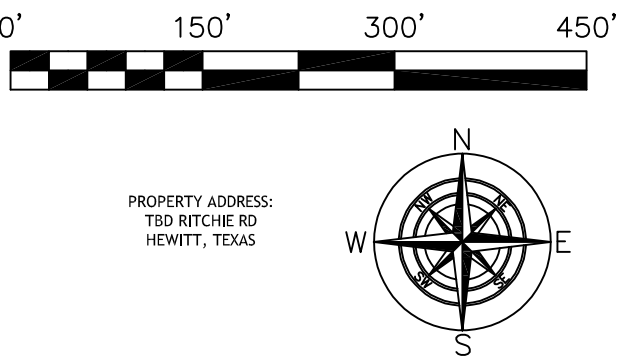


SURVEYOR'S NOTES:

1. All bearings shown hereon are correlated to the Texas state plane coordinate system, Central Zone (4203), NAD83 (NA 2011).
2. This survey was prepared without the benefit of a copy of a commitment for title insurance.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.
4. () Denotes record data.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on April 15, 2025 and shows the significant visible improvements observed at the time of the survey.



LEGEND OF ABBREVIATIONS	
O.P.R.M.C.T.	Official Public Records of McLennan County, Texas
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
TXDOT	Texas Department of Transportation
MON	Monument
C.M.	Controlling Monument
CMP	Corrugated Metal Pipe
SN	Sign
FSN	Fiber Sign
OHE	Overhead Electric

LEGEND OF SYMBOLS	
	air conditioner
	borehole
	cable tv
	electric meter
	fence or handrail
	fire dept. connection
	fire hydrant
	fire lane
	guard rail
	grease trap
	bollard
	grate inlet
	gas meter
	gas line
	utility pole anchor
	irrigation valve
	landscape or tree line
	landscape electric box
	landscape light
	light pole
	mailbox
	overhead utility lines
	power pole
	sanitary sewer manhole
	storm drain manhole
	telephone manhole
	traffic signal pole
	utility clean out
	utility vault
	water valve
	water meter
	well

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, AND VERIFICATION IS REQUIRED.

PROPERTY DESCRIPTION

BEING A 5.534 ACRE TRACT OF LAND, IN THE CARLOS O'CAMPO GRANT SURVEY, ABSTRACT NO. 32, MCLENNAN COUNTY TEXAS, CONVEYED TO ARBOR GROVE PROPERTIES II, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2022037719, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, (O.P.R.M.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID ARBOR GROVE PROPERTIES II, LLC TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO THE ICON AT HEWITT, LP, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2018033994, O.P.R.M.C.T., IN A CURVE TO THE RIGHT HAVING A RADIUS OF 707.41 FEET, IN THE SOUTH LINE OF RITCHIE ROAD;

THENCE, WITH SAID SOUTH LINE OF RITCHIE ROAD, WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N 84° 15' 41" E, 438.53 FEET, AN ARC LENGTH OF 445.87 FEET TO A 5/8 INCH IRON ROD FOUND, TO THE NORTHEAST CORNER OF SAID ARBOR GROVE PROPERTIES II, LLC TRACT, IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO CITY OF HEWITT, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2013034232, O.P.R.M.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID ARBOR GROVE PROPERTIES II, LLC TRACT, AND WITH SAID CITY OF HEWITT TRACT, S 33° 14' 00" E, A DISTANCE OF 309.99 FEET, TO A 5/8 INCH IRON ROD FOUND, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF S. HEWITT DRIVE;

THENCE, WITH SAID WEST LINE OF S. HEWITT DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S 15° 04' 10" W, A DISTANCE OF 10.16 FEET, TO A TXDOT MONUMENT FOUND;
- S 20° 08' 23" W, A DISTANCE OF 288.69 FEET, TO A CONCRETE MONUMENT FOUND;
- S 25° 47' 32" W, A DISTANCE OF 221.76, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST LINE OF SAID ICON AT HEWITT LIMITED PARTNERSHIP TRACT;

THENCE, WITH THE COMMON LINE BETWEEN ARBOR GROVE PROPERTIES II, LLC TRACT, AND WITH SAID ICON AT HEWITT, LP TRACT, N 30° 21' 43" W, A DISTANCE OF 806.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.534 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON APRIL 15, 2025.

PRESENCE OF UTILITIES WARNING

811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.



SJ Hoffman 04/16/2025

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



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Scale: 1"=150'	Date: 04/16/2025	DWG: 2025106 SURVEY-001
Drawn: OF	Checked: SJH	Job: 2025-106

SURVEY EXHIBIT SHOWING
BEING A 5.534 ACRE TRACT OF LAND IN THE CARLOS O'CAMPO GRANT, ABSTRACT NO. 32 IN THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2022037719, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS