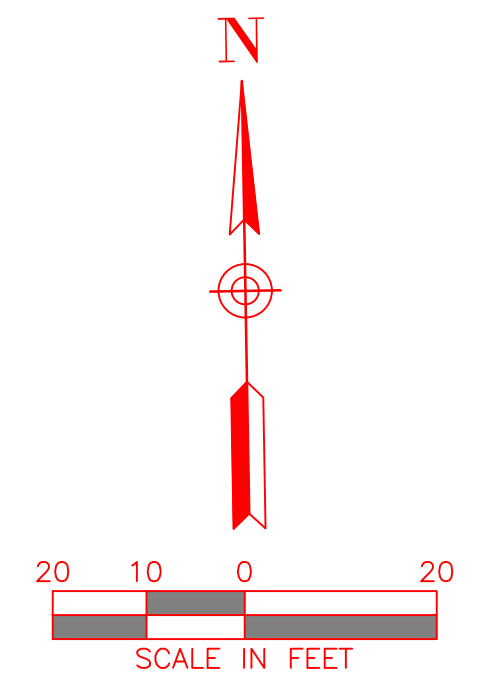
Date of Plat or Map: May 30, 2023

Title Commitment provided by: Fidelity National Title Insurance Company  
 G.F. No. FTH-18-FAH23004949HC  
 Effective Date: June 23, 2023

*David F. McCullah*  
 David F. McCullah  
 Registered Public Land Surveyor  
 Texas Registration No. 4023



