

SCALE: 1" = 100'

LEGAL DESCRIPTION:

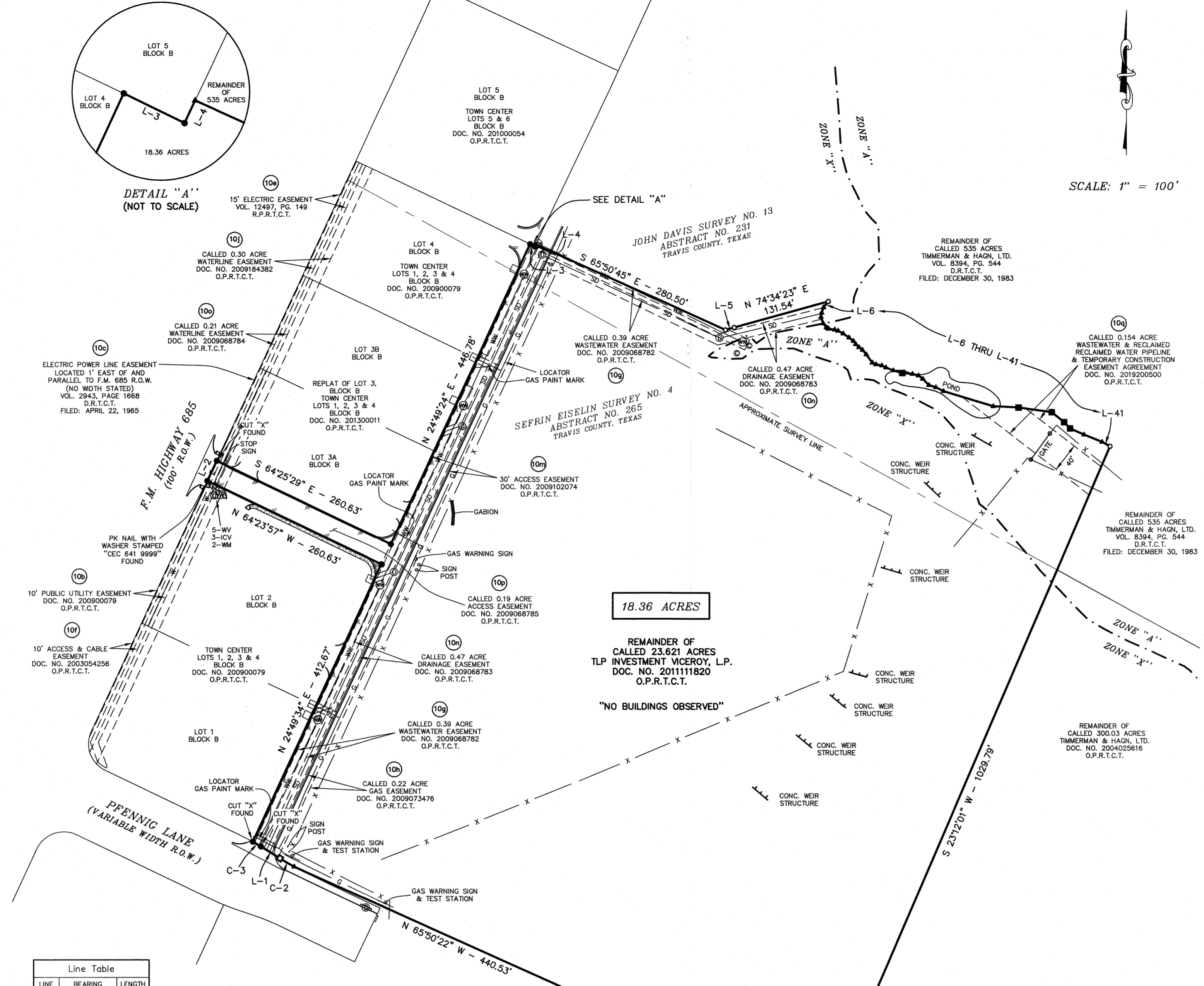
18.36 ACRES OF LAND SITUATED IN THE SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 265, AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS, AS DESCRIBED BY THE ATTACHED METES AND BOUNDS DESCRIPTION.

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT HAVING A FILE NUMBER OF 798141, EFFECTIVE DATE JUNE 24, 2020, ISSUED DATE JULY 7, 2020 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY CP&Y, INC.

