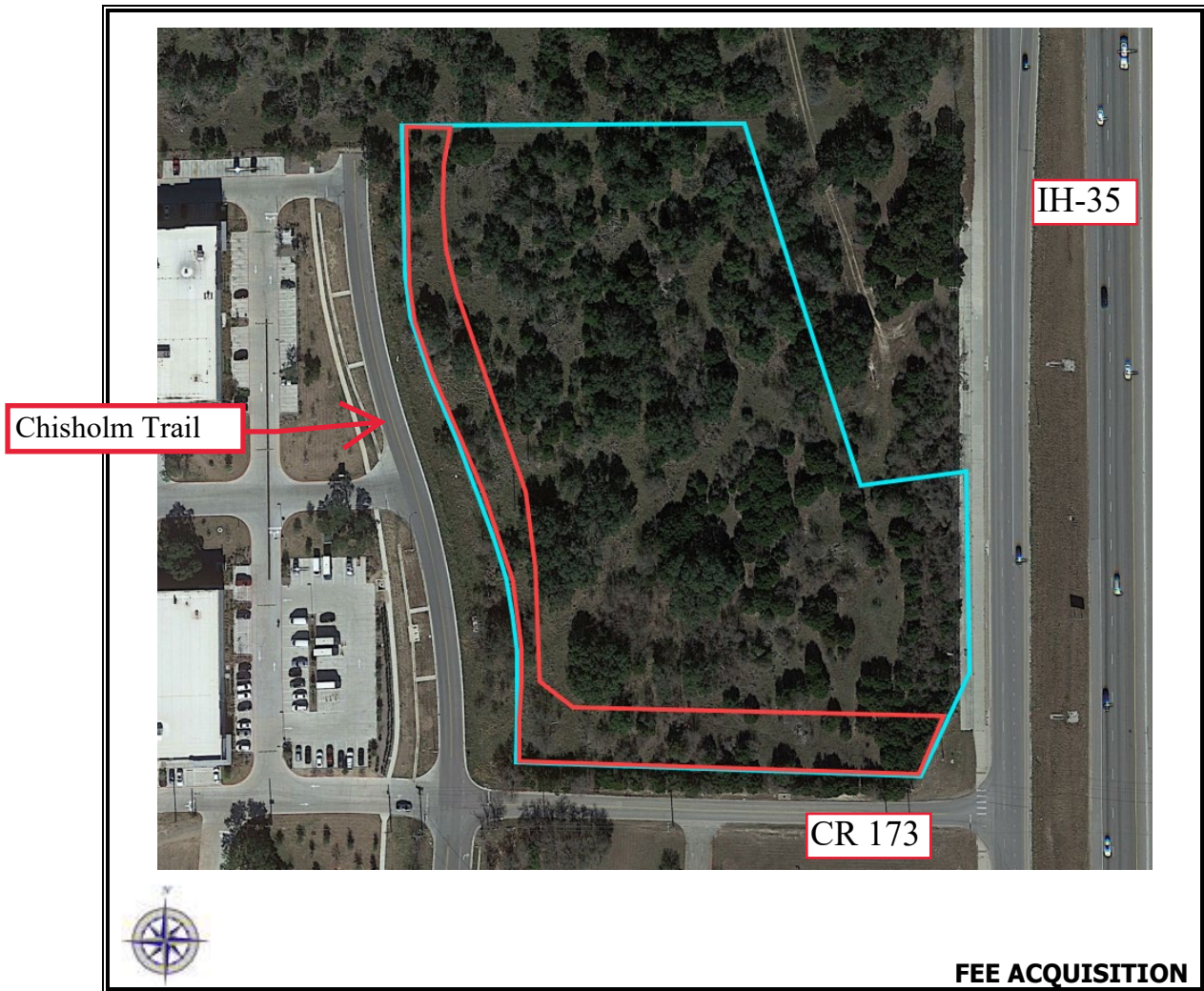


VALUATION AND HIGHEST AND BEST USE OF THE ACQUISITION

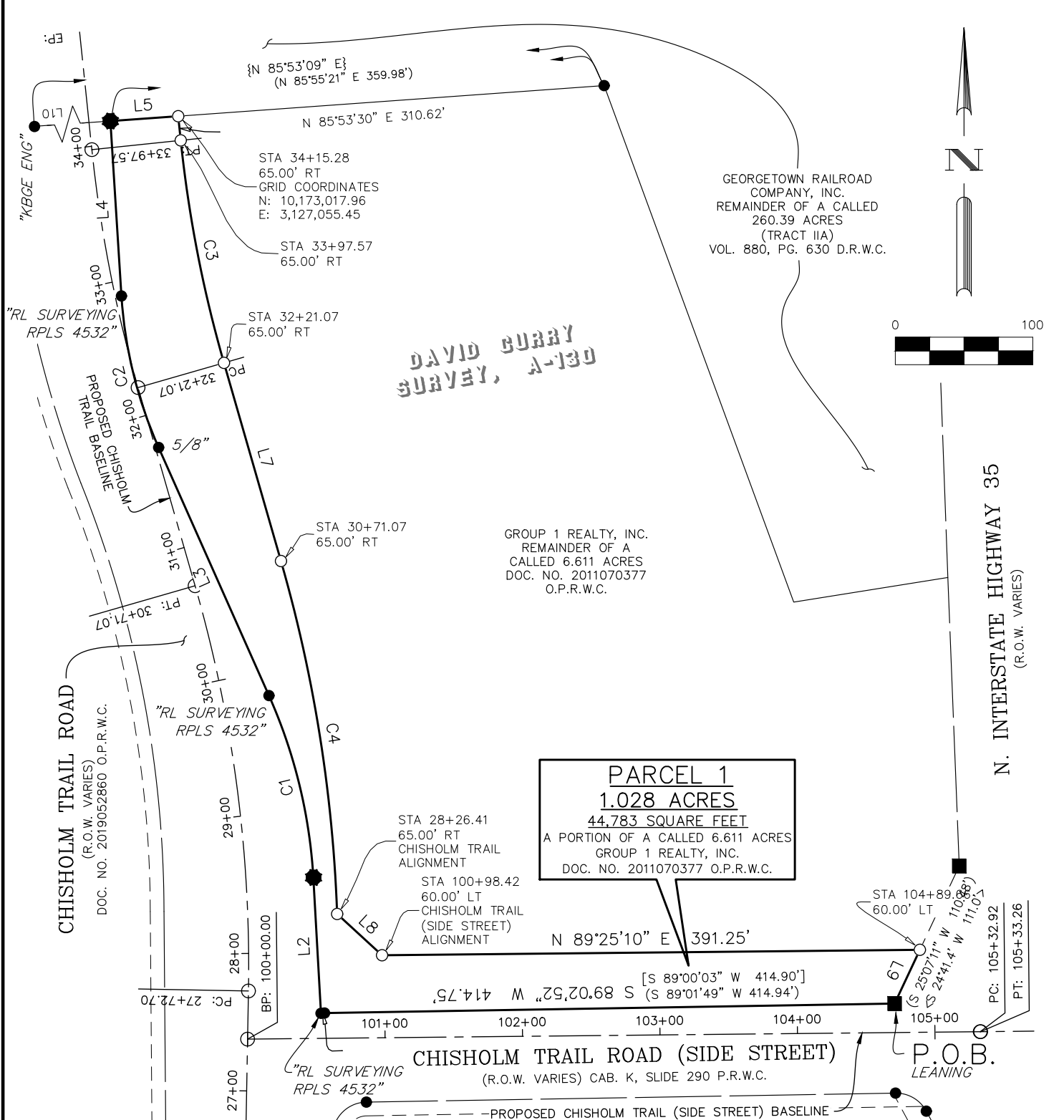


Source: Google Earth

Whole Property (blue): 6.611 ac

Acquisition (red): 1.028 ac





PARCEL 1
1.028 ACRES
44,783 SQUARE FEET
 A PORTION OF A CALLED 6.611 ACRES
 GROUP 1 REALTY, INC.
 DOC. NO. 2011070377 O.P.R.W.C.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.00012
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY AND TEXAS NATIONAL TITLE, INC. UNDER G.F. NO. T-167480, DATED EFFECTIVE OCTOBER 7, 2022 AND ISSUED ON OCTOBER 21, 2022.

BGE Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502
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PLAT OF PARCEL 1
1.028 ACRES (44,783 S.F.)
CHISHOLM TRAIL ROAD
DAVID CURRY SURVEY, A-130
ROUND ROCK, TEXAS
COUNTY, STATE

Scale: 1" = 100'	Job No.: 9088-00	Date: 11/17/2022	Drawing: 4 OF 6
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