VICINITY MAP  
 NOT TO SCALE



SCALE IN FEET

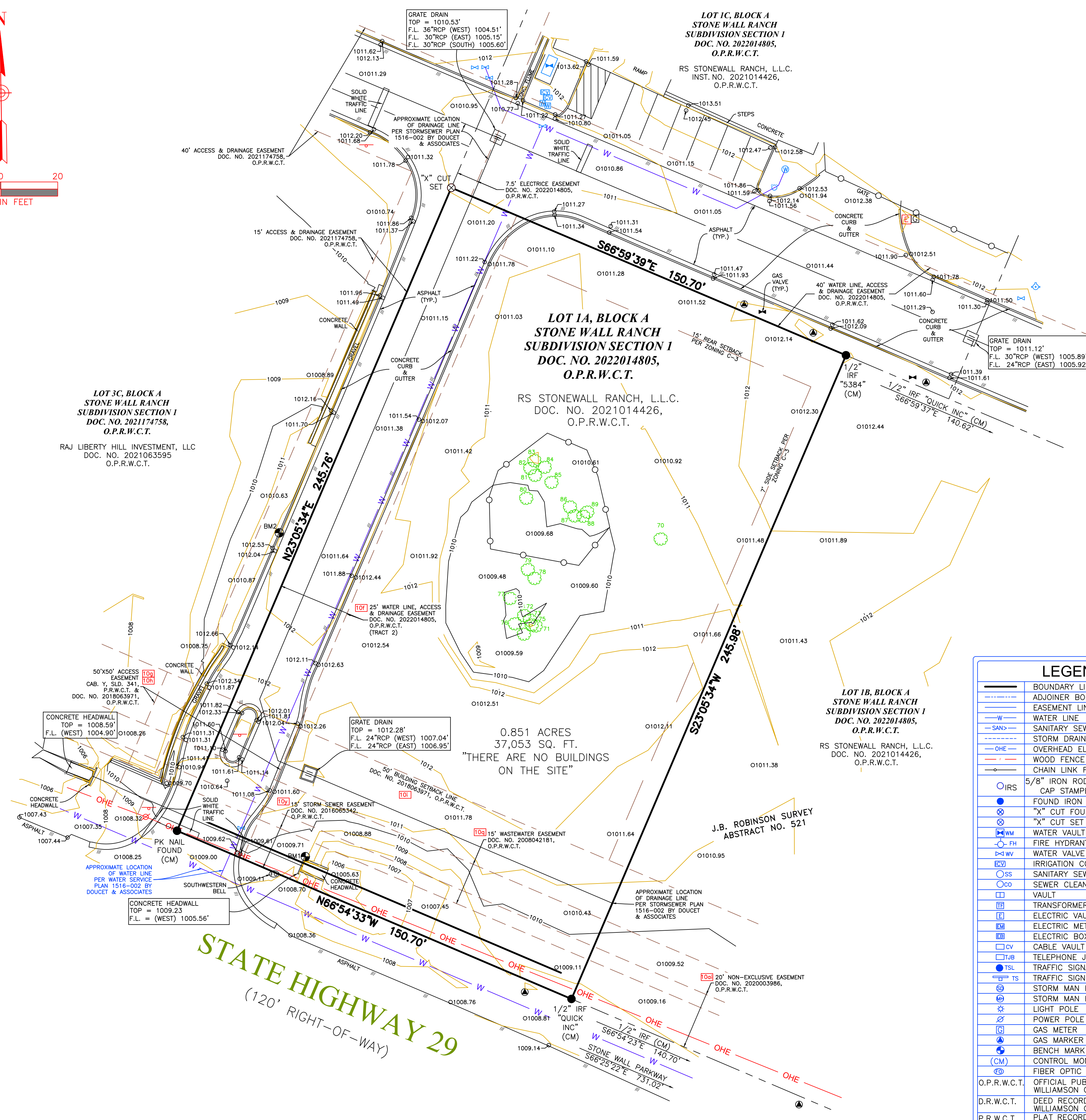


TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (As shown on survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (As shown on survey)
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (As shown on survey)
- Gross land area (and other areas if specified by the client). (As shown on survey)
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. (As shown on survey)
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. Zoned: C-3 General Commercial/Retail District  
 Setbacks: Front Yard: 25'  
 Side Yard: 7'  
 Rear Yard: 15'  
 Max. Building Height: 45'  
 Reference: Eva Newton - Baseline Development  
 Date: 06/02/2023  
 Source: Email
- (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. (As shown on survey)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (As shown on survey)
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (No parking spaces observed at the time of the survey.)
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5 E.iv.) as determined by: (a) plans and/or reports provided by client (with reference as to the sources of information) (All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.) (b) markings coordinated by the surveyor pursuant to a private utility locate request. (DigTess Ordered: 5/25/2023 - Ticket Number: 2364425644)
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (As shown on survey)
- As specified by the client, distance to the nearest intersecting street. (As shown on survey)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (No observed street intersection changes noticeable at time of the survey.)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (As shown on survey)

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1  
 Being an "X" cut, a distance of 45.12' East and 9.09' South from the subject's Southwest property corner.  
 Elevation: 1009.20'

Benchmark No. 2  
 Being a Square cut, a distance of 35.97' East and 104.75' North from the subject's Southwest property corner.  
 Elevation: 1012.51'

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48491C0245F, dated December 20, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the AllTerra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.

LEGEND

|             |   |
|-------------|---|
| —           | BOUNDARY LINE   |
| - - -       | ADJOINER BOUNDARY LINE                                    |
| - - - -     | EASEMENT LINE (AS NOTED)                                  |
| W           | WATER LINE  |
| SAN         | SANITARY SEWER LINE                                       |
| - - - -     | STORM DRAIN LINE (AS NOTED)                               |
| OHE         | OVERHEAD ELECTRIC LINE                                    |
| W           | WOOD FENCE  |
| CL          | CHAIN LINK FENCE  |
| IR          | 5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS" |
| IR          | FOUND IRON ROD (AS NOTED)                                 |
| X           | "X" CUT SET   |
| WV          | WATER VAULT   |
| FH          | FIRE HYDRANT  |
| WV          | WATER VALVE   |
| IC          | IRRIGATION CONTROL VALVE                                  |
| SS          | SANITARY SEWER MAN HOLE                                   |
| CC          | SEWER CLEAN OUT   |
| V           | VAULT   |
| T           | TRANSFORMER   |
| E           | ELECTRIC VAULT  |
| EM          | ELECTRIC METER  |
| EB          | ELECTRIC BOX  |
| CV          | CABLE VAULT   |
| TJB         | TELEPHONE JUNCTION BOX                                    |
| TL          | TRAFFIC SIGNAL LIGHT                                      |
| TS          | TRAFFIC SIGN  |
| SMH         | STORM MAN HOLE  |
| SMH         | STORM MAN HOLE  |
| LP          | LIGHT POLE  |
| PP          | POWER POLE  |
| GM          | GAS METER   |
| GM          | GAS MARKER  |
| BM          | BENCH MARK  |
| CM          | CONTROL MONUMENT  |
| FOM         | FIBER OPTIC MARKER  |
| OP.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS         |
| D.R.W.C.T.  | DEED RECORDS, WILLIAMSON COUNTY, TEXAS                    |
| P.R.W.C.T.  | PLAT RECORDS, WILLIAMSON COUNTY, TEXAS                    |