SCHEDULE B ITEMS:

- 1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
THOSE RECORDED IN/UNDER DOCUMENT NUMBERS 2008033335, 2008121635, 2008173180, 2009102074, 2011111821 AND 2013032872 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
10b. PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, ALONG THE MOST WESTERLY PROPERTY LINE, AS RECORDED IN/UNDER DOCUMENT NUMBER 200900079, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10c. ELECTRIC POWER LINE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 24, 1964, RECORDED IN/UNDER VOLUME 2943, PAGE 1668 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO LONE STAR GAS, BY INSTRUMENT DATED OCTOBER 27, 1965, RECORDED IN/UNDER VOLUME 3077, PAGE 1328 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS. - DUE TO THE VAGUENESS OF THE DESCRIPTION THE SURVEYOR IS UNABLE TO DETERMINE ITS LOCATION WITH ANY CERTAINTY.
10e. OVERHEAD AND/OR UNDERGROUND ELECTRIC EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO TEXAS UTILITIES ELECTRIC COMPANY, BY INSTRUMENT DATED MAY 30, 1995, RECORDED IN/UNDER VOLUME 12497, PAGE 149 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10f. ACCESS AND CABLE EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., DBA SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED MARCH 5, 2003, RECORDED IN/UNDER DOCUMENT NUMBER 2003054256 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10g. WASTEWATER EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO THE CITY OF PFLUGERVILLE, BY INSTRUMENT DATED APRIL 21, 2009, RECORDED IN/UNDER DOCUMENT NUMBER 2009068782 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10h. WORK ASSIGNMENT SUPPLEMENT FORM OF EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO ATMOS ENERGY CORPORATION, BY INSTRUMENT DATED DECEMBER 22, 2008, RECORDED IN/UNDER DOCUMENT NUMBER 2009073476 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10i. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY LLC, BY INSTRUMENT DATED AUGUST 4, 2009, RECORDED IN/UNDER DOCUMENT NUMBER 2009194028 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - NOT ON SUBJECT TRACT
10j. TERMINATION, RELEASE AND RELINQUISHMENT OF EXISTING EASEMENT AND GRANT OF REPLACEMENT OF EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED NOVEMBER 2, 2009, RECORDED IN/UNDER DOCUMENT NUMBER 2009184382 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10k. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND ACCESS EASEMENT AGREEMENT, RECORDED IN/UNDER DOCUMENT NUMBER 2008033335 AND 2008173180 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. - NOT A SURVEY ITEM
10l. SUBJECT TO ALL TERMS, CONDITIONS, PROVISIONS, COVENANTS, OBLIGATIONS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE FEES, CHARGES AND/OR LIENS SET FORTH IN THAT CERTAIN DECLARATION, RECORDED IN/UNDER DOCUMENT NUMBER 2008173180 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - NOT A SURVEY ITEM
10m. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AND RESTRICTIVE COVENANT, RECORDED IN/UNDER DOCUMENT NUMBERS 2008173180 AND 2009102074 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10n. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DRAINAGE EASEMENT AGREEMENT, RECORDED IN/UNDER DOCUMENT NUMBER 2009068783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10o. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN WATER LINE AGREEMENT, RECORDED IN/UNDER DOCUMENT NUMBER 2009068784 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10p. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN/UNDER DOCUMENT NUMBER 2009068785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10q. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN WASTEWATER AND RECLAIMED WATER PIPELINE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED IN/UNDER DOCUMENT NUMBER 2019200500 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - AFFECTS AS SHOWN
10r. 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 INTERESTS THAT ARE NOT LISTED. - NOT A SURVEY ITEM
10s. RIGHTS OF TENANTS, AND ASSIONS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS, INCLUDING, BUT NOT LIMITED TO, THOSE LEASES REFERENCED IN DOCUMENT(S) OF RECORD IN/UNDER DOCUMENT NUMBERS 2010165612 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THIS EXCEPTION MAY BE DELETED OR LIMITED TO IDENTIFIED LEASES ON THE BASIS OF AN ACCEPTABLE AFFIDAVIT FROM THE CURRENT OWNER. - NOT A SURVEY ITEM



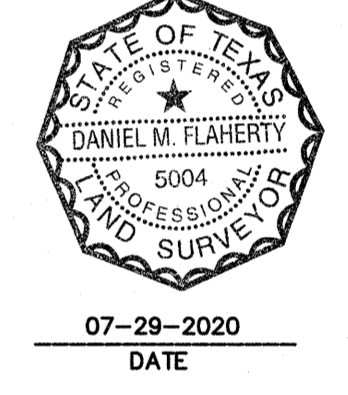
Line Table with columns: LINE, BEARING, LENGTH. Lists lines L-1 through L-41 with their respective bearings and lengths.

