

90 +/- ACRES



EXHIBIT A
CONCEPTUAL SITE PLAN



Scale: 1" = 400'

Date: July 05, 2023

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125 512.335.5577 www.pohljensen.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

Sutton Natalie, LTD

Highway 29, Liberty Hill, TX

90 +/- ACRES



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
www.secpplanning.com • info@secpplanning.com

CONCEPT PLAN D
SUTTON TRACT
POHL PARTNERS
LIBERTY HILL, TEXAS

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Site located approximately:

- 3 miles from Downtown Liberty Hill
- 5.5 miles from HWY 183
- 40 minutes to Downtown Austin
- 45 minutes to Austin Bergstrom International Airport

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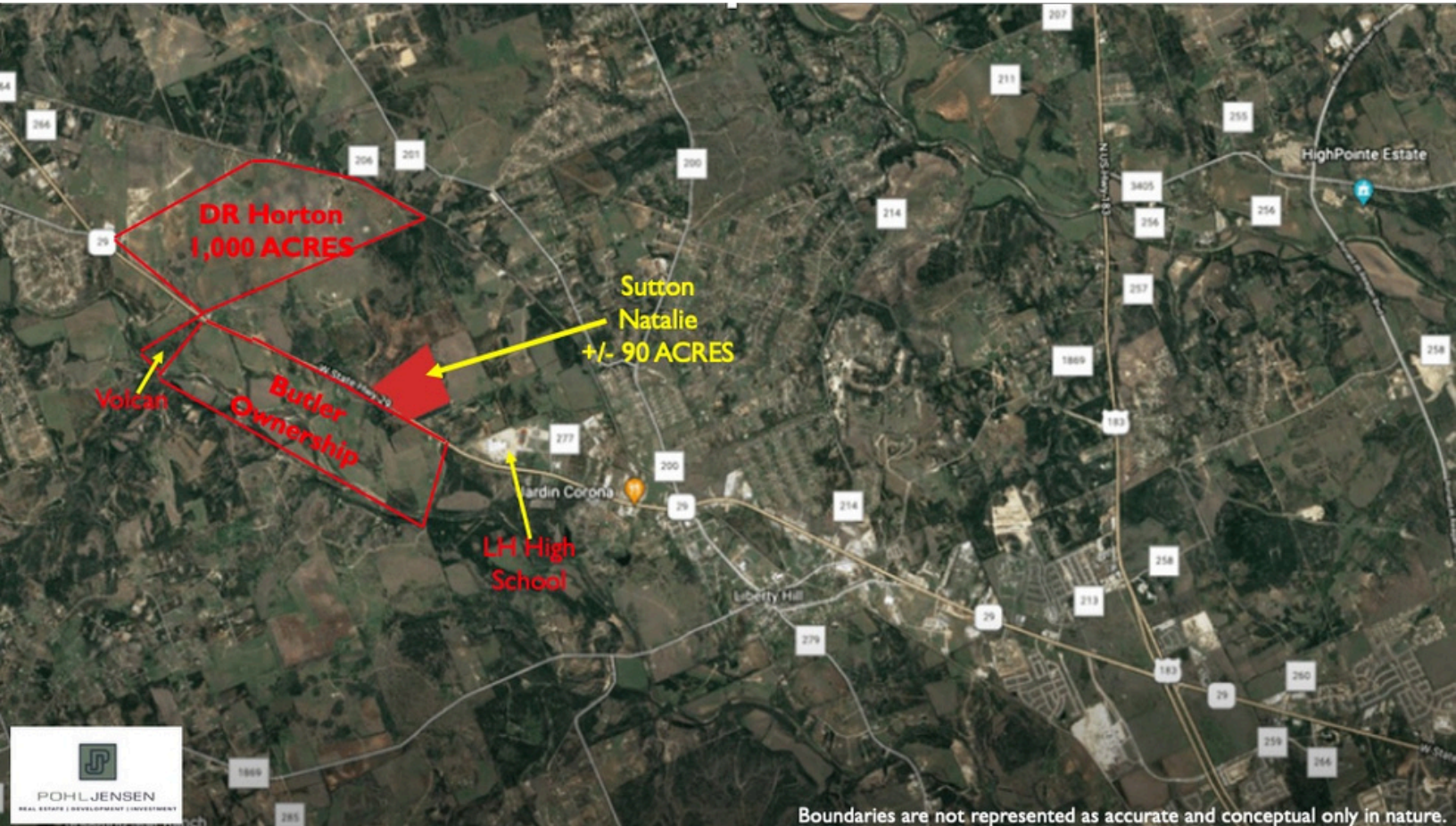
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0 250 500

APPROXIMATE
SCALE IN FEET

LEGEND
● IRON ROD FOUND
○ IRON ROD SET
* COTTON SPINDLE FOUND
△ CALCULATED POINT

SURVEY SKETCH

BEING 45.00 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE 546.33 ACRE TRACT OF LAND CONVEYED TO THE BUTLER FAMILY PARTNERSHIP, LTD. BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2010087926, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1733.33
S69°23'33"W

TOPO/BEARING/COORDINATE BASIS

ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD 83
GEOID MODEL: GEOID 12

REVOCABLE LIVING TRUST
LEROY O HALL
99.0 ACRES
#9819014

BUTLER FAMILY PARTNERSHIP, LTD
2010087926
546.33 Ac.

45.00 Acres

HIGHWAY 29
(ROW VARIES)

COMMENTS TO SCHEDULE B
AS STATED IN GF NO. 201502995,
EFFECTIVE DATE: OCT. 12, 2015

CERTIFIED TO: HERITAGE TITLE AND OLD
REPUBLIC NATIONAL TITLE
BORROWER:
INSURED: Pandilma, LLC

COMMENTS:

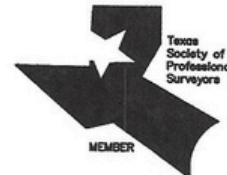
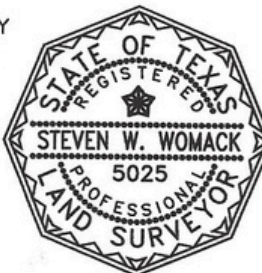
10. a. "ACCESS EASEMENT" (358-79)
DOES NOT AFFECT THIS TRACT AND IS
SHOWN HEREON.

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS
OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR
FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON
COMMUNITY PANEL NO. 48053C0250 F, DATED 3/15/12, FOR
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY
AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN
THE STATE OF TEXAS.

29 Oct 2015

Steven Warner Womack, RPLS, PLS, NCEES Date
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220



DATE: 10-23-2015
DRAWN BY: Staff
FILE NAME: 07-125 45W
PROJ. NO. : 07-125



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Pohl Jensen, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9011091 License No.	Bpohl@pohlbrown.com Email	512-335-5577 Phone
William B. Pohl Designated Broker of Firm	160729 License No.	Bpohl@pohlbrown.com Email	512-335-5577 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date