TREE TABLE

| NO. | SIZE | SPECIES   |
|-----|------|-----------|
| 70  | 16"  | OAK       |
| 71  | 14"  | OAK       |
| 72  | 7"   | HACKBERRY |
| 73  | 10"  | OAK       |
| 74  | 16"  | OAK       |
| 75  | 26"  | OAK       |
| 76  | 13"  | OAK       |
| 77  | 42"  | OAK       |
| 78  | 13"  | OAK       |
| 79  | 12"  | OAK       |
| 80  | 24"  | OAK       |
| 81  | 11"  | OAK       |
| 82  | 11"  | OAK       |
| 83  | 9"   | OAK       |
| 84  | 11"  | OAK       |
| 85  | 9"   | OAK       |
| 86  | 9"   | OAK       |
| 87  | 10"  | OAK       |
| 88  | 11"  | HACKBERRY |
| 89  | 9"   | OAK       |

| NO. | DATE       | DESCRIPTION     | BY |
|-----|------------|-----------------|----|
| 1   | 07/17/2023 | CLIENT COMMENTS |    |
|     |            |                 |    |
|     |            |                 |    |
|     |            |                 |    |
|     |            |                 |    |
|     |            |                 |    |

ALTA/NSPS LAND TITLE SURVEY  
 LOT 1A, BLOCK A,  
 STONE WALL RANCH SUBDIVISION SECTION 1  
 J.B. ROBINSON SURVEY, ABSTRACT NO. 521  
 CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321  
 W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

| DRAWN | CHECK | DATE       | SCALE    | PROJECT NO. | SHEET NO. |
|-------|-------|------------|----------|-------------|-----------|
| TD    | DM    | 05/30/2023 | 1" = 20' | TR-29-23    | 1 OF 2    |

TITLE NOTES

SCHEDULE B  
EXCEPTIONS FROM COVERAGE

Commitment No.: FAH23004949 GF NO.: FTH-18-FAH23004949HC

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

- 1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Those set forth on the plat recorded in Cabinet Y, Slide 341, Plat Records of Williamson County, Texas; and those set out in the instruments recorded in Document Nos. 2016065340, 2018070869, 2018063971 (plat), and 2022014805 (plat), Document No. 2022059471, Official Public Records of Williamson County, Texas.
Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Affects the subject property)
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. (Not survey related)
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner Policy only.) (Not survey related)
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities.
a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
c. to filled-in lands, or artificial islands, or
d. to statutory water rights, including riparian rights, or
e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. (Applies to the Owner Policy only.) (Not survey related)
5. Standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.") (Not survey related)
6. The terms and conditions of the documents creating your interest in the land. (Not survey related)
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) (Not survey related)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.) (Not survey related)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R), (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Not survey related)
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. Rights of parties in possession. (Not survey related)
b. Intentionally deleted.
c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, 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. (Not survey related)
d. Those liens created at closing, if any, pursuant to lender instructions. (Not survey related)
e. Intentionally deleted.
f. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
Purpose: 25' Access & drainage easement
Affects: 25' along the westerly lot line
Recording No: Document No. 2022014805, Official Public Records, Williamson County, Texas (Affects the subject tract, as shown on survey)
g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
Purpose: access easement
Affects: portion of 50' x 50' along the southwestly (front) corner of subject property
Recording No: Cabinet Y, Slide 341, Plat Records of Williamson County, Texas and in Document No. 2018063971, Official Public Records of Williamson County, Texas (Affects the subject property, as shown on survey)
h. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
Purpose: access easement
Affects: southwestly corner
Recording No: Document No. 2018063971 (plat), Official Public Records of Williamson County, Texas (Affects the subject property, as shown on survey)

TITLE NOTES

- i. Building setback lines as set forth on the plat recorded in Cabinet Y, Slide 341, Plat Records of Williamson County, Texas and in Document No. 2018063971 (plat), Official Public Records of Williamson County, Texas. (Affects the subject property, as shown on survey)
j. Intentionally deleted.
k. Intentionally deleted.
l. Intentionally deleted.
m. Intentionally deleted.
n. Intentionally deleted.
o. Intentionally deleted.
p. Intentionally deleted.
q. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Liberty Hill
Purpose: As provided in said instrument
Recording Date: May 30, 2008
Recording No: Document No. 2008042181, Official Public Records of Williamson County, Texas, and as shown on plat recorded in Document No. 2022014805, Official Public Records, Williamson County, Texas. (Affects the subject property, as shown on survey)
r. Intentionally deleted.
s. Intentionally deleted.
t. Intentionally deleted.
u. Intentionally deleted.
v. Intentionally deleted.