Curve Table with columns: CURVE, DELTA, RADIUS, ARC, CH. BEARING, CHORD. Lists curves C-1 through C-3 with their respective parameters.

SURVEYOR'S CERTIFICATE:

TO: TLP INVESTMENT VICEROY, L.P., AND STEWART TITLE GUARANTY COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A), 7(A), 8, 9, 10(A), 11, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 17, 2020.

Daniel M. Flaherty, R.P.L.S. #5004
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
TBPLS FIRM NO. 10194125
PHONE: (512) 248-0065
WORK ORDER NO. 2000834



ALTA/NSPS LAND TITLE SURVEY
OF A
18.36 ACRE TRACT OF LAND
SITUATED IN THE
SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 265,
AND THE
JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231,
TRAVIS COUNTY, TEXAS

- GENERAL NOTES:
1. THE SURVEYOR HAS NOT CONDUCTED AN ABSTRACT OF THE SUBJECT TRACT.
2. ALL CORNERS SHOWN HEREON ARE CONTROL MONUMENTS.
3. SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
4. THIS SURVEY IS ACCOMPANIED BY AND MADE PART OF A NARRATIVE METES AND BOUNDS DESCRIPTION.
5. UNDERGROUND UTILITIES SHOWN ARE BASED ON VISIBLE EVIDENCE, TEXAS 811 MARKINGS, INFORMATION PROVIDED BY THE CLIENT AND BY THE CITY OF PFLUGERVILLE GIS SITE.
6. THE SURVEYOR DID OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK AT THE NORTHEAST CORNER OF THE SITE. THE SURVEYOR DID NOT OBSERVE ANY ADDITIONAL EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELD WORK.
7. THE SURVEYOR IS NOT AWARE OF, NOR HAS BEEN MADE AWARE OF, ANY WETLAND AREAS LOCATED ON THE PROPERTY, BY ANY APPROPRIATE AUTHORITIES.
8. THE SURVEYOR IS NOT AWARE OR HAS BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (CENTRAL ZONE, NAD 83), WHICH IS BASED ON TRIMBLE'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

ZONING NOTE:

THE PROPERTY IS ZONED THE GENERAL BUSINESS 1 DISTRICT (GB1).

ZONING ORDINANCE NUMBER(S):

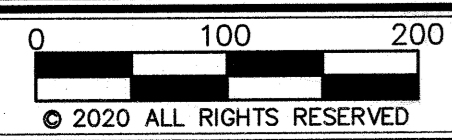
1121-12-11-13

DUE TO FREQUENT CHANGES AND DIFFERENT INTERPRETATIONS OF ZONING ORDINANCES, IT'S THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF PFLUGERVILLE CONCERNING ANY QUESTIONS OR INTERPRETATIONS OF THE ZONING REQUIREMENTS.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN NON-SHADED ZONE "X" AND SHADED ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48453C0280J, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2014. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND table listing symbols for various features: PK NAIL FOUND, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, WATER LINE, WASTEWATER LINE, STORM DRAIN WATER LINE, GAS LINE, OVERHEAD ELECTRIC LINE, BARB WIRE FENCE, CALCULATED POINT, DEED RECORDS, REAL PROPERTY RECORDS, OFFICIAL PUBLIC RECORDS, RIGHT-OF-WAY, SIGN, WASTEWATER MANHOLE, CLEAN OUT, STORM DRAIN MANHOLE, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, WATER LINE, WASTEWATER LINE, STORM DRAIN WATER LINE, GAS LINE, OVERHEAD ELECTRIC LINE, BARB WIRE FENCE, CALCULATED POINT, DEED RECORDS, REAL PROPERTY RECORDS, OFFICIAL PUBLIC RECORDS, RIGHT-OF-WAY, SIGN, WASTEWATER MANHOLE, CLEAN OUT, SCHEDULE "B" ITEM.



Job information table with columns: JOB NO., FIELDBOOK NO., SURVEY DATE, FILE NAME, DRAWN BY, DRAFT DATE, CHECKED BY, PLAT #, REVISIONS (DATE, REMARKS, BY).

1 Chisholm Trail, Suite 130, Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPLS 10194125



TAB = D-2287
XREF = N/A

PROJECT: 2000834 - 181 Acres Total Survey - PflUGerville, ALTA, Aug 7/29/2020 - 10:25am