

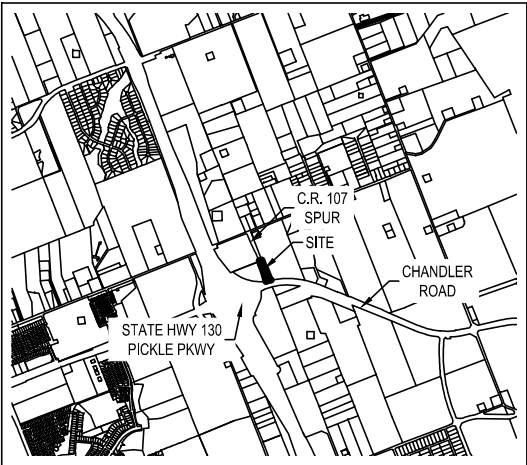
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. METES AND BOUNDS WERE PREPARED BY SEPARATE INSTRUMENT.

3. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT OF:
A 1.517 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT 370, WILLAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 4.84 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2006066451, AND A PORTION OF A CALLED 5.47 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2006016192, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

LOCATION MAP



REMAINING PORTION OF A CALLED 34.500 ACRES
AMIGO REALTY, LLC
DOCUMENT NO. 2019028638, O.P.R.

N69° 06' 20"E 81.13'

C2

GEORGE KEITH SURVEY
ABSTRACT 370

1.517 ACRES
CR 107 ANNEXATION PARCEL

N21° 11' 33"W 249.38'

COUNTY ROAD 107 SPUR
VARIABLE WIDTH R.O.W.
PROJECT NO. 040601
PORTION OF A CALLED 5.47 ACRES
WILLAMSON COUNTY
(DOCUMENT NO. 2006016192, O.P.R.)

LOT 1
BLOCK A
8.531 ACRES
371,610 SQ FT
QT 4178 PHASE 2
DOCUMENT NO. 2021081312, O.P.R.
OWNER: QT SOUTH, LLC
DOCUMENT NO. 2021028302, O.P.R.

S21° 08' 27"E 259.59'

N68° 51' 33"E
20.00'

REMAINDER OF A CALLED 48.33 ACRES
DARYL R. NEANS
DOCUMENT NO. 2003117175, O.P.R.

LEGEND

- SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- ⊙ FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "J.S. COALTER RPLS-LSL"
- ⊙ POINT
- ⊗ SET "X" IN CONCRETE
- P.R. PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2400.00'	162.89'	3°53'19"	S75° 04' 38"W	162.86'
C2	4960.00'	110.68'	1°16'43"	N21° 49' 25"W	110.68'

N14° 52' 07"W 296.03'

S21° 08' 27"E 377.84'

PORTION OF A CALLED 4.84 ACRES
WILLAMSON COUNTY
DOCUMENT NO. 2006066451, O.P.R.

WILLAMSON COUNTY RIGHT-OF-WAY
RESERVATION
QT 4178 PHASE 2
DOCUMENT NO. 2021081312, O.P.R.

31.11'

S62° 24' 07"E
45.45'

P.O.B.

CHANDLER ROAD
VARIABLE WIDTH R.O.W.
PROJECT NO. 040601
REMAINDER OF A CALLED 5.47 ACRES
WILLAMSON COUNTY
(DOCUMENT NO. 2006016192, O.P.R.)

REMAINDER OF A CALLED 4.84 ACRES
WILLAMSON COUNTY, TEXAS
DOCUMENT NO. 2006066451, O.P.R.

MATKINHOOVER
ENGINEERING
& SURVEYING

BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE: 830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

DATE: DECEMBER 22, 2025
JOB NO. 20-5021