TITLE NOTES

- w. Intentionally deleted.
x. Matters contained in that certain document
Entitled: Declaration of Easements and Restrictions
Dated: July 20, 2016
Executed by: Liberty Hill Stonewall Partners, LP
Recording Date: July 20, 2016
Recording No: Document No. 2016065340, Official Public Records of Williamson County, Texas
Reference is hereby made to said document for full particulars. (Affects the subject property, blanket in nature, unable to locate from the description provided)
y. Matters contained in that certain document
Entitled: Storm Sewer Easement Agreement
Dated: July 20, 2016
Executed by: Liberty Hill Stonewall Partners, LP
Recording Date: July 20, 2016
Recording No: Document No. 2016065342, Official Public Records of Williamson County, Texas, Document No. 2022014805, Official Public Records, Williamson County, Texas
Reference is hereby made to said document for full particulars. (Affects the subject property, as shown on survey)
z. Matters contained in that certain document
Entitled: Declaration of Easements and Restrictions
Dated: August 3, 2018
Executed by: Liberty Hill Stonewall Partners, LP and AutoZone Parts, Inc.
Recording Date: August 9, 2018
Recording No: Document No. 2018070869, Official Public Records of Williamson County, Texas
Reference is hereby made to said document for full particulars. (Affects the subject property, blanket in nature, unable to locate from the description provided)
aa. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 295, Page 438, Deed Records of Williamson County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not survey related)
ab. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 300, Page 291, Deed Records of Williamson County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not survey related)
ac. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 484, Page 521, Deed Records of Williamson County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not survey related)
ad. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document
Recording No.: Volume 726, Page 675, Deed Records of Williamson County, Texas
Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not survey related)
ae. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Lessor: Lane and Poole Land Company
Lessee: John E. Floyd
Dated: December 28, 1966
Recording No.: Volume 494, Page 44, Deed Records of Williamson County, Texas; being further affected by instrument recorded in Volume 525, Page 81, Deed Records of Williamson County, Texas.
Said mineral interest not traced subsequent to the date of the above-cited instrument (Not survey related)
af. The Land has frontage or abuts State Highway 29, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the Insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road. (Not survey related)
ag. Joint Access Easement by and between Liberty Hill Stonewall Partners, LP and Stonewall Ranch Commercial, JV dated April 15, 2019, recorded in Document No. 2019031617, Official Public Records of Williamson County, Texas. (Affects the subject property, blanket in nature)
ah. Easement(s), terms, conditions and provisions of that certain Development Agreement, by and between Liberty Stonewall Partners, LP, Texas limited partnership and Stonewall Ranch Commercial, J.V., a Texas joint venture, as evidenced by instrument recorded January 14, 2020, at Document No. 2020003986, Official Public Records, Williamson County, Texas. (Affects the subject property, blanket in nature, unable to locate from the description provided)
ai. Twenty (20') foot non-exclusive easement along the southern boundary of Tract 1 along the frontage of State Highway 29, for the purposes of opening, constructing and maintaining a drainage and water quality easement, along with any structures and grading which may be necessary to facilitate proper drainage and water quality treatment of the adjacent property and roadway facilities, as set out in that certain Development Agreement recorded January 14, 2020, under Document No. 2020003986, Official Public Records, Williamson County, Texas. (Affects the subject property, as shown on survey)
aj. Assessments, charges and liens as set forth in the document
Entitled: Declaration of Easements, Covenants Conditions and Restrictions.
Recording Date: May 12, 2022
Recording No: Document No. 2022059471, Official Public Records of Williamson County, Texas
Liens and charges as set forth in the above mentioned declaration.
Payable to: Stonewall Ranch West Property Owners Association, Inc
Said instrument also provides for the levy of assessments, which states the following, (1) Subordination of Lien to Mortgages. The lien granted and reserved to the POA is subordinate to any lien granted by an Owner against a Lot to a bona fide lender. The foreclosure of a superior lien extinguishes the POA's lien as to Assessments due before the foreclosure. (Not survey related)
ak. Rights of tenants in possession, as tenants only, under unrecorded lease agreements. (Not survey related)

TITLE NOTES

- al. Intentionally deleted.
am. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by survey prepared by David F. McCullih RPLS 4023, dated May 30, 2023, Project No. TR-29-23:
i. Grate drain and drainage line lying outside of a dedicated easement
ii. Portion of property along the west property line lies within the driveway to State Highway 29
iii. 15-foot rear setback along northeast property line and 7-foot side setback along easterly property line. (Noted)

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

ALTA/NSPS LAND TITLE SURVEY  
LOT 1A, BLOCK A,  
STONE WALL RANCH SUBDIVISION SECTION 1  
J.B. ROBINSON SURVEY, ABSTRACT NO. 521  
CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

TRaverse  
LAND SURVEYING LLC  
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

| DRAWN | CHECK | DATE       | SCALE    | PROJECT NO. | SHEET NO. |
|-------|-------|------------|----------|-------------|-----------|
| TD    | DM    | 05/30/2023 | 1" = 20' | TR-29-23    | 2 of 2    |